



**Zoning & Planning Commission
January 25, 2010**

Chairman Dennis Gordon called the meeting to order at 7:00 P.M.

Present: Pete Fontana, Dennis Gordon, Councilman Rick Stallard, Mayor Carol Carter, and Zoning Inspector Kevin Bittaker.

Absent: Rich Demastes

Gordon asked the members of the Commission to delay electing a chairman for the year 2010 due to Rich Demastes' absence. All members agreed.

Fontana made a motion to approve the December 29, 2009 meeting minutes as written. Mayor Carter and Councilman Stallard abstained from voting since they were not a member of zoning in December, Gordon and Fontana voted yes. Motion passed.

Zoning Inspectors Report:

Bittaker reported that no permits issued during the month of January. One was applied for at 140 Royal Crest for a sun room but the permit could not be issued due to the rear set back requirement.

World Truck Inc.

A representative from World Truck was present requesting a conditional use permit to work on vehicles larger than 1.5 ton. It was explained that they would perform this work inside and the heavy duty repairs such as chassis and engine changes would still be performed at their Lake Road facility. The Commission Members did not have a problem with the conditional use. World Truck was directed to meet with Inspector Bittaker to start the application process in order for a Public Hearing to be held. After the hearing, it would be come back to the Commission for their consent.

Weaver Property

There was much discussion regarding the zoning of Village Lot 1341. The lot is owned by Ray Weaver who was not present. Rick Stallard and Bittaker both have talked with Mr. Weaver about the lot. Rick explained how the first 300' of the lot is zoned Local Commercial and the back portion is zoned R1. Bittaker said he was working with a developer who is trying to lay out the lot for a customer and that it is almost impossible for a developer to develop a site and get approvals when variances and or zoning changes have to be approved first.

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Rick Stallard went on to explain how some additional property should be rezoned. Council and Zoning & Planning both approved the Comprehensive Plan in 2006 but the zoning has never been changed to reflect the Comprehensive Plan. This includes four different study areas, the Easton property, the Silchuck property north of town, the Silchuck property on High Street, and the McDaniel's property east of town.

After much discussion, Fontana made the motion to amend the Zoning Map and rezone Village Lot 1340 and Village Lot 1080 from R1 to Local Commercial. Rick second the motion. Aye votes all members. Motion passed.

New Business:

Gordon read a correspondence from Mayor Carter regarding the Solicitor Contact Form and how it must be approved by the Mayor before contacting the Village Solicitor. He asked the Mayor where the forms were available at. Mayor Carter said she would provide them with forms.

Rick Stallard said that he will be representing the Village of Seville on the Medina County Economic Development Board.

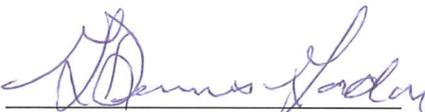
Gordon mentioned the Route 3 Corridor Study and how it would be a good time to start getting into it because things have slowed down with building.

Gordon also mentioned that the Board should adopt a downtown overlay project to help protect and maintain our downtown while growth north of town takes off. He stressed the importance of the downtown.

Privilege of the Floor:

None.

Pete made a motion to adjourn. Second by Stallard. Aye votes all members. The meeting adjourned at 7:50 P.M.


Chairman Dennis Gordon


Kevin Bittaker
Zoning Inspector