



Zoning & Planning Commission
July 23, 2012

Call to Order:

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

Pledge of Allegiance

Roll Call

Present: Chair Pete Fontana, Mayor Gene Sulzener, Rick Stallard, Kieran O'Rourke and Alternate Larry Landis.

Absent: Dennis Gordon.

Approval of Minutes:

Rick Stallard made a motion to approve the minutes for the June 25, 2012, Public Hearing.

Kieran O'Rourke seconded the motion. There were four Aye votes and Larry Landis abstained. The minutes were approved as written.

Rick Stallard made a motion to approve the minutes for the June 25, 2012, Meeting. Kieran O'Rourke seconded the motion. There were four Aye votes and Larry Landis abstained. The minutes were approved as written.

Zoning Inspectors Report:

Kevin Bittaker was absent due to a family emergency. Mayor Sulzener reported communications have been sent out for the 51 W. Main Street property owner in regards to demolition. There has been no reply at this time.

Mr. Bittaker has received one building permit for the Villas of Seville on High Street.

The Autumn Meadows project is completed at this.

C.C. Supply has given Mr. Bittaker the new drawings and they are in the process of achieving all goals outlined in the conditions of the permit.

Chair Fontana had been contacted by Patty Plumer about the school trailer. The Methodist Church would like to use it for the food pantry. Chair Fontana instructed Patty Plummer to contact Kevin Bittaker.

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Economic Growth Report:

Mr. Stallard reported from last week's meeting. Mr. Stallard would like to see The Village extend the CRA, Community Reinvestment Act, to properties such as Beacon Industrial Park, Silchuk, Easton and Schneider National.

Mr. Stallard has spoke with ODOT's Regional Manager, Brandon Perkins. If the Village can prove the sidewalk will help with economic development, ODOT is willing to invest money to create the part of the sidewalk on the bridge. The Village will need to install a sidewalk on both sides of the bridge. The consensus of the Commission is to have Mr. Stallard start the process with ODOT.

Mr. Stallard did receive the \$15,000 Main Street Grant from the National Association of Realtors for the historic downtown study.

There are 6 acres on High Street that could be rezoned for a Senior project.

Mr. Stallard met with Mayor Hanwell, the Zoning Inspector, and the Business Manager of Medina about adopting the International Property Maintenance Code.. The Village of Seville will need to designate a person to be the officer. Solicitor, Jennifer Hensal, informed the Commission the Village will need an appeal board. There was a discussion of what determines qualifications for an eligible board member. The appointments can be made by the Mayor after legislation has passed.

Rick Stallard made a motion to recommend to send the International Property Maintenance Code to Council for a vote to move forward with the legislation. Kieran O'Rourke seconded the motion. Aye votes all.

New Business:

The Mayor asked Patty Bower to submit the meeting notices to The Post in addition to The Gazette.

Old & Pending Business:

The Ad Hoc Committee is still on hold during the summer.

Privilege of the Floor:

Carl Zilch, a sales representative, of Ohio Valley Amusements, asked about the zoning for locating a skilled game business in Seville. This business is different than an internet cafe. There was a discussion of zoning, location, and the different types of equipment/games available in the business. Mr. Zilch was asked to submit a preliminary structure plan. There was a further discussion of what legislation would need to be created, if any, to accept this kind of business. The Village Ordinance is in existence 2011-22. Jenifer Hensal was asked to confirm the moratorium does not include games of skill.

Barb Schwartz informed the Commission that the Streets Department is working on a list for new and repaired sidewalks for 2013. Mayor Sulzener asked to be informed what the cost is to the property owners.

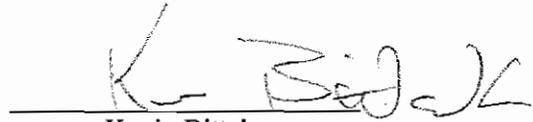
Privilege of the Floor (con't):

Stan Scheetz has a potential buyer for a truck dealership for sales and repair on Park West Avenue. Mr. Scheetz advised the buyer to contact Kevin Bittaker.

Motion to adjourn by Kieran O'Rourke and seconded by Rick Stallard. All were in favor. The Meeting adjourned at 8:22 p.m.

 - Acting Chairman in Absence

Peter Fontana
Chairman



Kevin Bittaker
Zoning Inspector