



Zoning & Planning Commission Meeting  
June 22, 2015

Call to Order:

Chair Dennis Gordon called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call:

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

Approval of Minutes:

Rick Stallard made a motion to approve the minutes for the May 26, 2015, meeting. Kieran O'Rourke seconded the motion. Three aye votes. Chair Gordon and Mr. Fontana abstained. The minutes were approved as written.

Privilege of the Floor:

Leslie Miller and Janine Sustarsic of Peace by Piece presented information for historic downtown Seville signs they would like to display at the four corners of downtown. A picture of the sign is attached. There was a discussion about the information presented in regards to zoning and installation. Pete Fontana made a motion to approve the proposed signage at the four corners of downtown. Rick Stallard seconded the motion. Aye votes all. There was further discussion that Council needs to approve the signs. There was discussion that the time the process takes is critical due to the pricing special. Pete Fontana amended the motion to a recommendation to Council to approve the signage at the proposed locations. Mayor Sulzener seconded the motion. Aye votes all.

Zoning Inspector's Report:

The attached report was submitted by Mr. Clarkson.

Economic Growth Report:

Mr. Stallard was unable to attend the last meeting due to illness.

New Business:

Mr. John Kropf of Wagner Law Firm spoke on behalf of Nagy's Collision Center for a split lot approval. There was discussion about the shape and width of the lots. Locations of curb cuts were discussed. Mr. Kropf did disclose First National Bank merged with Farmers National Bank and Farmers National Bank would be the legal owner. Mr. Pauley said that a recommendation by Zoning would be needed for Council. There was a discussion about the steps in the process for approval. Mr. Pauley will check into the process and follow up with Mr. Clarkson, the Zoning Inspector, so he can give an approval signature tomorrow. Rick Stallard made a motion to approve the lot split contingent on Counsel's approval. The motion was seconded by Pete Fontana. Aye votes all.

Old & Pending Business:

Mr. Stallard said there is no new information on the Historic Application at this time. The people involved with the process are still working on the Bicentennial Celebration.

Privilege of the Floor:

Carol Carter mentioned she was out of town for last month's meeting and asked for all of Council to have access to meeting minutes. Mrs. Carter has concerns with the process to enforce the zoning codes. She has concerns for Pleasant Street, Schneiders and Camelot. There was a discussion about the judgement that was unable to be executed against Camelot. Mr. Pauley said it becomes a cost effective analysis as whether to prosecute. Mr. Scheetz discussed the codes to be used to make stiff penalties from the Zoning Code Book. Carol Carter said she would drive around and report to Tom Clarkson the addresses that violate codes. Mrs. Carter expressed she has been a life time resident and follows the codes. It was discussed that the draft of the minutes can go to Council along with Mr. Clarkson's report.

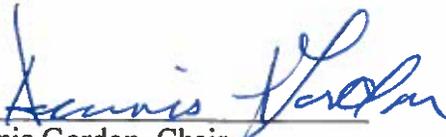
Mr. Fontana noted there are more than weeded parking lots and lawns that are not mowed. There was a discussion how this can create more work than one person can handle. Mrs. Carter offered again to help file the complaints. Mr. Fontana's concern is having enough man power to take action. Mr. O'Rourke said that over time the work would peak and lesson. It was mentioned that it also seasonal work. Mr. Stallard recommended adding verbiage to letters about the penalties that can be imposed. It was discussed the complaint driven method came from the International Maintenance Code.

Mr. Stallard asked about reinforcing the judgement against Camelot. There was a discussion about sending a new letter showing the penalties that the Village can enforce. Mr. O'Rourke is concerned about the tone it sets to have companies and residents violating the codes. Mr. O'Rourke offered to add information to the BOPA news early in next year's letters. Mr. Pauley will check with Ted Lesiak on the Camelot case and what can legally be done.

Mr. Sheetz wanted to make the Commission aware of the new dentist location, former Bertemes building, means a loss of A to Z Logistics, Blue Men Moving, Will Bertemes, CPA, Ideal Pest Control, and Michael Johnson Insurance. All will be leaving Seville and moving to Medina. In addition, Variety Contractors went up for sale over the weekend. Beacon Partners Healthcare is now for sale. Mr. Scheetz said this means there are several places that will need to be revitalized and means a tax loss.

