

Zoning & Planning Commission
Work Session
April 22, 2013

Call to Order:

Chair Pete Fontana called the meeting to order at 7:32 p.m.

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

Dennis Gordon shared a map he created using the motion made at last month's meeting and would like to discuss the boundaries and the historic requirements. Mr. Stallard shared The Ohio Historic Preservation office has three preliminary questions. Is the property at least 50 years old? Does it have historical integrity? (Original appearance and character?) Is it significant in local, state, or national history? Properties that do not have yes answers can be in the district but cannot qualify for historic grants. The boundaries were further discussed and would like to take it as far out as Armstrong Funeral Home. The Mayor's desire is to have the downtown business qualify. It was discussed the possibility to use two different districts.

Businesses would have the opportunity to sign on their individual properties and would have to follow the terms and conditions of the grants. It was discussed that not all owners may buy into the historic district. The owners may need to consider selling their properties if they are not able or willing to maintain their building. It was discussed the intent of the historic district is not to dictate what a property owner can do, but allow them to apply for specific grants if they qualify. Regular Village Zoning Codes would still apply. The Commission needs to define the true purpose of the historic district. Is the Village using the historic district to preserve the historic appearance or defining it for economic development purposes?

The Commission's intent is to help build downtown business and give property owners opportunities. The Historic codes should make it easier on the building maintenance rather than trying to comply with current zoning codes. Mr. O'Rourke has concerns with all the dynamics of being too business friendly and on the other hand forcing property owners to sell. Both Mr. Fontana and Mayor Sulzener said that is not the intent, but something that may need to be faced in the future. Solicitor Brandon Pauley will talk with Ted Lesiak about the language needed for the expectations for the historic district.

There was a brief discussion on the Zoning Code Book Section 608, Commercial Overlay District covering the area specific zoning, permitted uses, and conditional permitted uses of the downtown businesses.

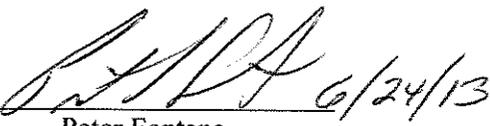
Zoning & Planning Commission
Work Session
April 22, 2013
Page 2

Parking area expansion is in the works with the Streets' Department. The areas being considered are Memorial Park, a lot by Cy Hewit, the bus lane by the school, and the old BOPA building. Mr. Sobczak is currently acquiring quotes and parking signs.

The Commission discussed they would like to research Medina's district and see what ideas can apply to The Village of Seville.

The next work session will be held Tuesday, May 28th, following the regular zoning meeting. There will need to be a decision on boundaries.

Motion to adjourn by Dennis Gordon and seconded by Rick Stallard. All were in favor. The meeting adjourned at 8:33 p.m.


Peter Fontana
Chairman

Kevin Bittaker
Zoning Inspector