



Zoning & Planning Commission
Work Session
April 30, 2012

Call to Order:

Chairman Pete Fontana called the meeting to order at 7:02 p.m.

Pledge of Allegiance

Roll Call

Present: Chairman Pete Fontana, Mayor Gene Sulzener, Rick Stallard, Alternate Larry Landis, and Dennis Gordon. Absent - Kieran O'Rourke was absent due to business commitments and extends his apologies.

Welcome

Mayor Sulzener thanked everyone for coming. This is the beginning of a project that the Mayor talked about during his campaign. The Mayor is looking forward to moving on and would like to re-establish businesses and make the Downtown attractive to increase business. The Mayor would like to create an Ad Hoc Committee to represent the Downtown. The goal is to keep project affordable.

The Mayor's Outline and Suggested Project Plan is attached to the Minutes.

Explanation of the Meeting Goals

Chairman Fontana explained the project had been started with the completion of a Comprehensive Business Plan and it was in a bit of a hiatus and the economy had hit bottom. Tonight's meeting is for gathering information from the residents, business owners and property owners. There will be no decisions tonight. The ideas will be used to create an map of ideas for a winning situation.

Ideas and Questions

One owner that could not be at the meeting sent a letter to Chairman Fontana that they would like to see a bridge built across the creek.

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Ideas and Questions (con't)

Velvet Eby of Velvet's W. Main Framing - Some business owners have already met. They are working to bring in the business commerce and decorate with flowers. Velvet would like to see parking direction signs downtown letting customers know where they can park by the Post office and the old BOPA building. Also, directional signs for businesses would be helpful. Small signs hanging perpendicular from the store fronts might be helpful to see when looking down the sidewalks.

Jeff Plumer of Plumer Insurance Agency. Mr. Plumer asked the location of a master plan from the Urban project to improve the building facades. No one is really sure.

Joyce Hershman of Seville Antiques. Her concerns are parking. Employees are taking customer parking.

David Stallard, rental, commented he is embarrassed of the condition of buildings. Suggests considering limiting the time of boarded windows, cars sitting around, enforce maintenance, and instill fines.

Stan Thornburg, Vintage Corner. Mr. Thornbug would like to see parking improved.

Velvet Eby commented parking will always be an issue due to lack of property. A parking discussion continued about land available.

Mel Battig, rental, has a hard time policing his parking lot from people leaving cars. Mr. Battig would also like to see an improvement on facades. Mayor Sulzener pointed out the buildings need to be safe and some serious masonry issues need to be attended. There is possible funding available once the needs are identified. There is also a drainage issue.

Jim, inquired about the school building. The building has been rezoned for a mixed-overlay district. At this time the School District is responsible for maintenance. There was a discussion of properties keeping their lawns mowed.

Mr. Thornburg commented about Akron's zoning, where you have a complaint driven inspector. Mr. Rick Stallard explained this can be resolved through the National Maintenance Code. These steps have been taken and The Village of Seville is working with Mayor Hanwell of Medina to share services.

There was a discussion that the Farmer's Market and other Community efforts are a plus and accomplishment to the downtown area. A goal is to find something that fits the Village of Seville to improve things.

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Ideas and Questions (con't)

There was a suggestion and discussion about a Village "fix-it" low cost, hassle free loan.

Mr. Scheetz suggested awnings would be nice for the downtown area.

The Mayor commented the Ad Hoc Committee will assist with defining restoration and bring back the appearance and find grants that can help the businesses.

Michelle Venus of Funky Junk Boutique, would like to see the Village of Seville become a destination. Suggests the downtown area become part of the Main Street Community, with that comes financial obligations from business owners. Also would like to see a historic overlay. She also suggests the old BOPA building become a park for the creek.

Lynn Wianot of the library would like to thank the Commission for starting this process. Lynn invited everyone to the Library for the open house on May 12th.

It was asked if the yard sale is an asset. It was discussed how it is filled with outside vendors, but felt the event shows people Seville is the place to be and gives the Village good exposure. The Yard sale is a Chamber of Commerce Event.

