



Zoning & Planning Commission Meeting  
August 27, 2012

Call to Order:

Mayor Sulzener called the meeting to order a 7:01 p.m.

Pledge of Allegiance

Roll Call:

Present: Mayor Gene Sulzener, Rick Stallard, Kieran O'Rourke, Dennis Gordon, and Alternate Larry Landis.

Absent: Chair Pete Fontana had a work commitment.

Approval of Minutes

Rick Stallard made a motion to approve the minutes of the July 23, 2012, meeting. Kieran O'Rourke seconded the motion. There were four Aye votes and Dennis Gordon abstained. The minutes were approved as written.

Kieran O'Rourke made a motion to approve the minutes for the work session meeting on July 23, 2012. Rick Stallard seconded the motion. There were four Aye votes and Dennis Gordon abstained. The minutes were approved as written.

Zoning Inspectors Report:

The Mayor asked Mr. Bittaker if he has received a resident complaint about trash pickup and Kevin Bittaker said the issue has been resolved.

Charles Marshall, Beacon Marshall Companies, has come before the Commission to ask for final approval contingent upon GPD's Engineering Approval for the Stellar Automotive Group. The proposal is for a 30,000 square foot addition to the west of their existing warehouse. Mr. Marshall shared a drawing and reviewed the expansion. The Commission asked a few questions and discussed their concerns. Rick Stallard made a motion to approve the expansion pending the GPD's approval, and Kieran O'Rourke second the motion. Aye votes all.

Economic Growth Report:

Mr. Stallard reported that there was not an August meeting. The Seville/Main Street National Trust for Historic Preservation meeting will be October 8th, 9th, and 10th. Mr. Stallard shared a draft of the agenda.

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### New Business:

Kevin Bittaker reported that a map has been dropped off asking for Council's recommendation of approval for nine lots to be combined. Mr. Weber would like to have the lots combined for agriculture. There was a discussion about the combination of the lots. Rick Stallard made the motion to recommend to Council to combine the nine lots 423, 424, 426, 506, 507, 508, 526, 531, and 532 into one parcel on West Avenue and Willowick Drive. Kieran O'Rourke seconded the motion. Aye votes all. There will be a Public Hearing.

The Mayor notified the Commission there will be an Ethical Responsibilities of Zoning & Planning Officials Workshop held on October 4th at the Medina County University Center from 6 -9 p.m. The Mayor asked the Commission to attend if possible.

### Old & Pending Business:

The Ad Hoc Committee will be meeting for the first time Tuesday, September 11th at 7:00 p.m.

There was a discussion at the Work Session about rezoning the 5.38 acres on High Street owned by Lighthouse Baptist Fellowship. The lot is currently zoned R-3 and the Commission would like to make it an R-4. This would allow for a dense development of 40 - 48 units to target the 55 and over residential population. Rick Stallard made a motion to recommend to Council to move forward and zone the lot on High Street from an R-3 to R-4. Kieran O'Rourke seconded the motion. Aye votes all. There will be a Public Hearing.

The expansion of the CRA district was discussed for the Beacon, Silchuk, Easton, and the Schneider National properties. There was a discussion on commercialism, tax breaks, and promoting development. Mr. Stallard discussed that the CRAs help keep Seville competitive and allows Seville to "pop up" on the radar for the location researchers. Mr. Landis felt this action is premature due to there not being any outside interest and noted if the CRA is needed it would take only three months to get in place.

The Mayor is concerned with the size of the area to be expanded; and ultimately, The Village would have the responsibility to maintain the substructure and questions if there would be enough money to provide the support. Mr. O'Rourke reminded the Commission that this CRA expansion does not negate the Zoning laws. Mrs. Hathcock was asked to check on any legal issues if the Easton property is not included in the expansion.

It was mentioned that with Seville's location, utilities, and a CRA program this would make The Village of Seville one unbeatable combination. The businesses help keep utilities low. There was a discussion of how the industrial businesses impact the water and sewer lines.

It was decided to carry the CRA expansion discussion to the next meeting for a vote on the motion. Mayor Sulzener would like to investigate other communities and their pros and cons with CRAs.

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Old & Pending Business (con't):

Mr. O'Rourke called several mobile storage unit companies for information on an average rental time. Average time a resident rents a unit is for 5 to 7 days. Mr. O'Rourke suggested a 14 day allowance. There was a discussion on how to track the rentals and enforce penalties. It was decided to leave the code as is at this time.

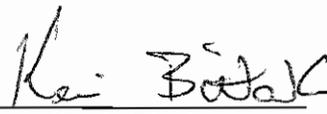
Privilege of the Floor:

Doug West of Royal Crest Drive asked if the Commission was aware of the Bobby Ys zoning violations. Mr. West was advised to file a complaint with Mr. Bittaker.

Mr. Scheetz informed the Commission there are two deals pending on Park Avenue. The vacant lot 1030 will be used as a truck dealership. Curt Fudor will bring a site plan to the next meeting. There is a pending deal for the lot on the north side across from the storage units with Variety Contractors. They are looking to expand their office/maintenance space.

Motion to adjourn by Kieran O'Rourke and seconded by Rick Stallard. All were in favor. The Meeting adjourned at 8:36 p.m.

  
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Mayor Gene Sulzener  
Acting Chairman

  
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Kevin Bittaker  
Zoning Inspector