



Zoning & Planning Commission Meeting  
September 23, 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 August 26, 2013, meeting with an amendment request from Chair Fontana. In regards to a request by Mr. Stan Scheetz regarding a specific property, it was decided by the Commission not to address the request. There was concern by one commission member that another commission member neglected to state that his property adjoins the subject property in Mr. Scheetz's request. Since the request was not discussed, no impropriety occurred and the incident and names need not be part of the minutes. After discussion, Mayor Sulzener seconded the motion. Aye votes all. The minutes were approved as amended.

Privilege of the Floor:

Bethany Dentler, CECD, Executive Director, Medina County Economic Development Corporation, presented some research to answer questions about the Village of Seville Community Reinvestment Areas (CRA). The Village of Seville created the CRA in October 1997. This is considered a post 1994 CRA program which has a different set of rules from those created before 1994. Ms. Dentler presented the prior 1994 CRA program guidelines. The Post 1994 guidelines are the Village can make as many amendments as desired without changing the basic rules or parameters of the program. The boundaries and the term schedules can be changed any number of times. The procedure is once the Medina County Economic Development Corporation receives an application on behalf of the Village; Ms. Dentler coordinates a meeting between the company, The Village, the Medina County Economic Development Corporation, and the school district for negotiating purposes. A draft of legislation is created when terms are agreed for approval by the Village. At that point, the company is permitted to break ground. Once the building is completed there is an annual monitoring process.

Ms. Dentler was asked to speak of ideas on how to market the industrial and commercial areas in the Village. She noted that the primary activity in the industrial business in the county, in terms of expansion and business growth, is the existing business base. The Village would not need to use as many resources to get an existing business to choose to expand verse trying to attract new businesses to the area. One way to enhance the effort is to utilize the Medina County Economic Development Corporation active business visitation program. Ms. Dentler can coordinate meetings with companies that the Village would be interested in meeting.

Zoning & Planning Commission Meeting  
September 23, 2013  
Page 2

Privilege of the Floor (continued):

Other suggestions included a business appreciation day/week. The Village can create resolutions of support or Commendations for each business you want to visit. The Village can do a cold-call drive by and let the companies know they are appreciated. As there are positive announcements to be made; mailing postcards with feel good news to local, regional, and other targeted businesses is good for attention on growth activity and highlights the partnership with the companies as well.

Ms. Dentler spoke about a common sense initiative. The Village could form a task force to include business leaders, community leaders and Village leaders and review every piece of legislation on what burdens are added to businesses in terms of new regulations. The Village may be small enough to review the common business regulations. Ms. Dentler felt the publicity alone would be unusual enough to draw some very positive attention to the Village. Ms. Dentler has not heard of other local communities doing this process and felt it was a new idea. This will help the local businesses feel positive about the Village.

Ms. Dentler spoke about creating a sister city relationship. Both communities agree to visit each other as if their community were an incoming business and offer opinions through the eyes of a new business.

Ms. Dentler said if the Village is searching for commercial opportunities the Main Street Program designation could be considered.

The Medina County Economic Development Corporation uses the model of business attraction at the county level and is partnered with the Team NEO Organization which covers 16 counties in Northeast Ohio. Medina County is marketed through their trade shows with site selectors. Leads are received from the State of Ohio and Team Neo at the Medina County Economic Development Corporation. When the Village meets an opportunity, the Village information is then submitted. Ms. Dentler offered to sit down and review information for better marketing. The Medina County Economic Development Corporation has a fact sheet that lists features and business incentives of the Village of Seville. Ms. Dentler agreed that putting fact information on the Village website is a good idea. There was a discussion that the website for the Medina County Economic Development Corporation is being reviewed and updated.

Zoning Inspector's Report:

Mr. Bittaker reported that HOPS Therapy is planning to start construction this week on their new building. There have been two new construction permits issued for homes on Towpath Trail and Mandarin Drive. The chain link gate on W. Maple has been replaced with an aluminum gate.

A zoning citation has been issued for 21 Pleasant Street. The RV and the trash have been removed. The only thing left is to weed eat. Mr. Lesiak asked the Commission permission to dismiss the charges. Chair Fontana made a motion to allow Mr. Lesiak to dismiss the charges as long as they continue to comply. The motion was seconded by Kieran O'Rourke. Aye votes all.

Mr. Stallard attended the Economic Development meeting at the Medina County Career Center last week. The eighth grade field trip will be taking their Industrial tour in Seville next month. The featured companies will be Blair Rubber and Atlantic Tool and Die. Mr. Stallard will be attending the Medina County Business Award meeting in Westfield.

Economic Growth Report (continued):

Mr. Stallard reported the Seville Elementary School has been sold. A Presbyterian based church from New York made the purchase. Eighteen families will be moving to the area.

Downtown Restoration Ad-Hoc Committee:

Dennis Gordon reported a meeting will be held on Tuesday, October 1<sup>st</sup> at 5:30 p.m. at the Seville Library.

New Business:

Mr. Lesiak had forwarded recommendations for the Autumn Meadows Zoning HOA to Mayor Sulzener. The Mayor will create a letter and send it to the HOA. The HOA rules do not supersede the Zoning Code Book.

Old & Pending Business:

Mr. Stallard reported the Clean Ohio money is being stopped. There will be a new way of funding. Mr. Stallard recommends completing Phase One already approved by Council. There was a discussion on what information will be available and what to do with the information from Phase One reports.

Chair Fontana reported a letter has been received stating the Ohio Historical Preservation Application has been received. A copy will be sent to each Commission member. The reviews are handled in the order they are received.

Privilege of the Floor:

Kathy Rhoads asked Mr. Bittaker about properties on High and Warner streets with blue tarps on the roofs. Mr. Bittaker reported he has been in contact with the owners of the properties.

Mr. Carter asked about the Village's responsibility to up-keeping the old Village Hall. Mr. Stallard informed him that sump pumps have been installed and the water line is out. The Village is budgeting for repairs. Mrs. Carter asked to be on record that two years ago the Village had three individuals that were going to do repairs for free. Mrs. Carter asked if the Village records have been removed. The records have been moved within the building.

Mr. Johns on Pleasant Street asked Mr. Bittaker about moving pins on his property line. Mr. Bittaker has not done any work on his property and offered to come out to the property and take a look.

Motion to adjourn by Dennis Gordon and seconded by Rick Stallard. All were in favor. The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

  
Mayor Gene Sulzener  
Acting Chairman