



Zoning & Planning Commission Meeting
May 27, 2014

Call to Order:

Chair Dennis Gordon called the meeting to order at 7:01 p.m.

Pledge of Allegiance

Roll Call:

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

Approval of Minutes:

Kieran O'Rourke made a motion to approve the minutes for the April 28, 2014, meeting. Chair Gordon seconded the motion. Three aye votes. Rick Stallard abstained. The minutes were approved as written.

Privilege of the Floor:

Kevin Tittle of Decor Design Construction inquired about changing side setbacks for lots on Mandarin Drive. Mr. Tittle is asking for a ten foot setback instead of the current 15 foot setback for Village Lots 1255, 1257, 1258, and 1259. Mr. Tittle was recommended to the Board of Zoning Appeals. The Commission explained the meeting and hearing process.

Zoning Inspector's Report:

Kevin Bittaker was unavailable. The Mayor said there was nothing to report at this time.

Economic Growth Report:

Mr. Stallard is very positive there are better things on the horizon for Seville. Mr. Stallard is unable to disclose any information at this time. Rick Stallard reported he attended the last Economic Growth meeting at SFC in Sharon Township.

New Business:

None.

Old & Pending Business:

It was explained there was confusion on the 2nd meeting for the Historical Application. A future date was discussed. Chair Gordon will talk with the residents who were at the first meeting to see if they would be available to meet after the next zoning meeting.

There was a discussion on the Comprehensive Plan. Chair Gordon noted that the figures will need to be updated. Mr. O'Rourke mentioned the dynamic has changed with the Village no longer having the school. It was discussed the economic market does influence the changes. There was a discussion on having a business balance in the Village. Mr. Stallard feels having a presence at the Economic Development meetings has provided opportunities toward the balance.

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Old & Pending Business (continued):

Another concern is the Village's visual appearance and still be business friendly. Mr. Stallard noted that Seville Bronze willingly kept their new building architecturally compatible to downtown.

Chair Gordon suggested considering working a Joint Economic Development District (JEDD) with Guilford Township for the two corners of I-76 future development. There is a possibility for future development to be mutually beneficial.

There was a discussion on the acres that are left for development and what types of businesses could consider purchasing the land.

A consideration was discussed to make an addendum verse a whole new plan. Brandon Pauley confirmed that the addendum is a viable option. Chair Gordon will work with Medina County to get current figures for the plan.

The Commission discussed Chapter 4. The prevailing themes seem to be the ones that are still felt important today. The Village is still trying to maintain the Village's small town atmosphere. Sidewalks and landscaping are still considered with development planning. Chair Gordon would like to see the sidewalks and trails work towards being bicycle friendly. After a discussion, it was felt the goal is covered with numbers 5 and 6 of Chapter 4. Unfortunately, some of the sidewalk goals on State Route 3 depend on the Ohio Department of Transportation.

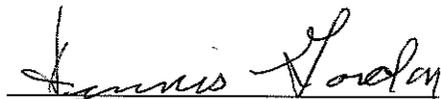
Chair Gordon asked everyone to think about the discussion and bring concerns to the next meeting in June.

Privilege of the Floor:

None.

Motion to adjourn by Mayor Sulzener and seconded by Mr. O'Rourke. All were in favor. The meeting adjourned at 7:59 p.m.

Respectfully Submitted,



Dennis Gordon
Chairman