



Zoning & Planning Commission Meeting  
May 28, 2013

Call to Order:

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

Pledge of Allegiance

Roll Call:

Present: Mayor Gene Sulzener, Rick Stallard, and Kieran O'Rourke

Absent: Chair Pete Fontana and Dennis Gordon

Approval of Minutes:

Kieran O'Rourke made a motion to approve the minutes of the April 22, 2013, meeting. Rick Stallard seconded the motion. Aye votes all. The minutes were approved as written.

The minutes for the work session on April 22, 2013, were discussed. The concern is a discussion brought from the floor about building maintenance. The question was if the property owners are unwilling to restore their property what can the Zoning Commission, The Zoning Inspector, or The Village do about it? The option for the property owner to sell and move on was what was discussed and not necessarily intended to be enforced. Mr. Stallard made a motion to hold the minutes until the next meeting in June. Mr. O'Rourke seconded the motion. Aye votes all.

Zoning Inspector's Report:

Mr. Bittaker had sent an email to Mayor Sulzener. The compliance letters have been mailed letting property owners know their grass needs to be cut. The Streets' Department will take care of properties once the time period has passed if an owner has not taken care of the work. Mayor Sulzener has asked for identification of properties.

A letter has been sent to Mr. Bittaker from Attorney Stan Scheetz and copies have been given to the Commission for review. The letter has recommendations for changes and updates for the current Zoning Code. This will be discussed in new business.

Economic Growth Report:

A new CRA Agreement is coming to The Village of Seville. HOPS Therapy Services will be moving to the corner of Panther Parkway and Route 3. The Medina Economic Development meeting in May was held in Seville. Mr. Stallard was in Washington D.C. and Mayor Sulzener attended. There is a new owner for Kurt's Auto Parts. The name has been changed to Seville Auto Parts. The new owners are David & Linda Stallard. Employees will be retained. The VFW Hall is now under contract.

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Economic Growth Report (continued):

The Mayor reported at the meeting he received many compliments from state officials on the direction, expansion, and where The Village is going with growth. The meeting included a walk through Atlantic Tool & Die. Mayor Sulzener is impressed with the amazing auto parts they manufacture for Honda and Ford. There is a lot of robotic equipment, stamped equipment, and welding. The management is cooperative, pleased with their location and their involvement in the community. The Mayor shared contact information with the management.

The HOPS Therapy Services CRA meeting will be Friday, May 31<sup>st</sup> at 2 p.m. at their current location. Mr. Stallard will attend.

Downtown Restoration Ad-Hoc Committee:

No meetings scheduled at this time.

New Business:

The letter dated March 5<sup>th</sup> from Mr. Scheetz. There was a discussion about the updates that Mr. Scheetz mentions in the letter. After discussion, the Commission decided to wait for next month's meeting. It appears the Zoning needs to be updated on the public side. The Commission recommends asking Mr. Bittaker for updated information. Mr. Stallard noted how involved Mr. Scheetz has been with The Village of Seville as a property owner and an investor and appreciates Mr. Scheetz's contributions.

Old & Pending Business:

Mr. Stallard has reached out to Lodi and Wadsworth to work on grants together for the brownfields.

Mayor Sulzener reported the Streets' Department has received and is installing the parking signs. Mr. Sobczak will black out the lines by the school and make regular parking spaces. An area will be defined for bus parking. Mr. Stallard would like to see the property by the old BOPA building be used for parking and start the planning budget. Mr. Sobczak is in the process of collecting information for expenses for budget purposes.

There was a discussion about the verbiage in the lease for parking for the tenant at the old BOPA building. Research will be needed.

The Mayor would like to clarify his desire for The Historic District. The Mayor feels that keeping with the Main Street recommendations there will be some guidelines needed, not necessarily zoning laws, regulations, or ordinances, which will point out the Commission's hopes to restore the downtown area. The Mayor would like to pull resources from other communities to assist the Commission to create the guidelines to give to property owners. The intention is to promote the use and preservation of historic buildings. This would help in the value and revitalization in the downtown area and help make a plan to get there.

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Old & Pending Business (continued):

Mr. Stallard expressed he thought the purpose was to get the store fronts full and help business and property owners. Mr. Stallard's intentions were no more than to register certain parameters as a historic district and not get involved with all the other criteria. Mr. Stallard thought this would help the owners get laxer building codes and easier ADA compliance. It is then up to the owners to comply with the grant requirements. Mr. Stallard said the Zoning and International Maintenance Codes are in place and work. Mr. Stallard said he is not for handcuffing the owners to say the building have to look a certain way. Mr. Stallard also feels it takes an owner's private property rights away. Mayor Sulzener confirmed that is not the intent.

Mr. O'Rourke agreed with Mr. Stallard and supports the property owners and feels the property owners should have the loudest voice. Mr. O'Rourke pointed out there is not a formal request from the property owners as a group to ask for The Village's support. Mr. O'Rourke would feel better to know what the owners want before going forward and give the property owners the support they do want.

Mayor Sulzener asked the Commission about the Main Street recommendation for The Village to register with the National Register Historic District. Mayor Sulzener reminded everyone this does not place any restrictions on properties. It can open opportunities to state funding, federal tax credits, and possibly alternative historic building codes, which could lessen the burden on property owners interested in making small, incremental improvements to their properties without complying with strict standards for new construction, as is now currently the case. There was a discussion on the parameters previously discussed. Mr. O'Rourke suggested a public meeting before application is completed. Mr. Stallard said it will take three months before the ordinance is passed and will give ample time to create publicity. Mr. Stallard made a motion to recommend to Council to nominate the parameters given at last month's meeting for the National Register Historic District. Mr. O'Rourke seconded the motion. Aye votes all.

Mr. Pauley will look into the fine print of the National Register.

Mr. O'Rourke asked the Commission to get the Zoning Appeals Board updated. The appointment is for 6 years. There was a discussion about terms for Council members and civil appointments.

Mr. Pauley reported he had researched funding for The Village of Seville to be Certified Local Government (CLG) and the process for a business owner to apply for state and federal funding. Based on the historic district there are restrictions, code provisions, and The Village would need an architectural review board in place.

Mayor Sulzener asked the Commission to consider setting aside grant money from the general fund for local grant opportunities to help with the historic appearance.

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Privilege of the Floor:

Nancy Litman with Sunlit Solar had concerns about zoning and asked if there is a permit needed for an underground array. There was a discussion about following the electrical codes and the codes for Structures. The Commission will address adding the solar array and wind turbines to the Zoning Code Book.

Motion to adjourn by Rick Stallard and seconded by Kieran O'Rourke. All were in favor. The meeting adjourned at 8:17 p.m.



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Mayor Gene Sulzener  
Acting Chairman