



Zoning & Planning Commission Meeting  
April 27, 2015

Call to Order:

Chair Dennis Gordon called the meeting to order at 7:01 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:

Rick Stallard made a motion to approve the minutes for the March 23, 2015, meeting. Pete Fontana seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

Roberta Anderson presented ideas to make village information available. Mrs. Anderson recommended adding general village contact information to the BOPA bill and possibly sending a refrigerator magnet every few years. Mr. O'Rourke said they had included information on the bills in the past. Mrs. Anderson also suggested the website address be added to the downtown sign. Mr. O'Rourke offered to discuss the ideas at the next BOPA meeting. Concern was expressed on how to keep up with information changing through time.

Chris Parker was introduced as a sub solicitor for Mr. Pauley for tonight's meeting.

Zoning Inspector's Report:

The attached report was submitted by Mr. Clarkson. Mr. Fontana inquired if Dr. Landry contacted him about a property purchase on Park Avenue. Mr. Clarkson will look out for Dr. Landry's contact. Mr. O'Rourke asked Mr. Clarkson to forward the Commission copies of letters that are sent out. Mr. Clarkson will see that everyone gets copies through email.

Economic Growth Report:

Mr. Stallard reported along with Carol Carter they attended the last meeting at the University of Akron on April 16<sup>th</sup>. Mr. Stallard presented a report on the Status of CRA Tax Abatement Agreements. Report is attached. The number of jobs actually created by the companies that received tax abatements was 37% higher than anticipated. New payroll actually created was 265% higher than estimated. The next Economic Development meeting will be held at the Panther Parkway building at 7:45 a.m. on May 27<sup>th</sup>.

New Business:

Mike Meyer, the project engineer, proposed an 80,000 square foot expansion for North Gateway Tire. The addition would be on the west side and continue the look of the existing building. The Commission discussed the retention relocation, information needed from GPD, and the landscaping. Mr. Meyer would like to get a contingent approval so that they may proceed with the county. Mr. Fontana made a motion to approve the project subject to GPD's review of the storm water management as described in Tony Burgoyne's letter dated April 27<sup>th</sup> and the details of the project to be worked out in May. Mr. O'Rourke seconded the motion. Aye votes all.

Old & Pending Business:

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

Privilege of the Floor:

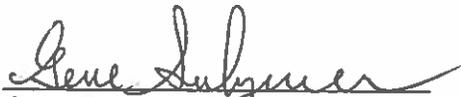
Carol Carter thanked Mr. Clarkson for following up on removal of the trailer at Camelot Storage. Mrs. Carter inquired about the process The Village needs to follow to make Camelot Storage become compliant with the zoning codes for their driveway. There was a discussion about the letters that have been sent. Mr. Parker explained a letter can be sent and charge a per diem penalty. This letter would then serve as notice to a judge. The Commission agreed to have Mr. Clarkson find the original dates that notice was served and work with the attorney.

Mr. Scheetz asked about the storm drainage run off for the horse trailer business on Park Avenue. Mr. Clarkson said the lot has compacted asphalt which is within code, but they will have to do the entrance to code. Mr. Clarkson confirmed to date there have not been any problems reported with the water run-off or erosion.

There was a brief discussion about Variety Contractors not being compliant with their sidewalks.

Motion to adjourn by Mayor Sulzener and seconded by Mr. Fontana. All were in favor. The meeting adjourned at 7:41 p.m.

Respectfully Submitted,

  
Gene Sulzener, Mayor

## Zoning & Activity Report April 2015

Hoffman Group trailer is gone

Parking lot expansion approved for trailer/truck sales Park Ave.

Talked with perspective property buyer for property between First Nat. Bank and Schneider

Notices being sent out on 2 Water street properties

Met with Chief Burson re Greenwich Rd. Property. Requested copies of complaints by way of Sheriff's Dept. Also received copy of Health Department Violations. All being forwarded to property owner in Va.

North Gateway tire expansion they requested to be put on agenda

Zoning permit for shed on mill street



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**April 27, 201**  
2015012.00

Village of Seville  
Planning and Zoning Commission  
120 Royal Crest Dr.  
Seville, OH 44273

Attn.: Thomas Clarkson  
Village Zoning Inspector

**RE: North Gateway Tire  
Atlantic Drive, Seville, Ohio**

Dear Mr. Clarkson,

GPD Group has reviewed the subject plans in accordance with the Village of Seville Zoning Ordinance and the articles contained therein. As presented, the plans are in general conformance with the aforementioned documents. All land use, site configuration and setback requirements are met. Note that information regarding proposed landscaping or architectural components for the building expansion was received or reviewed.

