



Zoning & Planning Commission Meeting  
September 24, 2012

Call to Order:

Chairman Pete Fontana called the meeting to order a 7:36 p.m.

Roll Call:

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

Approval of Minutes:

Mayor Sulzener made a motion to approve the minutes of the August 27, 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 did not have anything to report at this time.

Economic Growth Report:

The Medina County Economic Development Meeting this week was held at the Brunswick Community Center. The Fiber Optic Loop is scheduled to be completed next week.

New Business:

Kurt Fuetter of Trux Equipment and Truck Sales described the plan to retail late model trucks. A preliminary site plan was presented and contingent on GPD. Included will be 1,800 square feet office space. A rod iron fence will be installed. It is anticipated that there will be three to four employees needed. After discussion, Chair Fontana made a motion to grant preliminary approval of the Trux Equipment and Truck Sales project. Kieran O'Rourke seconded the motion. Aye votes all.

Old & Pending Business:

Dennis Gordon reported the Downtown Development Plan Committee had a meeting on September 11th. Rick Stallard attended the meeting and spoke about the Downtown area. The next Committee meeting will be Thursday, September 27th at 7:00 p.m. in the Council Room. There was a short discussion if the meeting needs to be advertised. Alicia Hathcock stated she didn't think the meeting needed to be advertised due to the Committee not being a Committee that can make decisions and is used for information gathering. Mrs. Hathcock will confirm tomorrow.

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Old & Pending Business (cont.):

A CRA Expansion update was given to Chair Fontana. There was more discussion about the advantages versus the disadvantages. Mr. O'Rourke asked Mrs. Hathcock about any legal issues with picking one property over the other to qualify for the CRA. Mrs. Hathcock reported she is not sure why the Board is taking it up because it is not necessarily within the Board's purview. It is not in the Zoning Code that states the Board is allowed to designate a property a CRA. Certainly the Board can recommend it to Council. Ultimately, any business that is looking at the CRA has a set of requirements separate and above what is being discussed. It is not viewed as a liability. Kieran O'Rourke made a motion to recommend to Council to approve CRAs to all eligible land in the Village, excluding the 18 acres of the Easton Property. Rick Stallard seconded the motion. Two Aye votes and three Nay votes. Motion does not pass.

Privilege of the Floor:

Mr. Ogurchack expressed his concerns about flooding and asked how catch basins work. Kevin Bittaker explained the run off does not change whether a property has asphalt or not. Mr. Ogurchack asked what steps will be taken to help get the water level down. Two years ago the Village adopted the Medina County Watershed District Standards and will follow the direction of their Engineers.

Carl Chudzinski, Chairman of the Board of Zoning Appeals asked the Commission to review the Village's Zoning Ordinances with the Highway Commercial Outlay about the 200' lot size set back and other discrepancies.

Dick Armstrong asks for help in dealing with an adjacent property that has many violations. Mr. Armstrong has previously followed the process with Mr. Bittaker and the problems have come back. Mrs. Hathcock will send a citation letter.

Motion to adjourn by Kieran O'Rourke and seconded by Rick Stallard. All were in favor. The Meeting adjourned at 8:24 p.m.

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Pete Fontana  
Chairman

*Gene Duljanec*  
*Margot*

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Kevin Bittaker  
Zoning Inspector

*K. Bittaker*