

Zoning & Planning Commission Meeting  
March 24, 2014

Call to Order:

Acting Chair Pete Fontana called the meeting to order at 7:01 p.m.

Pledge of Allegiance

Roll Call:

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

Approval of Minutes:

Pete Fontana made a motion to approve the minutes for the February 24, 2014, meeting. Kieran O'Rourke noted that an amendment is needed to replace the company name Advance Bronze with Seville Bronze. Kieran O'Rourke made a motion to approve the minutes with the amendment. Mayor Gene Sulzener seconded the motion. Three aye votes. Mr. Stallard and Mr. Landis abstained. The minutes were approved with noted amendment.

Privilege of the Floor:

Jane Webb presented information with rezoning her lots 13 & 15 on East Main Street. Mrs. Webb would like to combine the lot so the driveway goes with lot 15 and allow an easement for lot 13. The Commission shared a brief discussion. Mr. Bittaker did note that Mr. Hills plans had been reviewed by Mr. Lesiak and the plans did not have any problems. Mr. Fontana asked that this be carried to New Business.

Dave with Blair Rubber presented a plan to show some changes. Dave pointed out the CRA has a 100 foot proposal. Blair Rubber would like to put in a 3-Hour Safety Wall inside the building. This would allow a 24 foot setback. Plans are being created to allow for an underground overflow. They are working with Medina County for retention. The Engineering site plan is contingent on code. The Commission said at this time, no variances are needed. Mr. Pauley will confirm the plans with Mr. Lesiak. Mr. Stallard noted that Blair Rubber has had a fifty percent increase in the last few years.

Zoning Inspector's Report:

Mr. Bittaker reported a new house permit for Autumn Meadows and a new house permit for the Villas of Seville.

Economic Growth Report:

Mr. Stallard reported the National Historic review went well. CRA reviews through the Housing Council committed to 565 new jobs and there were actually 754 new jobs. Mr. Stallard feels the CRAs are doing their job and Seville is a good place to work. Mr. Stallard attended the last Economic Development meeting. The Panther building will be available in 2015. Mr. Stallard shared the CEO of the Fiber Optic group previously expressed that the Panther building is an elite building of Medina County.

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New Business:

Juyoung Joanna Choi, President of NYSKC Foundation, introduced herself and The Foundation. The Foundation was founded by Goshen in 1993. Ms. Choi shared the theology is restoration of worship and they have nine global divisions. The Foundation is working to develop a college at the old school building. The visions are the mission, education, and the ministry. The Foundation has been working with Mr. Stallard to get familiar with the contractors in the community. The Foundation will host an open house at the end of April. Ms. Choi is looking for musical groups to perform at the open house; music is a big part of their education. Ms. Choi shared The Foundation is looking forward to supporting the community. Ms. Choi was welcomed by the Commission and shared information to connect her with the Downtown Business Association.

Mayor Sulzener presented an email about workshops scheduled for 2014 with the Medina County Department of Planning Services.

Mr. Stallard made a motion to recommend to Council to pass the Ordinance for Jane Webb's lot split. Mr. Landis seconded the motion. Aye votes all.

Old & Pending Business:

Mr. Stallard shared a revised map outline for the historic boundaries that were suggested by Barbara Powers of the Historic Society. The new boundaries expand some areas due to the density of older homes. Mr. Stallard reminded everyone that the program does not restrict material as much as they value the architecture. Mr. Stallard reviewed the disc that came with the application and Mr. Stallard would like to have a work session for completion. Mr. Stallard thanked Council Carol Carter for renting the 15 passenger van for the Historical Society review and American Heritage restaurant for the wonderful lunch.

The Commission discussed dates for the work session. Mr. Stallard said he will contact Lynn Wiandt at the Library, Jane Webb, and Betty Wright for a date for the work session and get back with the Commission. It was discussed April 16<sup>th</sup> and 17<sup>th</sup> are good dates to be considered for the work session.

The Commission discussed Agenda deadlines that Chair Gordon brought up at last month's meeting. The discussion included if a seven day notice is really necessary to allow enough time for a proper review. There are concerns if an Agenda item comes in late and needs a decision. The reality of how the Commission functions necessitates a lead time. It was noted there are preliminary and formal site plans. It was discussed informational items can easily go under Privilege of the Floor. There was a brief discussion if it needs to be defined in the Zoning Code Book. Mayor Sulzener noted that these concerns are for the person responsible for distributing the Agendas and for Council having to make a motion to change the Agenda during meetings. The Commission decided to table the conversation to next month's meeting when Chair Gordon should be in attendance.

The Short and Long Term Goals presented by Chair Gordon last month were discussed. The historic district is in progress. The extension of downtown commercial designation north on State Route 3 will be discussed next month. Mayor Sulzener asked about the Comprehensive Plan and Zoning Code being reviewed. Mr. Pauley has spoken with Mr. Lesiak and it is recommended to consider reviewing them.

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In regards to the three to five year plan to re-examine zoning along State Route 3, Mr. Landis suggests making a decision to rezone only if property is sold. It was discussed the pedestrian access to Park Avenue is in progress.

Privilege of the Floor:

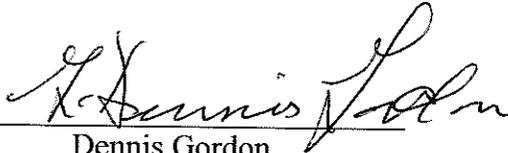
None.

Motion to adjourn by Mr. Stallard and seconded by Mayor Sulzener. All were in favor. The meeting adjourned at 8:02 p.m.

Mayor Sulzener asked the Commission to open the meeting at 8:02 p.m. Aye votes all. Mayor Sulzener made a recommendation for the Commission to make a motion to reappoint Jean Jamison as the Zoning Representative for the Housing Council. Rick Stallard made the motion to reappoint Jean Jamison as the Zoning Representative for the Housing Council. Mr. O'Rourke seconded the motion. Aye votes all.

Motion to adjourn by Mr. Fontana and seconded by Larry Landis. All were in favor. The meeting adjourned at 8:03 p.m.

Respectfully Submitted,



Dennis Gordon  
Chairman