

Zoning & Planning Commission Meeting
January 27, 2014

Call to Order:

Chair Pete Fontana called the meeting to order at 6:58 p.m.

Pledge of Allegiance

Roll Call:

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

2014 Zoning & Planning Commission Chairman

Chair Fontana nominated Dennis Gordon and Mayor Sulzener seconded the nomination. No further nominations. Four aye votes and Mr. Gordon abstained. Mr. Gordon was voted the 2014 Zoning & Planning Commission Chairman.

Approval of Minutes:

Pete Fontana made a motion to approve the minutes for the December 23, 2013, 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:

The owners of 54 Center Street, Jerry & Debbie Murphy, introduced themselves. At this time they are considering opening a consignment, retail shop at the location. Mr. Murphy said they are looking for a name for the house and is working with Velvet Eby on the history of the house. There was a brief discussion on sign restrictions and adding parking on the property. Mr. Bittaker offered to come down to the building and discuss their options.

Mr. Steve Stein of JBA Architect introduced himself for Blair Rubber to discuss the submitted site plans. The plan does include civil engineering for the storm water. The addition is around 52,000 square feet including a mezzanine. The addition will match the exterior to the existing building. After a short discussion, there were no major concerns. Mr. Stein will create a landscaping plan to be included. Mr. Stallard made a motion to approve the site plan with additional landscaping, contingent on the approval of the engineer for the water retention. Mr. O'Rourke seconded the motion. Aye votes all.

Zoning Inspector's Report (continued)

David Auger, an architect with Campbell Construction in Wooster, presented site plans for Seville Bronze. They are proposing to tear down the existing facility and build a new modern, efficient, and safer facility at the property. The Commission is being asked to allow Seville Bronze to maximize their buildable area from 8,000 square feet to 13,000 square feet with leniency in the setback restrictions. In exchange, Seville Bronze proposes to build up to the property line that faces Center Street and create a masonry wall that will create a historic structure appearance. It was discussed that the facility would be housing the machine shop and allow for a more efficient process with less transferring of product from across the street. There was a discussion about parking and there will be no increase in the noise level, lighting, or emissions.

Mr. Fontana made a motion to accept the site plan contingent on the required variance needed from the Board of Zoning Appeals. Mr. Stallard seconded the motion. Aye votes all. Mr. Bittaker will follow up with the Board of Zoning Appeals. Everyone is pleased the company is making the local investment.

Mr. Bittaker did confirm Council approved the letter to declare 51 W. Main Street a nuisance.

Economic Growth Report:

Mr. Stallard reported he will be attending the next meeting on February 20th at the Blair Center. Mr. Stallard attended the CRA meeting for Blair Rubber. Mr. Stallard was out of town the past week attending commercial meetings in Columbus. Mr. Stallard noted The Village of Seville was highlighted in a national publication in regards to the downtown revitalization.

The Historic Application tour will be held on Wednesday, February 12th at 12 p.m. beginning the meeting in the Council Room

New Business:

Mr. O'Rourke reminded the Commission to be sure the Board of Zoning members are current and make any necessary updates for members.

Mr. O'Rourke asked the Commission to consider moving the February meeting due to the Ohio Governor's speech in Medina on the same night. After a discussion, the Commission agreed to leave the meeting as set on February 24th.

Old & Pending Business:

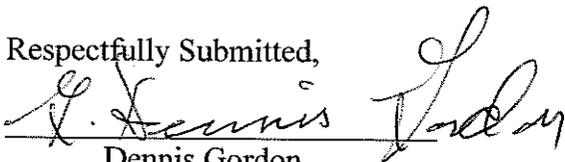
The Historic Application tour date was previously discussed.

Privilege of the Floor:

None.

Motion to adjourn by Mayor Sulzener and seconded by Mr. Fontana. All were in favor. The meeting adjourned at 7:35 p.m.

Respectfully Submitted,


Dennis Gordon
Chairman