



Zoning & Planning Commission Meeting  
March 25, 2013

Call to Order:

Acting Chair Mayor Sulzener called the meeting to order at 7:00 p.m.

Pledge of Allegiance:

Roll Call:

Present: Mayor Gene Sulzener, Dennis Gordon, Rick Stallard, Kieran O'Rourke, and Alternate Larry Landis.

Absent: Pete Fontana

A moment was taken to welcome Attorney Brandon Pauley to the meeting.

Approval of Minutes:

Rick Stallard made a motion to approve the minutes of the February 25, 2013, meeting. Kieran O'Rourke seconded the motion. Four aye votes. Mr. O'Rourke abstained. The minutes were approved as written.

Zoning Inspector's Report:

Mr. Bittaker had a request from the Seville Animal Hospital to put a trailer off to the side to collect aluminum cans for a fundraiser. Rick Stallard made a motion to approve the conditional request for the trailer for one to two months. Larry Landis seconded the motion. Aye votes all.

Mr. Bittaker noted that the Commission may have someone coming in to next month's meeting to request a conditional permit use for a pizza shop in the downstairs of the VFW.

Mr. Bittaker reported there have been two building permits acquired for new residential construction.

Mr. Bittaker presented the Commission with an updated zoning map for their review and asked that the Commission let him know about any concerns. Mr. Bittaker will also send an email copy of the zoning map to the Commission. The map should include the ordinance updates for the last three years.

Economic Growth Report:

Rick Stallard gave the Commission a print out for the status of CRA Tax Abatement Agreements, see attached.

Zoning & Planning Commission Meeting

March 25, 2013

Page 2

Downtown Restoration Ad-Hoc Committee:

Mayor Sulzener said there was an informal meeting held. The non-governmental appointed committee will come from the Ad-Hoc Committee. The Ad-Hoc Committee will be disbanded after the new committee is created.

New Business:

None.

Old & Pending Business:

Rick Stallard attended a meeting for Medina County run by Medina City for grants that are available for brownfields. There is potential for the grant to cover phase one and phase two evaluations, and a clean-up plan. Mr. Stallard will be working on obtaining the grants.

Larry Landis will be talking with the Streets and Parks Departments on Wednesday, March 27<sup>th</sup>, about the parking signs. Design options were discussed to have a historic look. The downtown businesses may have some ideas to present.

Mayor Sulzener has spoken with some downtown businesses including Seville Bronze. Seville Bronze asked their employees to park in a designated area. The Mill will be taking down the older part of the mill this summer. There is potential to use parking by the old mill area for downtown business employees once the area is cleared.

There was a discussion for a work session to define the historic district. The boundaries were discussed. The historic district would allow less stringent policies for businesses. Mr. Pauley will check on language needed for the ordinance. There was a discussion about the downside of doing a historic district. At this time, the Commission does not see a disadvantage to the historic district. The zoning codes will need to coincide with historic district. An agenda will be planned for a work session to be held on April 22<sup>nd</sup> after the regular zoning meeting.

A motion was made by Rick Stallard to recommend to Council to amend the zone map to rezone the downtown area to a Historic District and Mixed Use Overlay District. The area was defined as from the center of town south on Milton Street to the end of Village Limits, going north to Lafayette Street including both sides, going to the east to Liberty Street including both sides, and to the west on Pleasant Street to the point of San Hope Park, and going on West Main Street to High Street and west to Water Street and all other streets. Larry Landis seconded the motion. Aye votes all.

Privilege of the Floor:

None.

Motion to adjourn by Rick Stallard and seconded by Kieran O'Rourke. All were in favor. The Meeting adjourned at 7:50 p.m.

  
\_\_\_\_\_  
Gene Sulzener, Mayor  
Acting Chairman

  
\_\_\_\_\_  
Kevin Bittaker  
Zoning Inspector

## Village of Seville: Status of CRA Tax Abatement Agreements

Company	Commitment Made in CRA Agreement				Results Reported for 2012									
	# Jobs Retained	# Jobs Created	New Payroll	Eligible Real Property Investment	Actual # Jobs Retained	Actual # Jobs Created	Actual Annual New Payroll	Eligible Real Property Investment	Actual Real Property Investment	Term of abatement	Total Taxes paid since start of Agreement	Taxes paid 2012		
Archer Realty Advisors**	24	6	\$100,000	\$1,200,000	23	0	\$0	\$1,200,000	\$2,100,000	100%, 10 yr	\$181,541	\$18,705		
Atlantic Tool & Die	0	30	\$942,560	\$3,830,000	0	48	\$1,556,000	\$3,830,000	\$6,030,000	60%, 10 yr	\$130,070	\$26,305		
Blair Rubber**	33	10	\$250,000	\$3,000,000	33	21	\$860,144	\$3,000,000	\$3,090,750	60%, 10 yr	\$87,999	\$14,243		
BleachTech	0	8	\$240,000	\$1,600,000	0	28	\$1,800,000	\$1,579,000	\$1,579,000	100%, 15 yr	\$172,948	\$20,294		
North Gateway Tire	33	5	\$110,000	\$4,600,000	33	1	\$47,000	\$4,600,000	\$4,600,000	60%, 15 yr	\$110,403	\$27,931		
CBR Properties	0	5	\$250,000	\$550,000	0	2	\$81,709	\$550,000	\$550,000	50%, 10 yr	\$15,019	\$3,800		
Ohio Wholesale (2000)	125	25	\$500,000	\$1,500,000	91	14	\$318,307	\$1,500,000	\$1,977,000	50%, 14 yr	\$97,298	\$12,758		
Ohio Wholesale (2003)**	200	25	\$500,000	\$2,100,000	91	14	\$318,307	\$2,100,000	\$2,598,000	100%, 15 yr	\$351,595	\$37,080		
Wilcare Panther**	111	14	\$336,000	\$3,918,500	144	123	\$2,880,000	\$3,918,500	\$4,400,000	100%, 15 yr	\$508,520	\$67,517		
Benchmark Craftsmen	22	3	\$150,000	\$715,000	22	5	\$204,000	\$715,000	\$2,345,010	50%, 12 yr	\$7,719	\$3,868		
The Learning Garden	0	20	\$104,832	\$1,500,000	0	15	\$259,713	\$1,500,000	\$1,500,000	50%, 10 yr	\$23,995	\$8,077		
World Truck Towing	19	8	\$260,000	\$250,000	19	7	\$249,000	\$250,000	\$758,000	50%, 10 yr	\$12,377	\$4,167		
<b>TOTAL (12 Projects*)</b>	<b>442</b>	<b>159</b>	<b>\$3,743,392</b>	<b>\$24,763,500</b>	<b>456</b>	<b>278</b>	<b>\$8,255,873</b>	<b>\$24,742,500</b>	<b>\$31,527,760</b>		<b>\$1,699,484</b>	<b>\$244,744</b>		

Total Number of Retained & New Jobs: **601**      643

\* Also, who created jobs data includes 2003 only  
 \*\* ESTIMATED TAX ABATEMENT: Size of abated taxes are paid back by company directly to Medina County