



Zoning & Planning Commission Meeting
February 24, 2014

Call to Order:

Chair Dennis Gordon called the meeting to order at 7:05 p.m.

Pledge of Allegiance

Roll Call:

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

Absent: Rick Stallard

Approval of Minutes:

Pete Fontana made a motion to approve the minutes for the January 27, 2014, meeting. Kieran O'Rourke seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

None.

Zoning Inspector's Report:

Chair Gordon said Mr. Bittaker was absent due to his sister passing and asked everyone to keep the family in their hearts and minds during this hard time. Chair Gordon reported the Board of Zoning Appeals Variance for Seville Bronze was not necessary. The Commission has been asked by the Board of Zoning Appeals to return the variance permit fee to Seville Bronze due to being a Village error. Mayor Sulzener made a recommendation to ask Council to return the permit fee to Seville Bronze. Mr. Fontana seconded the motion. Aye votes all.

Economic Growth Report:

Mayor Sulzener reported on Wednesday, February 12th they had met with The Historical Society for the downtown tour. Council Stallard, Council Carter, Historical Society representative Betty Wright and resident Billy Carter attended the tour. Mayor Sulzener thanked everyone for their participation. The verbal recommendation was to expand the historic district into the bordering residential areas. The expansion is not necessary at this time. The Commission does not have the written report at this time. Mayor Sulzener clarified these changes do not put a burden on the property owners, but allows choices for financial assistance.

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New Business:

Chair Gordon presented the Commission with a list of suggested items to be considered. Chair Gordon would like to see a cutoff date for the Agenda items, along with plans to be reviewed. Last minute items could be judged on a situation basis. Mr. Fontana noted he thought deadlines were a part of the Zoning Code. It was also discussed that the companies are responsible for the number of copies needed. Chair Gordon will search for the Zoning Code deadlines.

Chair Gordon would like to discuss short and long term goals and asked for the Commission to bring ideas to the next meeting. Please consider 1-2 year, 3 – 5 year, and 5 – 10 year goals. There was a brief discussion on the updates of the Zoning Codes. Mr. Pauley was asked about any changes needed to the Codes. Mr. Pauley recommends marking all changes and review with Council.

Old & Pending Business:

Mayor Sulzener reported the Board of Zoning Appeals did not need a variance for the Seville Bronze building plans. It was discussed if the property should be zoned Industrial. The Mayor would like to leave the property as Commercial. There was a discussion about the legal issues leaving the zoning or changing the zoning. It was discussed at this time the change in zoning is not needed. The Mayor asked Seville Bronze if they would like to change the zoning for future expansion. Seville Bronze does not feel the change in zoning is necessary.

Seville Bronze has made a revision to the original design for parking. Seville Bronze would like to add parking in the right of way south of the building. Mr. Fontana noted Streets, Police, Fire, and EMS would need to be consulted. The plans were reviewed and the distances were discussed. Seville Bronze will continue to work on the building project while waiting for further information on the parking plan.

The Historic Application tour was previously discussed.

Privilege of the Floor:

None.

Motion to adjourn by Mr. O'Rourke and seconded by Mr. Fontana. All were in favor. The meeting adjourned at 7:39 p.m.

Respectfully Submitted,



Pete Fontana
Acting Chairman