



Zoning & Planning Commission Meeting
February 25, 2013

Call to Order:

Pete Fontana called the meeting to order at 7:00 p.m.

Pledge of Allegiance:

Roll Call:

Present: Pete Fontana, Mayor Gene Sulzener, Dennis Gordon, Rick Stallard, and Alternate Larry Landis.

Absent: Kieran O'Rourke

Chair Fontana took a moment to welcome Attorney Ted Lesiak to the meeting.

For the Zoning & Planning Commission Chairman of 2013 Rick Stallard nominated Kieran O'Rourke. Mr. O'Rourke did not receive a second. Mayor Sulzener nominated Larry Landis. Mr. Landis is not eligible. Larry Landis nominated Pete Fontana. Dennis Gordon seconded the nomination. Aye votes all. Mr. Fontana is the 2013 Chairman of the Zoning & Planning Commission.

Approval of Minutes:

Rick Stallard made a motion to approve the minutes of the January 28, 2013, meeting. Dennis Gordon seconded the motion. Aye votes all. The minutes were approved as written.

Zoning Inspectors Report:

Mr. Bittaker was not present. The Mayor reported Mr. Bittaker has been working with the property owners on the intersection of Spring Street & East of Route 3. The truck has since been removed. Mr. Bittaker is also working with the property owner on Ryan Road off of Greenwich for the Semi-trailer and tree company storing equipment.

Economic Growth Report:

Mr. Stallard will be attending the Annual meeting at Weymouth Country Club on February 28th.

Mr. Stallard and Mr. Sobczak have met with the new ODOT representative, Evan Scurti, about the connecting the sidewalks and the bridge. Mr. Scurti had some favorable feedback about sharing the financial responsibility.

Mr. Stallard is working with the Medina County Economic Development Group on advertising The Village of Seville for development.

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Economic Growth Report (continued):

Mr. Stallard announced there will be a CRA review at The Village of Seville Municipal Building on Thursday, March 14th 4:30 p.m. to 8:00 p.m. Bethany Dentler will be on hand and would like to talk about the importance of the CRAs.

Downtown Restoration Ad-Hoc Committee:

A meeting will be held at 7:00 p.m. on Tuesday, February 26th. The new committee that is recommended by the Main Street Grant Study will be discussed.

New Business:

David Lewis of Lewis Land Professionals presented plans for a 5,800 square foot building for Variety Contractors. The plans were discussed. Larry Landis made a motion to accept the plans subject to the approval of GPD Group and the Fire Inspector. Chair Fontana seconded the motion. Aye votes all.

Mayor Sulzener reported that on Tuesday, April 30th, at the Medina County Administration Building, he will be attending a joint meeting for the Growth Watershed District and review the zoning and flood plan changes.

Old & Pending Business:

The brownfields at 58 and 59 Center Street were discussed. Once the condition of the brownfields is known, then The Village can apply for grants. Dennis Gordon made a motion to recommend to Council to move forward to phase one and have the study done on 58 and 59 Center Street. Rick Stallard seconded the motion. Aye votes all.

Larry Landis will be talking with the Streets and Parks Departments on Wednesday, February 27th, about the parking signs.

The boundaries of the Historic District were discussed. Rick Stallard mentioned to remember the purpose of Historic District. The Downtown being a Historic District will allow the business owners make their properties more compliant. Dennis Gordon recommended the Commission do more research before recommending the boundaries to Council.

Mayor Sulzener mentioned that Councilwoman, Leslie Miller, was recognized by the Chamber of Commerce for her participation with the downtown businesses.

Mr. Lesiak needed further information on recommendations to Council for the International Maintenance Code that is to be adopted. The Commission confirmed the Zoning Inspector will be the Code Enforcer. The Failure to Comply Stop Work Order will be fined a penalty from \$100 - \$250 per violation. The height of weeds to be considered too high will be 12 inches. Screens will be required on windows from March 1st through December 1st. Residential properties require heat at 68 degrees September 30th through April 30th. A work space is required heat up to 68 degrees September 30th through April 30th. Larry Landis made a motion to recommend the International Maintenance Code to Council to include the above information. Rick Stallard seconded the motion. Aye votes all.

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Privilege of the Floor:

Rick Stallard brought to the attention of the Commission a quote from Bethany Dentler about the Montville Tax Abatement. The first question a company will ask is "what kind of tax incentives is available?" Mr. Stallard reminded the Commission of his opinion on the importance of the CRAs.

There was a discussion about zoning districts and following the Zoning Code Regulations.

Barb Schwartz asked about the CRA article and asked Mr. Lesiak if Council could initiate the CRAs. Mr. Lesiak said that Council can do what they want.

Motion to adjourn by Larry Landis and seconded by Chair Fontana. All were in favor. The Meeting adjourned at 8:32 p.m.



Mayor Gene Sulzener
Acting Chairman



Kevin Bittaker
Zoning Inspector