



Zoning & Planning Commission
May 29, 2012

Call to Order:

Mayor Gene Sulzener called the meeting to order at 7:01 p.m.

Pledge of Allegiance

Roll Call:

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

Approval of Minutes:

Dennis Gordon made a motion to approve the minutes of April 23, 2012. Rick Stallard seconded the motion. There were three Aye votes and Rick Stallard and Larry Landis abstained. The minutes were approved as written.

The Zoning Committee will hold the approval of the Zoning Work Session minutes for April 30th until the June 25th meeting.

Zoning Inspectors Report:

Kevin Bittaker received an application for a conditional use permit for CC Supply to store shingles behind their building to be heard at the next Zoning & Planning Meeting. The grass letters have been sent out. The Street Department now has the authority to cut the lawns.

Economic Growth Report:

Rick Stallard reported he received the Upper Chippewa Creek Manual and with this comes many benefits including a priority for grants. Mr. Stallard presented a grant in Washington D.C. on behalf of the Village of Seville for \$50,000. The grant was denied and The Village of Seville was referred to a Main Street Grant. The presentation, proposal, and passion were well liked. Mr. Stallard is working on the new grant with Main Street due June 1st. This grant is handed out in \$1,500 increments. This grant could help us with the downtown, clean up and remove tanks in the ground. Mr. Stallard was able to meet Sherrod Brown, Jim Renacci, Bob Gibbs and Betty Sutton.

Mr. Stan Scheetz has prepared a tour of Seville for The Commission and Council to help everyone recognize the potential uses and Mr. Scheetz's zoning concerns. The bus is being provided by the Learning Garden.

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New Business:

Autumn Meadows Development, Phase 2. Residents brought attention to The Village of work being done in the Wetland. Mr. Bittaker made the appropriate contacts and learned there isn't anything the Village can do until there is a violation on site. The area East of the Wetland had been drained and trees have been removed.

Bryan Webber, the new Wetland property owner, came to the meeting to explain his plan. Mr. Webber has no intention of eliminating the Wetland, but is actually deepening the Wetland to meet guidelines of Ducks Unlimited. The Wetlands will be returned to a more natural state and transformed to a cleaner and more aesthetic area. The dead wood is what was removed. Once excavation is done Mr. Webber will plant grass. The 20 lots that were platted are still for sale. Mr. Webber will complete the road for the 18 additional platted lots. Mr. Webber is planning to keep the remaining 52 acres in agriculture.

Dennis Gordon was concerned how the changes will affect the drainage. Mr. Webber explained the control structure should retain the water and the dirt will be grated to flow to the North and South side of the road.

There was a further discussion of drainage and catch basins. Mr. Webber will work with soil distribution in a thin layer to benefit to the properties. Mr. Webber is not in development but property management.

Mr. O'Rourke asked if Mr. Webber has talked with OEPA. The OEPA is fine with the project due to the main elevation remaining the same.

Lori Shelton of 177 Pine Needle commented that it would have been nice to have been notified of the changes. Her property does back up to the association. Mayor Sulzener stated the Commission and The Village was unaware and asked in the future any changes could be brought to The Village's attention so that The Village is aware of the plan so The Village can answer questions. Mr. Webber explained he just didn't take it into consideration.

Mr. Gene Couchy of 4910 Mandarin Drive, expressed his appreciation for the input and respect from Mr. Webber.

Mark McCrork of 4853 Mandarin Drive, President of the HOA, asked about jurisdiction and Mr. Webber said it was the OEPA.

Bonnie Gordon would like to know how to elevate the problems this confusion has created. It will be difficult due to being property management over development.

Mr. Webber said the advantages to his improvements could be seen as early as September or October.

Larry Landis and the Commission expressed his appreciation for Mr. Webber coming to share his plan. Mr. Webber said he will have better communication in the future.

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New Business (con't):

Mayor Sulzener will be attending a meeting at Medina County Commissioner's office for a demolition grant. The Mayor feels at this time there are at least three homes that could be considered. The last demolition The Village spent \$17,400.

Old & Pending Business:

Mayor Sulzener reported the Work Session on April 30th for the Downtown Devopment Plan identified interested parties to be a part of the Ad Hoc Committee. At this time there has not been a date set for the first Ad Hoc Committee meeting.

Mr. Scheetz has presented a number of ideas and suggestions. Mayor Sulzener asked the Commission to review and identify issues and see what items the Commission can provide action. Some of the items are safety issues and may need an ordinance to demand changes.

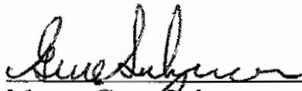
Privilege of the Floor:

Mr. Scheetz let the Commission know at this time there are only four seats left on Wednesday's tour.

Barb Schwartz followed up on the addresses with Ted Lesiak and The Village does not have any legislation to govern the addresses.

Jody Donofrio of Pineview Estates asked about the arsenic levels in the water. Mr. Bittaker does not have a concern. In 2008 the Village started a new plant.

There was a motion to adjourn by Larry Landis and seconded by Rick Stallard. All were in favor. The Meeting adjourned at 8:05 p.m.



Mayor Gene Sulzener
Acting Chairman



Kevin Bittaker
Zoning Inspector