

Zoning & Planning Commission Meeting  
November 26, 2012

Call to Order:

Chair Fontana called the meeting to order at 7:02 p.m.

Roll Call:

Present: Chair Pete Fontana, Mayor Gene Sulzener, Kieran O'Rourke, Dennis Gordon, and Alternate Larry Landis.

Absent: Rick Stallard

Approval of Minutes:

Mayor Sulzener made a motion to approve the minutes of the October 22, 2012, meeting.

Dennis Gordon seconded the motion. There were four Aye votes and Chair Fontana abstained.

The minutes were approved as written.

Zoning Inspectors Report:

Kevin Bittaker was absent. The Mayor reported on the complaint for 21 Pleasant Street. The Mayor and Mr. Bittaker did look at the property. The RV is in the side yard per ordinance specifications. The three-quarter barrier is non-existent. There is not enough room between the property and the neighbor's drive for shrubs. The resident has been provided phone numbers to call for assistance and fencing costs were discussed. The resident is keeping in touch with their progress to become compliant.

A complaint was made on a Mill Street property. The tree and brush has since been removed.

Economic Growth Report:

Rick Stallard was absent.

Downtown Restoration Ad-Hoc Committee

Mr. Gordon reported the Committee is on hold until the Main Street Community Assessment is received. Mayor Sulzener stated the report has been received and copies will be provided after it has been reviewed. Mayor Sulzener said the report is positive and will help The Village step into the right process.

New Business:

Chair Fontana wanted to let everyone know that Kurt Morse of Kurt's Auto has passed away. Mr. Morse was a great asset to the Village. Chair Fontana asked that everyone remember the Morse family during this hard time.

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New Business (continued):

Benchmark applied for approval to install a sign that reads "The Village of Seville Honors All Who Serve." There was a discussion about if there were any legal ramifications to having "The Village of Seville" on the sign. The Commission felt the sign is a nice gesture. Chair Fontana made a motion to allow the sign based on the placing of the sign is the correct distance from the right away per Zoning Code. Larry Landis seconded the motion. Aye votes all.

Old & Pending Business:

Kurt Fuetter of Trux Equipment and Truck Sales asked for site approval with the addition of the lot next to his. Mr. Fuetter has purchased the lot with the intention to turn it into an asphalted parking lot. The Commission discussed the addition and talked about the different concerns presented by GPD. Mr. Fuetter has made accommodations for the GPD recommendations. Mr. Fuetter also requested to have a portable office on the property starting April. After discussion, Kieran O'Rourke made a motion to approve the site plans as presented and include the allowance for the portable sales office. The portable office is to be removed by November 1<sup>st</sup> or 30 days after the main building is opened. Chair Fontana seconded the motion. Aye votes all.

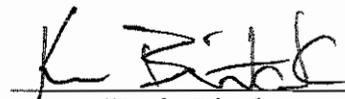
Mayor Sulzener asked the Commission to review the International Property Maintenance Code and give any recommendations. The recommendations are needed to complete Ordinance 2012-46 for Council to pass. Chair Fontana will confirm the latest Code for everyone to review. Mayor Sulzener pointed out #6 defines the Inspector. At this time, it is felt Kevin Bittaker could hold the position. Council will need to figure the compensation.

Privilege of the Floor:

The Commission will leave requests open for a December meeting until Friday, November 30<sup>th</sup>. If there is not any new business at that time, the Commission will meet for the regular meeting in January 2013.

Motion to adjourn by Larry Landis and seconded by Kieran O'Rourke. All were in favor. The Meeting adjourned at 7:46 p.m.

  
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Pete Fontana 11/28/13  
Chairman

  
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Kevin Bittaker  
Zoning Inspector