



**Zoning & Planning Commission
March 22, 2010**

Chairman Pete Fontana called the meeting to order at 7:00 P.M.

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

Absent: Dennis Gordon

Stallard made a motion to approve the February 22, 2010 meeting minutes as written. Aye votes all members.

Zoning Inspectors Report:

Bittaker reported that Irene Jones of 83 West Main Street appeared in Court on March 2, 2010 and the Judge allowed them some more time to get rid of the cat cages in the rear yard since they are for sale on E Bay. Bittaker plans to visit the site this week to make sure the cat cleaning continues since the snow has finally melted. Bittaker explained to the Board that he was questioned about the work being done at the new business, Affordable Uniforms, at 121 Royal Crest. Bittaker explained that the building was previously permitted for retail sales and that they did not need a Zoning Permit. The Board agreed but would have liked them to come to the Board with the proposed business. Rick Stallard attended a Medina County Economic Development meeting last week and represented The Village of Seville as our Director of Economic Development.

Old and Pending Business:

Fontana had several items to mention and address the Board on how to deal with them; in a work session or at regular meetings. The Commission decided to try and deal with these items at the regular meeting:

Item 1: Route 3 Corridor Development

There was much discussion on the adoption and implementation of the Comprehensive Plan. Bittaker said that he would prepare packets for Zoning Members for the different study areas and we can determine how to rezone the areas. Pete Fontana made a motion to recommend to Council to amend the Zoning Map to rezone the Silchuck property Parcel #012-21A-02-053, Parcel #012-21A-02-054 and Parcel #012-21A-01-095. The motion is to rezone all three parcels to a Mixed Use Development except for the first 300' of road frontage on St Route 3, which is Local Commercial. The Mixed Use District could allow Light Industrial and/or Office Commercial and/or Residential. Stallard seconded the motion. Aye votes all members.

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March 22, 2010

Item #2: Sidewalks

Bittaker explained that Council has an Ordinance that would address sidewalks that need put in. Zoning can only address sidewalks for new construction.

Item #3: Kennels in Residential and Commercial Areas

Demastes made a motion to recommend to Council to not allow kennels in residential areas. Pete seconded the motion. Aye votes all members. The Commission discussed allowing kennels in Commercial and Industrial areas. The Commission tabled the topic until we get a better definition of kennel and more information.

Item #4: RV Parking

Fontana asked the Zoning Commission to continue the moratorium on RV Parking for the summer through the end of September. Mayor Carter said she is concerned with more issues popping up. She would like to see the code changed to require hard surfacing for RV Parking. Parking would be allowed in front or on the side as long as the sidewalk is not blocked. All must be licensed and run. The Commission agreed to not enforce the code for this through September and the Commission will continue to talk about the issue at future meetings.

Item #5: Front Yard Storage

After much discussion, The Commission decided to look at the International Property Maintenance Code to see if the Village adopted this Code to enforce such things such as front yard storage and other structural issues. This will be discussed at the next meeting.

New Business:

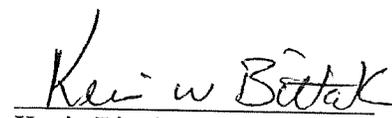
None.

Privilege of the Floor:

Mr. Schaffer of Home Security of Ohio intends to lease the old BOPA building. They currently have seven employees and they hope to have up to twenty during their busy season.

Motion to adjourn by Rich Demastes, second by Stallard. Aye all members. Meeting adjourned at 9:35 P.M.


Peter Fontana
Chairman


Kevin Bittaker
Zoning Inspector