



Zoning & Planning Commission Meeting  
March 23, 2015

Call to Order:

Chair Dennis Gordon called the meeting to order at 7:02 p.m.

Pledge of Allegiance

Roll Call:

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

Chair Gordon extended his condolences to the family of Karen Lucas and acknowledged the exemplary job she did as Clerk Treasurer.

Approval of Minutes:

Rick Stallard made a motion to approve the minutes for the February 23, 2015, meeting. Kieran O'Rourke seconded the motion. Four aye votes all. Mr. Fontana abstained. The minutes were approved as written.

Privilege of the Floor:

None.

Zoning Inspector's Report:

The attached report was submitted by Mr. Clarkson.

Economic Growth Report:

The CRA review meeting was held and all of our corporations were found in compliance. The businesses are Benchmark Craftsmen properties, Archer Realty Advisors, Atlantic Tool & Die, Blair Rubber Company, BleachTech, CBR Properties, North Gateway Tire Company, Ohio Wholesale, Wilcare Panther, World Truck Towing & Recovery and The Learning Garden. Mrs. Anderson, the newest Housing Council Tax Board member, spoke that she enjoyed the eye opening experience. Mr. Stallard attended the Economic Growth Development ceremony at the Blair Center on March 4<sup>th</sup> with William Batchelder as the guest speaker.

New Business:

Chair Gordon gave the floor to Mr. O'Rourke to discuss the Village growth topic in the State of the Village Address. Mr. O'Rourke feels the Commission is the front line to the future growth in Seville. Mr. O'Rourke referred to the Mayor's Village address discussing the requests of "residents asking for specialty stores, arts and crafts facilities, a midsize grocery store, a hardware store, and several

New Business (continued):

family style restaurants; seem to be the consistent requests.” Mr. O’Rourke thought this is a good time to begin discussion of what is the Commission’s responsibility to make this happen. Mr. O’Rourke would like to be sure The Village is inviting and marketing to people with money to bring the businesses to town. Mr. Stallard pointed out what a positive tool the membership to the Medina County Economic Development is for the Village.

Chair Gordon questioned based on current zoning code what else could the Commission do. We do have zoned land available for commercial and industrial growth. Mr. O’Rourke is hoping by getting this conversation going of what more can be done; we can find some answers to meet our residents’ needs. Chair Gordon expressed the current roof top growth is a positive in the right direction. Chair Gordon feels the Village is inviting and trying to do the right thing. Chair Gordon asked the purpose of the Commission, should it be an economic development promotion board or a zoning and planning board. It was discussed these two should go hand in hand.

Mr. O’Rourke asked the audience how the Village is perceived outside of the Village. Mrs. Anderson thought the perception is still the sleepy little burg. The conversation continued about the number of roof tops equaling business success. Mr. Fontana noted that some people come to the Village for the sleepy town. The need for restaurants was discussed to accommodate the number of employees that come with new businesses.

Mr. Fontana listed the positives of the Village’s access to highways and location relative to Cleveland, Toledo, and Columbus. Kathy Rhoads questions if the wants of the Village today are the same as in the past.

Mr. Scheetz stated his concerns that the Village’s perceptions are not big business friendly. Mr. Scheetz stated he was a founder of the Economic Development and their purpose is to facilitate development but not be the point man; the private sector does that. Mr. Scheetz stated that the focus on downtown business is nice and healthy but does not pay the Village’s bills. Mr. Scheetz noted the different businesses he brought to the Village. Mr. Scheetz’ opinion is the Commission should facilitate growth and development with controlled provisions but the opportunity of open arms needs to be there. Mr. Scheetz referenced businesses that weren’t able to come to Seville due to the Commission.

Mayor Sulzener stated he is not completely against industrial development. Mayor Sulzener recently sent letters to promote the Village to businesses that could utilize the industrial park area. The letter included information that the population includes Seville, southern Medina County, and northern Wayne County. Mayor Sulzener thought having both commercial and industrial property available is a plus and would like to see that utilized before any further annexation. Mayor Sulzener said part of his campaign was to maintain a controlled development which has not been a problem and should not be seen as a negative. Mayor Sulzener complimented the Commission on their job. Mayor Sulzener does agree that the Village can do more to promote business to occupy the Village’s vacant land.

Mr. Scheetz shared that the outside view of the Village is of a group not working together and the Village needs to be on the same page. Mr. O’Rourke feels the solid zoning code is the control needed. Mr. O’Rourke suggests the tone of industry development be favored and we should not be

New Business (continued):

focused on the number of rooftops. Mr. O'Rourke asked Mrs. Anderson for a favor for an idea to get the word out and increase awareness. Mrs. Anderson did state that since attending meetings for six months she has happily learned the Village does care for its residents and prior to attending she just lived here.

Mr. Landis offered the idea of marquee signs for the industrial parkway. A discussion followed on how to proceed getting the signs after the developer is out.

Mr. Scheetz recommended the Commission review the comprehensive plan. Mr. Scheetz reminded the Commission he had offered a plan with 40 action steps. Chair Gordon stated that some of those steps were implemented.

Chair Gordon thanked everyone for their comments and discussion and feels there has been some clarity on issues.

Old & Pending Business:

Mr. Stallard said there is no new information on the Historic Application at this time.

Privilege of the Floor:

Carol Carter stated that the website for the Chamber of Commerce has been updated and now promotes businesses. Mrs. Carter offered as a representative of both the Chamber of Commerce and Council to talk with businesses about signs.

Mrs. Rhoads asked the Commission to keep an open mind to possible businesses and referenced the past concerns with the mexican restaurant and Dollar General.

Mr. West asked about the perspective on properties available for development. Mr. Stallard explained a previous attempt for annexation was about a company not needing the expense of high traffic location. Discussion continued about the different needs for different types of businesses.

Mr. Scheetz agreed we have great location, great residents, and ample power to serve. Mr. Scheetz would like to see a positive attitude expressed to both big and small businesses. Mr. Scheetz feels preservation goes hand in hand with cherishing the past, appreciate our present, and plan for a bright future.

Mr. O'Rourke referred to Lodi's Zoning Code case and asked if the Village should have our Zoning Code reviewed. The Commission felt the Code is covered at this time.

Motion to adjourn by Mr. O'Rourke and seconded by Mr. Fontana. All were in favor. The meeting adjourned at 8:14 p.m.

Respectfully Submitted,



Dennis Gordon, Chairman

## Zoning & Activity Report February and March 2015

39 West Main St. Use Permit, Tea Room, Approved, 2/11/2015

9290 Towpath Tr. Permit Approved, New Construction, 2/18/2015

4945 Mandarin Dr., Permit Approved, New construction, 3/17/2015

9466 Arrow Ridge Ln., Permit Approved, New Construction, 3/19/2015

9470 Arrow Ridge Ln., Permit Approved, New Construction, 3/19/2015

Posted notice on 51W. Main St. re demolition of property

Will be sending out follow up notice to the Hoffman Group, Brian Russell, owner, as a last reminder that the trailer/sign parked on Park Ave, needs to be removed within 15 days from receipt of notice. Per Article VII, Section 708 Prohibited Signs Left voice mail 3/19/2015.

I Requested guidance, from Mr. Lesiak, in preparing the notices that are to be sent out to the property owners or the lien holders of properties that have been cited for violations of various zoning codes. The response was that the Mayor may have the notices from the last posting, and if not then we will develop something. He will not be back in Seville until April 8, ,2015. I am looking for specific language, that is legally correct, that can be applied any time a notice is required to be sent out. This could be used as a template going forward