



Zoning & Planning Commission Meeting  
November 25, 2013

Call to Order:

Chair Pete Fontana called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call:

Present: Chair Pete Fontana, Mayor Gene Sulzener, Rick Stallard, Kieran O'Rourke, and Dennis Gordon

Approval of Minutes:

Rick Stallard made a motion to approve the minutes of the October 28, 2013, meeting. Mayor Gene Sulzener seconded the motion. Three aye votes. Mr. O'Rourke voted against. Chair Fontana abstained. The minutes were approved as written.

Privilege of the Floor:

Mr. Kelly of Royal Crest Drive asked for clarification on the new Zoning Ordinance that recently passed for property west of Royal Crest Drive. Mr. Kelly was reassured that the property is zoned residential and lies within an overlay district which could allow local commercial. Any future business would need to meet zoning requirements and buffer strips would be in place.

Chair Fontana asked Mr. O'Rourke to address the items he requested be added to the Agenda. Mr. O'Rourke wanted to bring up the topic of minimum standards of the attendance of the Zoning & Planning Chairman or any member. Mr. O'Rourke noted that Chair Fontana has missed three meetings this year. Mr. O'Rourke understands that these positions are non-paying jobs and a work schedule can sometimes conflict with meetings. Mr. Gordon suggested looking for any written rules of order for the Commission. Mr. Stallard thought Council would need to set the attendance requirement. Mr. Fontana asked the members how many meetings they missed. Mr. O'Rourke reported one. Mr. Gordon reported he may have missed one. Mayor Sulzener reported he may have missed one. Mr. Stallard thought he may have missed one.

Mr. O'Rourke expressed his concern for the August minutes and the September minutes talking about the August minutes; the changes have minutes written in the third person. Mr. O'Rourke does not feel this is an acceptable form of historical record and notification for the people that cannot attend the meetings. Mr. O'Rourke would like to have minutes that state who said what. Mr. O'Rourke doesn't think a member should pick and choose where their name goes in the minutes. Mr. O'Rourke is urging the Commission to stay away from minutes in the third person. Mr. O'Rourke asked Patty Bower about the omission of the August minutes on the website. Mrs. Bower explained there was a misunderstanding about the approval with the amendment. Mrs. Bower will get them posted.

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### Zoning Inspector's Report:

Mr. Kevin Bittaker reported he gave the Commission an aerial photo of the Seville Bronze's old foundry. Seville Bronze is working with Campbell Construction to tear down approximately seven old buildings and rebuilding. They are allowed to expand up to 25%. There are concerns that they cannot meet the setbacks. Mr. Bittaker has asked the Commission to look around and be familiar with the property for review when the site plan comes to the Commission.

Mr. Bittaker reported 26 Warner Street can be cited for the blue tarp being on the roof for approximately a year. The property is owned by a bank.

Mr. Bittaker reported there has been an application for three new homes in the past year. Mr. Bittaker said that The Villas of Seville may come in to have a property rezoned to be able to build single homes instead of duplexes.

### Economic Growth Report:

Mr. Stallard attended the Medina County Economic Development meeting last week. New information includes the Fiber Optic Loop having a new coordinator, David Corrado. Mr. Stallard was happy to report to the Economic Development of the growth in Seville for the new truck sales company, Variety Contractors, and HOPS Therapy. Mr. Stallard has talked with several downtown merchants and heard what a huge success the holiday preview day has been for the businesses.

Mr. Stallard has signed a short term management agreement with the new owners of the school building to help them get situated with the building repairs and moving to Seville.

### Downtown Restoration Ad-Hoc Committee:

Dennis Gordon reported there were no new developments. There was a discussion that the Chamber and downtown businesses have taken on great responsibilities of what the Ad-Hoc Committee was trying to set in motion. Chair Fontana questioned the Commission if the Ad-Hoc Committee was still needed. Mr. O'Rourke made a motion to disband the Downtown Restoration Ad-Hoc Committee. Rick Stallard seconded the motion. Aye votes all.

### New Business:

None.

### Old & Pending Business:

A letter has been received from the Ohio Historical Society in regards to the Historic District application. The letter states the Village appears to qualify and they would like to set a meeting for a site visit. Mayor Sulzener made a motion to appoint Rick Stallard as the Coordinator. Chair Fontana seconded the motion. Four Aye votes and Mr. Stallard abstained. Mr. Stallard will ask the Seville Historical Society for help and the Mayor will be included.

The action items from Bethany Dentler's past presentation were up for discussion. Mr. O'Rourke reminded the Commission the ideas were to institute a business visitation program; create a business appreciation day or week; create a task force government private sector to identify owners' regulations for taxation; and contact a village of likeness and share best practices. Bethany Dentler also offered help shape a better marketing plan. Additional items were to promote the Village's Businesses successes and form a task force to work with businesses.

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Old & Pending Business (continued):

The Panther business future location is unknown. Mr. O'Rourke believes that Panther has three sites outside of the Village in mind. Mr. Stallard has reached out to Panther on numerous occasions and has yet to receive a call back. Mr. Stallard noted there is a local level of management and a national level and it appears that they are on two different thoughts. The local level does not care to stay and the Arkansas management would like Panther to stay. Bethany Dentler has also tried to reach out to them on the Village's behalf. There is some history of a disagreement on the net profit taxes due. It is known that Panther is looking for a bigger community and looking to expand. Mayor Sulzener would like to form a task force to recognize them for their business and value to the community.

Council person, Barbara Schwartz, spoke from the floor that Panther is the largest employer in Seville for income tax. Mrs. Schwartz put the perspective of the loss of Panther that the loss would be like losing the Schneider Company times five. Mrs. Schwartz reported the Finance Committee unanimously voted to take out the \$150,000 income tax that would be received by Panther out of the projected revenue for 2014.

Mr. O'Rourke brought up retention is important and does not take as much effort as to attract new business. Chair Fontana questioned Solicitor Pauley if the responsibility does fall on the Zoning Commission as the Commission has not been in this position before. Mr. Pauley said the committee might be better served from a Council level in case there are issues that may come to the Commission. The decisions then could not be considered favoritism in applying the codes. There was a discussion on that is one of the purposes of the Board of Zoning Appeals. Mr. Stallard recommended holding on a decision until next year when the new Zoning Commission is in place. It was discussed the Chamber use to play a big part on business recognition and will be soon returning to the project. Carol Carter spoke from the floor recommending Mayor Sulzener and Bethany Dentler reach out to Panther. Mrs. Carter also reported Panther is unhappy with their membership to the Chamber. Panther is asking for access to the Chamber Seal on their website and at this time the Chamber is saying that is not allowed.

Mr. Bittaker suggested that Mr. O'Rourke, as the President of BOPA, be a part of the group for a meeting with Panther. Mr. Bittaker noted that utilities are a big part of Panther's business expenses. BOPA has been working on upgrading the system to help Panther and incurring expenses around \$5,000 to \$10,000 a year. The Mayor asked Mr. Bittaker to provide a list of upgrades to the Village that could be used to promote BOPA with Panther.

Motion to adjourn by Mayor Sulzener and seconded by Chair Fontana. All were in favor. The meeting adjourned at 8:03 p.m.

Respectfully Submitted,



Pete Fontana  
Chairman