



Zoning & Planning Commission Meeting
February 23, 2015

Call to Order:

Chair Dennis Gordon called the meeting to order at 7:02 p.m.

Pledge of Allegiance

Roll Call:

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

Absent: Pete Fontana

Approval of Minutes:

Kieran O'Rourke made a motion to approve the minutes for the January 26, 2015, meeting. Rick Stallard seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

None.

Zoning Inspector's Report:

Mr. Clarkson was not available for the meeting.

Economic Growth Report:

Mr. Stallard attended the Economic Growth Development meeting at The University of Akron last week. There was a speaker for careers in manufacturing. There are currently twelve active CRA's in Seville. Mr. Stallard said the next meeting will be at the Blair Center on March 4th with William Batchelder as the guest speaker.

New Business:

None.

Old & Pending Business:

Mr. Pauley's letter in regards for Weaver's Lock & Storage concerns is attached.

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

Privilege of the Floor:

Stan Sheetz asked about moving forward with the Main Street Program. Mr. Stallard explained the next step is the Historical Application.

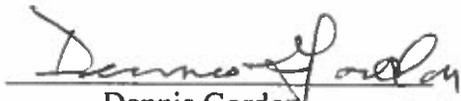
Privilege of the Floor (continued):

Chair Gordon asked the Commission their preference for keeping updated with Zoning Ordinances. The process is to help with communication between Committees and Council. The Commission would like to receive the information in an attachment to minutes.

Carol Carter asked about progress on Camelot. Mayor Sulzener said that he is working with Mr. Lesiak to follow the proper procedure.

Motion to adjourn by Mr. Stallard and seconded by Mayor Sulzener. All were in favor. The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Dennis Gordon", is written over a horizontal line.

Dennis Gordon
Chairman

**RODERICK LINTON
BELFANCE LLP**
Attorneys at Law



FOUNDED 1885

February 23, 2015

Village of Seville
120 Royal Crest Drive
Seville, OH 44273

VIA EMAIL

**RE: Raymond Weaver
Seville Village Lot 107 and 109**

Dear Chairman Gordon:

This correspondence is to follow up with you in regard to the above captioned matter. Mr. Ray Weaver has requested guidance regarding plans for building a structure on vacant Seville Village Lot #107. Weaver Storage owns, among others, Seville Village Lots #107 and #109. It is my understanding that #107 currently has no structures and is used as part of a conditional use permit for storage of vehicles. It is my understanding that #109 currently has structures and is used as part of a conditional use permit for storage of vehicles. Lot #107 is currently a non-conforming lot with a conditional use permit approved by the Zoning and Planning Commission for outdoor storage of vehicles.

Mr. Weaver desires to build structures on Lot #107 for storage of vehicles. Upon the submission of a new site plan for construction of the storage buildings on lot #107, construction shall be permitted so long as the structures are constructed and the lot is renovated in compliance with current Seville Zoning Code Ordinances. In order to comply with the current ordinances Mr. Weaver must, among other requirements, pave lot #107, arrange for proper water drainage and meet appropriate set-back requirements.

Mr. Weaver is permitted to improve lot #107 while maintaining Lot #109 as a 'grandfathered' non-conforming lot. Mr. Weaver may maintain the current ownership of both lots without selling or disposing of either lot as a condition of the renovation. The conditional use permit will remain in effect for Lot #109, however, any current conditional use for Lot #107 will be rescinded. Upon improving Lot #107, all uses and structures must be in compliance with current Seville Zoning Code Ordinances. Any non-conforming use or area variance must be applied for and submitted for review by Zoning and Planning and/or Board of Zoning Appeals.

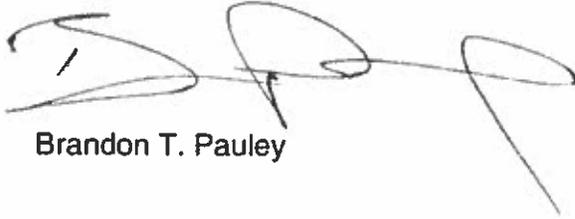
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If you have any questions, please do not hesitate to contact me.

Sincerely,

RODERICK LINTON BELFANCE, LLP

A handwritten signature in black ink, appearing to read 'B. Pauley', with a long horizontal stroke extending to the right.

Brandon T. Pauley