



**Zoning & Planning Commission
November 22, 2010**

Chairman Pete Fontana called the meeting to order at 7:00 P.M.

Present: Pete Fontana, Councilman Rick Stallard, Mayor Carol Carter, Kieran O'Rourke and Zoning Inspector Kevin Bittaker.

Stallard made a motion to approve the October 25, 2010 Public Hearing Meeting Minutes. Second, Fontana. Aye votes all except O'Rourke abstained.

Motion to approve the regular meeting Minutes of October 25, 2010 by Stallard. Second, Fontana. Aye votes all except O'Rourke abstained.

Pete Fontana welcomed Kieran O'Rourke as the new member to The Zoning and Planning Commission.

Pete Fontana reported that Dennis Gordon has resigned from the Zoning and Planning Commission due to personal reasons. Mayor Carter has asked Larry Landis to sit on the Commission.

Zoning Inspectors Report:

Bittaker reported that he has cited Danny Potter on Cedar Court for the broken down car in his driveway. Fontana asked Bittaker about the West Main Street cat problem. David Johnson of West Main Street was present. He said that the cat problem has been taken care of.

Director of Economic Growth Report:

Stallard reported that Seville hosted this month's meeting and they had great attendance. Stallard stated that during the meeting, he mentioned how Seville was in need of a grocery store. Mr. Buehler of Buehler's Grocery Store was present and that they may be interested in building a 30,000 square foot store in the area.

New Business:

Jeff VanLoon and Gary Norcia from the Median County Soil and Water were present. They gave a report on the upper Chippewa Creek Watershed Balanced Growth Plan and asked for any Village input. A copy of the report is attached.

Kim Thomas of Milton Street was present. He said that he recently put up a car port in his driveway and was not aware that he could not put up a car port due to The Zoning Regulations. Danny Cavallaro was also present and he is in the process of building an accessory building which is also not allowed due to the Zoning Regulations. Bittaker stated that the issue is that these two residential homes are located in an Industrial District and that the property owners can not apply for a Variance because they are a Nonconforming Use. Alisa Hatchcock said she would take the issue back to Ted for review.

Bittaker said he has received a complaint about the height of a hedge row on Pineneedle Drive. He asked The Commission if a hedge row has to comply with the same height of a fence. The Commission agreed that it does. Bittaker will issue a letter to the homeowner to trim the hedge row.

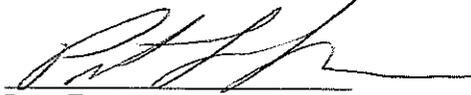
Old Business:

Fontana spoke about last month's meeting regarding Section 808 - Front Yard Storage. He recited the highlights of the meeting. A copy is attached. After much discussion, The Commission decided to think about this issue until The December meeting.

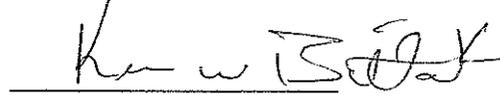
Privilege of the Floor:

None.

Motion to adjourn at 8:49 P.M. by Stallard. Fontana seconded. Aye votes all.



Peter Fontana
Chairman



Kevin Bittaker
Zoning Inspector

RV's are a luxury. The Village isn't responsible for peripheral liabilities involving luxury items.

All hardships involved in the ownership of RV's are the responsibility of the owner. It is not the Village's responsibility to ensure the safety and protection of RV's. Personal convenience is too broad a topic and too subjective for the Village to even attempt to consider.

Luxury items usually carry more cost than just the price of the item.

No one made a convincing argument for home parking longer than 3 days (72 hrs).

Virtually all RV and trailer owners are compliant with the zoning code.

The aesthetics of our neighborhoods far outweigh an individual's wishes to park and/or store RV's in their driveways.

Residents who oppose front yard storage of RV's and trailers would have no recourse if storage and parking were to be allowed. They would have to live with it.

The fact that neighbors say they don't mind looking at RV's and trailers cannot be considered since those neighbors may move and the new neighbors may very well object to the RV's and trailers.

The Village cannot be the authority that makes the call on what is "good condition" whether mechanically or aesthetically. All we can legislate is that the vehicle be currently licensed.

At least one major subdivision has deed restrictions prohibiting the front yard storage of RV's and trailers.

We do have legislation that allows residents to use their RV's as guest quarters for a limited period for a fee.

Allowing any yard storage of RV's and trailers means that we should seriously consider "attractive nuisance" language in either the Zoning Code or Village Ordinance.

The fact that some cities, villages, and townships do not have front yard storage regulations cannot be a deciding factor. Seville does and has had these rules since 1990 and we have encountered little resistance until recently. Defiance of the Zoning Code is not a reason to eliminate the code.

Seasonal storage can't work because RV's can be and are, multi-seasonal.

Some residents either forget or ignore that their properties are simply not large enough to accommodate RV's and trailers stored on the side or rear of the property.

The RV/trailer vs personal automobile and truck parking is, by nature, and invalid reason to eliminate the code. Personal vehicles are necessities, not luxury items. It's not an apples-apples comparison.