

Zoning & Planning Commission Meeting
October 27, 2014

Call to Order:

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

Pledge of Allegiance

Roll Call:

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

Approval of Minutes:

Mr. Pete Fontana made a motion to approve the minutes for the September 22, 2014, meeting. Rick Stallard seconded the motion. Four aye votes. Mr. O'Rourke abstained. The minutes were approved as written.

Privilege of the Floor:

None.

Zoning Inspector's Report:

Mayor Sulzener introduced Mr. Tom Clarkson as the new Zoning Inspector. The attached report was submitted by Mr. Tom Clarkson.

Economic Growth Report:

Mr. Stallard will be attending the annual awards at the Blair Center on October 30th. Mr. Stallard said the Village is prepared for the Fiber Optic Loop payment and the payment will be repaid. Mr. Stallard noted the Panther Building is currently connected and that is good feature for the future sale of the building.

New Business:

None.

Old & Pending Business:

Mr. Stallard said there is no new information on the Historic Application at this time.

Chair Gordon would like to talk about the Comprehensive Plan. Chair Gordon mentioned the last meeting ended after topic 1 on creating a special Route 3 corridor. Chair Gordon would like to talk about working with Guilford Township and keeping the good neighbor status with the northeast corner of Route 3 and I-76. Is a Joint Economic Development District (JEDD) something to be approached? Chair Gordon does not want the township to feel like this is being discussed behind their back. Chair Gordon passed out a website address for research on JEDD. Chair Gordon asked the Commission for their opinions.

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Old & Pending Business (continued):

Mr. Stallard shared he would prefer an annexation. Chair Gordon shared a website that gives information on different types of annexations. Mr. Fontana asked what benefits there are to an annexation. It was discussed the Police cannot help at the southeast corner of the Rt. 3 and I-76 intersection because a portion of that area is in Guilford Township. Ultimately the decision would be up to the property owner. It was discussed at what point the property owners and trustees should be contacted. It was discussed a plan should be reached before presenting.

The engineering of the Village utilities would need to be looked at due to the additional growth. There would be only a certain percentage available for use outside the village limits that could be used before its effecting current residents. Chair Gordon noted the JEDDs are a very dense, specific and complicated process. The big determination is how money is split and who is in charge. Mr. Stallard expressed he has heard at different meetings that the appreciation of a JEDD can be one sided.

Chair Gordon will look into contacting the Guilford Township Trustees for an open discussion.

Chair Gordon said another future discussion could be initiating a study to determine the best and most economical places to install water, sewer, and electric for undeveloped land.

Chair Gordon suggested discussing the current zoning at the Chippewa Creek. A brief discussion followed if it is lucrative and if there is an increase or decrease in property values with commercial and/or residential zoning.

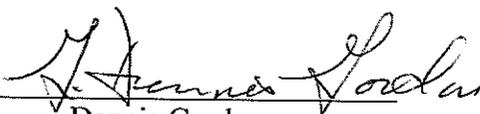
Chair Gordon is pleased with the discussions and looks forward to talking with Guilford Township Trustees.

Privilege of the Floor:

None.

Motion to adjourn by Mr. Stallard and seconded by Mr. Fontana. All were in favor. The meeting adjourned at 7:48 p.m.

Respectfully Submitted,



Dennis Gordon
Chairman

Zoning Inspector Report 10/15-10/27

October 16, 2014

Item #1 Spoke with Alex Hillis re Accessory Building Zoning Permit Proposed location, Seville Presbyterian Church property at 101 Center Street. The proposed building would be an 80 S.F. utility shed structure used for the collection of used clothing. I explained that no building permit would be needed for structures 144 S.F. or smaller, but zoning permit would be required.

Item #2 Spoke with Dave Kauffman, Kauffman Realty re property located on electric street. Wanted to know permitted uses, Referred him to the zoning code available on line. He said he would contact me if he had any further questions.

October 21, 2014

Item #3 Site visitation to property located adjacent to Post Office re complaint of overgrown vegetation infringing on sidewalk. Vegetation appears to have been trimmed back to allow for unobstructed use of sidewalk. No further action needed to be taken.

Item #4 Reviewed zoning application and site plan drawing for proposed Accessory Building for the Seville Presbyterian Church. Site plan indicates that the building will be 80 S.F. and situated 40' North of Lafayette Street and no closer than 5' off rear property line. Met with church Pastor and was told that the Church is unanimously in favor of building's use for recycling clothing. \$25 zoning fee collected. Permit granted & approved, 10/23/14

Zoning Report continued

Item#5 Visited property located adjacent to 43 High Street re complaint from Mr. Morrison” of neighbors over stepping boundaries and violating zoning codes”. A personal visit was made on 10/21/14. I drove on both High Street and Warner Street. No unusual clutter or violations noted. No citation recommended at this time.

October 23, 2014

Item#6 Responded to Cathy Kilgore’s email re address change request for Bill Adams property located on Milton Street. New address: 49 Milton Street, formally 21 Mill St.

Item#7 Talked to resident re Feral cat problem at Condo complex located on Greenwich Road. Recommended SPCA or Kitten Crazy in Medina. I told her that it was not a zoning issue and that I could not really do anything except give her several contacts to call.

Tom Clarkson, Zoning Inspector

Personal Cell- 330-441-1857

Zoning Cell: 330-769-3738