It was asked what happened to the Flea Market that was to open at the Akron Standard Products building. Chair Fontana remembers someone asking to have a gun show but does not recall the Flea Market.

It was asked if there will be an investment to bring things downtown. Owners are having a hard time getting rent to cover the building expenses. The bottom line will be the quality of the business along with the improvements the Commission can make. The old hardware store revitalized would set the example.

It was commented the Village of Seville is reliant on people from outside communities. It was suggested to consider a campaign to get attention to the downtown area.

Velvet Eby suggested that something could be done for Seville's 200th anniversary. This could be a focus date.

Joyce Hershman inquired about someone buying the VFW and wondered what happened. There was no information available.

Mr. Thornburg is concerned rents will go up if the landlords are forced to make building updates.

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Ideas and Questions (con't)

The Mayor recommended using the Seville Chamber of Commerce, it is a great tool for marketing.

Velvet Eby shared that the businesses will do a Summer Nights in Seville for May, June and July on Thursdays. She asked if a banner can be displayed or other forms of advertisement. The dates are May 24th, June 28th, and July 26th. The Commission will have Kevin Bittaker respond to the request.

There was a discussion about pursuing Antiques businesses and feels it would be a good anchor for the Village.

Privilege of the Floor:

Kathy Rhoads, Council, likes the benefits of Seville and hopes the excitement will carry over. Mrs. Rhoads suggested contacting papers to write articles about the Summer Nights in Seville.

Mel Battig asked about a store sold at Sheriff's auction? No one was sure.

Velvet Eby wants to thank the new business owners for giving some new energy to the older businesses. Velvet is looking for old business information from 1966 to current to add to a book that she is writing.

Chair Fontana thanked everyone for coming and feels there was a lot of good information shared. A reminder the regular zoning meetings are the fourth Monday of the month. Please remind the owners that could not come can still send information.

The Mayor has asked for anyone to apply for the Ad Hoc Committee as soon as possible. The Ad Hoc Committee will be represented at Zoning & Planning and Council Meetings. The Commission will try to assist as much as possible and is open to suggestions and ideas.

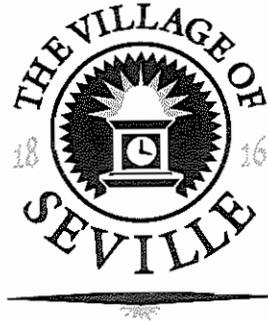
Motion to adjourn by Dennis Gordon and seconded by Larry Landis. Aye votes all. Meeting adjourned at 8:42 p.m.



Peter Fontana
Chairman



Kevin Bittaker
Zoning Inspector



Council

Special Meeting – Downtown Restoration Planning Session
April 30, 2012

Mayors Outline and Suggested Project Plan
Mayor, Gene Sulzener

Restoration of the Historic Downtown Commercial District

Purpose:

- To create an attractant to our community
- To sustain our local business
- To assure a safe, attractive heart of the community
- To take advantage of natural assets

What is needed?

- Legislative updates that conform to well planned, affordable, and doable restoration planning
- Planning that affords phases of restoration over mandated requirements
- Safe environmental protections
- Financial assistance in restoration projects supporting Government and Private property.
- Commitment from local government
- Commitment from local business and property owners
- Development of a working Ad hock committee

Proposed Ad Hock Committee structure

A non-political committee that will assist in defining purpose, acquiring resources, promoting participation, and recommending planning proposals. Meetings will be required to be public.

Suggested members of Historic Downtown Restoration Ad Hock Committee

1 Seville Council Representative (Leslie Miller)

1 Seville Zoning and Planning Commission Member (Dennis Gordon)

- 1 Seville Business Owner
- 1 Seville Business Property Owner
- 1 Representative from Seville Historic Society
- 1 Seville adjoining Residential Property Owner
- 1 Seville Chamber of Commerce Representative
Mayor, Village of Seville