Given the applicant's intent to revise the stormwater management facility for this particular sub lot which it turn may affect the surrounding development, final council and subsequent zoning permit approval should be subject to an in-depth technical review. GPD is currently working to complete that review by May 1, 2015. We will require an Engineer's estimate of probable construction costs prior to final approval recommendation.

Please feel free to contact me by phone at (330) 572-3514 or e-mail at [tburgoyne@gpdgroup.com](mailto:tburgoyne@gpdgroup.com) with any questions or comments.

Respectfully,

GPD GROUP

R. Tony Burgoyne, P.E.  
Village of Seville, Consulting Engineer

Village of Seville: Status of CRA Tax Abatement Agreements

Company	Commitment Made in CRA Agreement				Results Reported for 2014							
	# Jobs Retained	# Jobs Created	New Payroll	Eligible Real Property Investment	Actual # Jobs Retained	Actual # Jobs Created	Actual Annual New Payroll	Eligible Real Property Investment	Actual Real Property Investment	Term of abatement	Total Taxes paid since start of Agreement	Taxes paid 2014
Archer Realty Advisors**	24	6	\$100,000	\$1,200,000	24	2	\$50,000	\$1,200,000	\$2,900,000	100%, 10 yr	\$113,827	\$12,073
Atlantic Tool & Die	0	30	\$942,560	\$3,830,000	0	69	\$2,537,000	\$3,830,000	\$6,030,000	60%, 10 yr	\$182,655	\$38,359
Blair Rubber	33	10	\$250,000	\$3,000,000	33	32	\$1,628,540	\$3,000,000	\$3,090,750	60%, 10 yr	\$133,343	\$15,359
BleachTech	0	8	\$240,000	\$1,600,000	0	27	\$1,700,000	\$1,579,000	\$1,600,000	100%, 15 yr	\$104,703	\$9,545
North Gateway Tire	0	5	\$110,000	\$4,600,000	0	38	\$1,750,000	\$4,600,000	\$4,600,000	60%, 15 yr	\$166,775	\$27,690
CBR Properties <small>(12 projects)</small>	0	2	\$100,000	\$550,000	0	2	\$90,402	\$550,000	\$550,000	50%, 7 yr	\$21,260	\$3,120
Ohio Wholesale (2000)	125	25	\$500,000	\$1,500,000	95	5	\$135,000	\$1,500,000	\$1,977,000	50%, 14 yr	\$142,231	\$12,382
Ohio Wholesale (2003)**	200	25	\$500,000	\$2,100,000	95	5	\$135,000	\$2,100,000	\$2,593,000	100%, 15 yr	\$223,452	\$24,953
Wilcare Panther**	111	14	\$336,000	\$3,918,500	144	149	\$4,250,422	\$3,918,500	\$4,400,000	100%, 15 yr	\$332,394	\$40,897
Benchmark Craftsmen	22	3	\$150,000	\$715,000	22	6	\$289,619	\$715,000	\$2,345,010	50%, 12 yr	\$15,436	\$3,745
The Learning Garden	0	20	\$104,832	\$1,500,000	0	19	\$275,108	\$1,500,000	\$1,500,000	50%, 10 yr	\$39,532	\$7,241
World Truck Towing	19	8	\$260,000	\$250,000	19	8	\$371,000	\$250,000	\$758,000	50%, 10 yr	\$21,158	\$4,503
<b>TOTAL (12 projects*)</b>	<b>409</b>	<b>156</b>	<b>\$3,593,392</b>	<b>\$24,763,500</b>	<b>337</b>	<b>357</b>	<b>\$13,117,091</b>	<b>\$24,742,500</b>	<b>\$32,348,760</b>		<b>\$1,496,765</b>	<b>\$199,867</b>

Total Number of Retained & New Jobs 565

774

\* Ohio Wholesale retained jobs data includes 2003 only

\*\* CREATIVE TAX ABATEMENT: 50% of abated taxes are paid back by company directly to Medina County

\*\*\* Data sums to 674 reported, but Atlantic Tool & Die employs an additional 80 temporary workers, which brings the actual total number of jobs in Seville to 754