

Zoning & Planning Commission Meeting
June 24, 2013

Call to Order:

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

Pledge of Allegiance

Roll Call:

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

Approval of Minutes:

Rick Stallard made a motion to approve the minutes of the May 28, 2013, meeting. Kieran O'Rourke seconded the motion. Three Aye votes. Chair Fontana and Dennis Gordon abstained. The minutes were approved as written.

The minutes for the work session on April 22, 2013, were discussed. The concern is a discussion brought from the floor about building maintenance. The question was if the property owners are unwilling to restore their property what can the Zoning Commission, The Zoning Inspector, or The Village do about it? The option for the property owner to sell and move on was discussed and not necessarily intended to be enforced. Chair Fontana made a motion to approve the minutes of the April 22, 2013, work session meeting. Dennis Gordon seconded the motion. Four Aye votes. Kieran O'Rourke voted no. The minutes were approved as written.

Zoning Inspector's Report:

Kevin Bittaker reported there is nothing to report at this time.

Economic Growth Report:

Mr. Stallard reported he and the Mayor attended the HOPS Therapy Services CRA meeting and it went well. The HOPS Therapy Services will be expanding to a 6,000 square foot facility on Panther Parkway.

Downtown Restoration Ad-Hoc Committee:

No meetings scheduled at this time. It was discussed this Committee was on hold due to the Main Street recommendation. Mr. Gordon reported there is still excitement among the members. Mr. Gordon has been asked to schedule a new meeting.

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New Business:

The Mayor has received a petition from property owners on West Maple Drive in regards to getting a chain link fence removed at 39 W. Maple Street. The chain link fence is in violation with the zoning code. The Mayor asks that there not be any violations sent. The Owner's daughter is working with Medina Fence and has a contract to replace the current chain link fence. Kevin Bittaker will work with Medina Fence to take down the current chain link fence.

Old & Pending Business:

Mr. Stallard reported The Village of Seville is not qualified at this time to receive the grant from The Clean Ohio Act. Mr. Stallard is working with Linda Remington in Lodi and Harry Stark in Wadsworth to receive other monies to clean up the brownfields.

Mayor Sulzener reported the parking signs are in progress or complete.

Mr. Pauley reported he spoke with Teresa Lynch, Senior Main Street Program Officer. Teresa recommended the next step is to contact the State of Ohio Historical Preservation. A representative will come out and walk the area and inform the Commission what will qualify as historical district recognition within the boundaries desired. Ideally, the preservationist would be looking for geographically, architecturally, and aesthetically connected buildings that would come together and ultimately be registered. Owners not in the boundaries can apply individually. The Village of Seville can create their own district for marketing purposes. It was noted problems arise when you are trying to stretch boundaries from one end of town to the next. Mr. Pauley noted to implement a local ordinance historic district like Medina or Hudson would be something positive to do down the road for grants and funds, but this is not the first step needed. Mr. Pauley also noted surveys will be needed by a preservation specialist and The Village will incur some costs. The Preservationist does look for a certain amount of participation to maintain and preserve the integrity of what is being nominated. Mayor Sulzener recommends contacting the State of Ohio Historical Preservation.

There was a discussion about the March 5th letter from Stan Scheetz. Kieran O'Rourke made a motion to change the title for Section 611.01 through 611.08 from Industrial Mixed-Use Overlay District to the Mixed-Use Overlay District. Rick Stallard seconded the motion. Aye votes all.

Kieran O'Rourke made a motion to change the title for Section 608.01 through 608.06 from Commercial Mixed-Use District to the Downtown/Historic Mixed-Use Overlay District. Chair Fontana seconded the motion. Aye votes all.

Rick Stallard made a motion to recommend to Council to rezone lot # 012-21A-10-118 on High Street to an R-4. Dennis Gordon seconded the motion. Aye votes all.

The Local Commercial District on Greenwich Road was discussed. Chair Fontana made a motion to extend the Local Commercial up to lot #012-21A-07-178 the western edge of the Guilford Township Property. Kieran O'Rourke seconded the motion. Aye votes all.

The Commission would like to do more research for the Welday parcel, Easton property, and the McDaniel property request in the letter from Mr. Scheetz.

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Old & Pending Business (continued):

The Commission feels the Schneider National property can make a request for zoning changes if they feel necessary. The Commission will leave that request alone at this time.

The Commission will also leave the request about the Downtown alone at this time and consider the request after the progress of the State Historical Preservation.

There was a discussion about the verbiage in the lease for parking for the tenant at the old BOPA building. There is nothing in the lease at this time. This can be discussed with Council when the lease is due.

Mayor Sulzener will follow through with the Board of Zoning Appeals terms.

The Commission will address adding the solar array and wind turbines to the Zoning Code Book. Mr. Pauley was asked to research communities with sunrays and wind turbines and work on definitions. The zoning calls for the foot print to be five feet from property line, but there are concerns with the hangover.

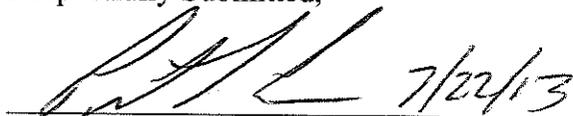
Mayor Sulzener asked the Commission to consider setting aside grant money from the general fund for local grant opportunities to help with the historic appearance. There was a discussion that the money could also be used for projects around the Community to support the Scouts. Mayor Sulzener will discuss the idea with Ted Lesiak, Council, and Finance for the 2014 budget.

Privilege of the Floor:

Barb Schwartz asked the Commission why they don't follow the Rules of Council and put Privilege of the Floor as the third item on the agenda. There was a discussion. Kieran O'Rourke made a motion to move Privilege of the Floor to the third item on the agenda after the Approval of Minutes. Rick Stallard seconded the motion. Three aye votes. Chair Fontana and Dennis Gordon voted no. The motion passed.

Motion to adjourn by Dennis Gordon and seconded by Chair Fontana. All were in favor. The meeting adjourned at 8:48 p.m.

Respectfully Submitted,



Pete Fontana
Chairman