



Zoning & Planning Commission  
October 24, 2011

Call to Order:

Chairman Pete Fontana called the meeting to order at 7:01 p.m.

Pledge of Allegiance

Roll Call

Chairman Pete Fontana, Mayor Carol Carter, Larry Landis, Richard Stallard, Zoning Inspector Kevin Bittaker and Alicia Hathcock. Kieran O'Rourke is absent.

Approval of Minutes

Larry Landis made a motion to approve the minutes of September 26, 2011, Mayor Carter seconded. Three Aye Votes. Rick Stallard abstained. The minutes were approved as written.

Zoning Inspectors Report:

Zoning Inspector Bittaker noted he wrote Camelot Storage a letter last month. He has not had a response from them. It is understood that Camelot Storage is having funding issues. There was a discussion of keeping equality between storage businesses. Camelot Storage is in violation of not being permitted outdoor storage. Mr. Fontana would like to allow them outside storage. Camelot Storage will need to add sidewalks and aprons. It is not wished to drive away his business with his costs to be compliant. There will be a request for Camelot Storage to make an appearance and have a chance to explain. Camelot Storage will be cited for they are not compliant for several zoning codes.

83 West Main has had the EPA Evaluation and Rick Stallard is waiting to hear back from Kent Phillips any day. The Evaluation will help decide how the materials will be disposed.

Economic Growth Report:

One of the presentations at the Business Appreciation was from Site Selectors explaining what companies are desiring. Rick Stallard let them know that Seville stands out and has many of the items that are desired. Mr. Stallard let them know our location has freeway access, North, South, East & West within one mile of our Village Hall, and how electric and water rates compare to Wadsworth, Medina, Lodi and other municipalities that were involved. Mr. Stallard let them know Seville is open for business. Seville has 13 CRA Districts, an international trade zone, and a rail line.

After that meeting Rick Stallard meet with Carey Smith with the Impact Group. This is a company that works for municipalities, cities, port authority and different organizations and help them be noticed by different site selection groups. Rick Stallard feels this may be something to look at in the future for ourselves. A lot of their marketing is done on the internet. Carey Smith offered to do a presentation at some point and Rick feels it would be worth the time to hear what they have to say. At this time it is not in our budget for an expenditure like this. Rick Stallard does believe the future is through developing the economical growth. Mr. Fontana feels a presentation would be good and that it could be considered if beneficial and affordable. A presentation will be discussed at a later date.

Zoning & Planning Commission

~~September 26, 2011~~  
October 24

Page 2

New Business:

Richard Barbera would like the Committee to consider renting the Medina City Building Inspector to enforce the Property Maintenance Code. At one point the Zoning Committee and Council was looking at the International Property Maintenance Code as a way of enforcing some of the laws. Theoretically the problem we had at 83 W. Main and other properties we might have been able to cite the people earlier and try to force them into corrections. It will also help streamline the condemnation problem if needed. Mr. Barbera had talked with Ted Lesiak in the past and it was indicated we would need a full time building inspector. With all the Municipalities dealing with Budget issues, Mr. Barbera spoke with the Mayor of Medina and they are interested in possibly renting us on occasion their certified Building Official who enforces the International Property Maintenance Code. Mr. Barbera ran it past Ted Lesiak quickly and Mr. Lesiak agreed that it would be a good way to solve your problems very inexpensively.

Mr. Barbera is asking the Committee to recommend we go forward and start talking with City of Medina regarding the renting process. The process would be complaint generated; he would not drive around and look for violations. Steve Vogel deals with facts and is not vindictive. It is not believed he is being rented by other townships at this time. Options were discussed that Steve could be rented two hours a month or hours could be stockpiled like a retainer. This would not eliminate the need for a Zoning Inspector as the two are different animals. Other than introducing the two parties Mr. Barbera himself would have a conflict of interest in participating in the negotiating as he is employed by both entities. Mr. Barbera recommends a Zoning Member participate. After more discussion it was decided that Rick Stallard will get a copy of the International Property Maintenance Code to the Committee Members for review. Mr. Fontana would like to consider cost, need, and that the Code can't be too restrictive. The Code deals more with maintenance. Another advantage is you can't transfer property until items are fixed. Our current Zoning Code would not have to be changed just need to reference the International Property Maintenance Code, similar to the Police Department. Rick Stallard feels this would be advantageous. It was discussed for Rick Stallard to invite Steve Vogel to a meeting once the Code has been reviewed.

Old & Pending Business:

None

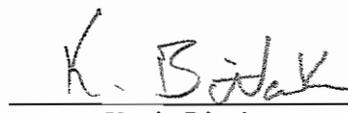
Privilege of the Floor:

None

Motion to adjourn by Rick Stallard and seconded by Larry Landis. Aye votes all. Meeting adjourned at 7:25 p.m.



Peter Fontana  
Chairman



Kevin Bittaker  
Zoning Inspector