



Planning & Zoning Commission
June 28, 2010

This Meeting was called to order at 7:00 P.M. by Dennis Gordon.

Present: Dennis Gordon, Councilman Rick Stallard, Richard Demastes, Mayor Carter, and Zoning Inspector Kevin Bittaker.

Absent: Chairman Pete Fontana.

Stallard made a motion to approve the May 24, 2010 meeting minutes as written. Second Demastes. Aye votes all members.

Zoning Inspectors Report:

Bittaker reported eight permits were issued for the month, one of them for new construction on Mandarin Drive. 5017 Mandarin Drive will be installing their sidewalks and driveway soon.

Director of Economic Growth Report:

Rick Stallard said he will be attending a meeting on June 29, 2010 concerning The Chippewa Watershed Area. He reported that at the County Meeting they discussed regional growth and how Labron James has helped The Cleveland area. They also discussed County Fiber Loop.

New Business:

Andrew Rossell with Hurly & Stewart presented a preliminary site plan for the Dollar General Store. The proposed store is located on Village Lot 1341, Permanent Parcel #012-21A-07-179. Dollar General is planning a 9,000 sq. ft. building with an access drive across from the Ritzman Pharmacy entrance.

Rick Stallard stated that there were many concerns on what type of facade would go on the building. Andrew said they currently are proposing split face block on the front and metal on the sides. Stallard stated that currently in our market area, Dollar General has three different types of buildings and that Seville wants a nice looking facility that will blend with what has been built across the street. Gordon agreed with Stallard that we want as nice a looking facade on a minimum of three sides. There was a great deal of discussion on the GPD review letter and possibly some flood plain issues. The curb cut location was talked about. It was mentioned that it may be a temporary curb cut until property to the North is developed. Rossell said that if they don't have their own curb that they would not build. Charles Marshall stated that if left turns become a problem, the State will do a traffic study and that the State would widen the road. The proposed

curb cut can be used by other business to the North and if the property to the North is developed correctly, there will be an interior road to connect curb cuts at Atlantic drive and Panther Parkway. Stallard made a motion for conditional site plan approval as long as Dollar General comes back with the upgraded facade and all the items in the GPD review letter are addressed. Second by Demastes. Aye votes all members.

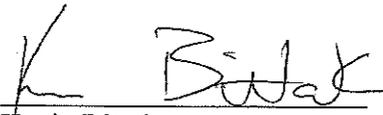
Cliff Sellar was present representing the Easton property. He presented a hand drawing showing how the Easton Property may be developed. There was a great deal of discussion about rezoning the Easton property to match the Comprehensive Plan and to rezone it to the Industrial Mixed Use District. Stallard made a motion to recommend to Council to rezone the balance of the Easton Property to The Industrial Mixed Use Overlay District. Carter Second. Demastes and Gordon voted No. Carter and Stallard voted Yes. Motion failed.

Privilege of the Floor:

None.

Motion to adjourn by Mayor Carol Carter, second by Rich Demastes. Aye all members.
Meeting adjourned at 8:35 P.M.

Dennis Gordon
Pro-Tem Chairman



Kevin Bittaker
Zoning Inspector