Motion to adjourn by Mayor Sulzener and seconded by Pete Fontana. All were in favor. The meeting adjourned at 7:52 p.m.

Respectfully Submitted,

  
Dennis Gordon, Chair

Customer  
Historic Seville

Signature

Date  
5/15/15

Drawing #  
HS-001

Rev.  
A

File Name  
Historic\_Signs.cdr

Artist  
Chris

Signage Details

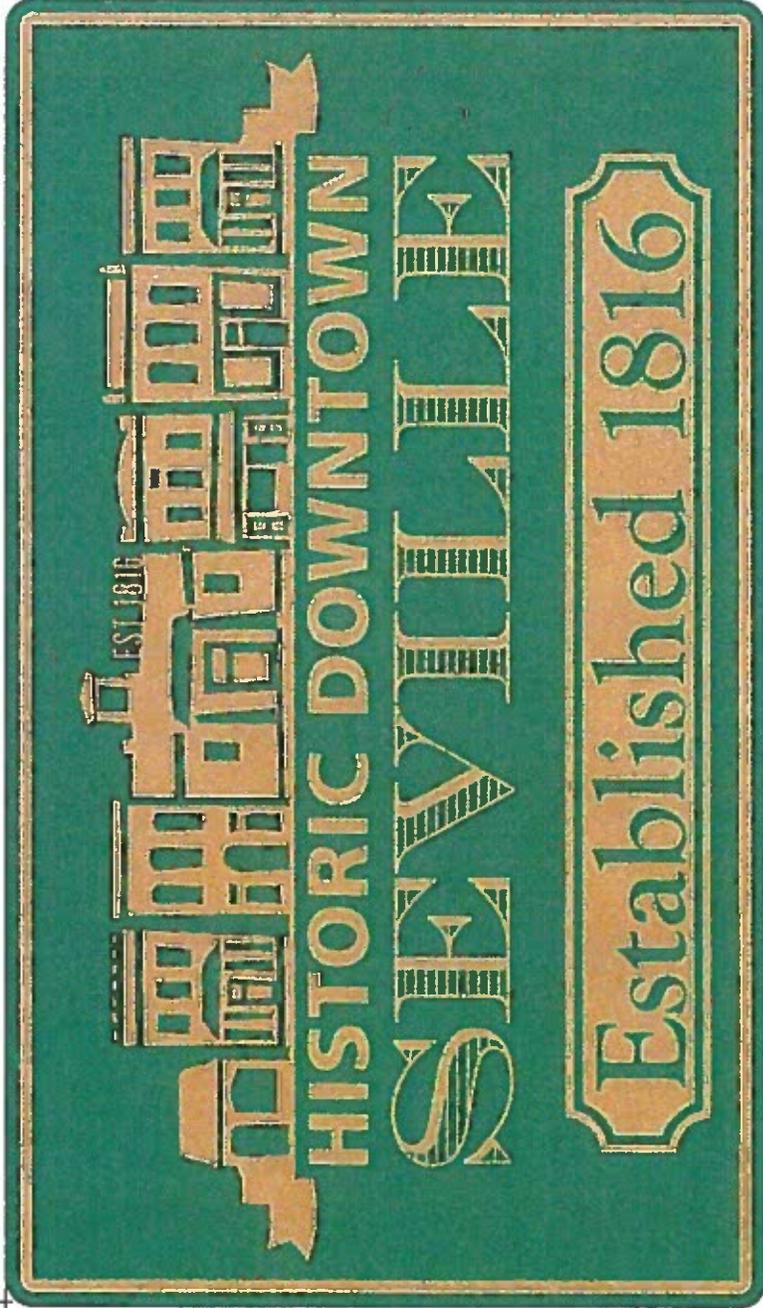
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w/ vinyl.  
\$40-60

Notes



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24"



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## Zoning & Activity Report June 22- July27 2015

- 1) Talked with property owner at 40 Pleasant St. re property located at 89 W. Main St. (open burning). Police and Fire Department have visited the property and talked to the renter about burning within the Village. The Village Attorney issued an opinion as to how the situation should be handled . There have been numerous emails going back and forth on this with several council members, the Mayor, myself and Mr. Lesiak
- 2) Talked with property owner at 63 N. Center St re fencing, They needed to find back corner pins in order to issue a permit. Permit issued 7/27/2015 after marketing corner pins.
- 3) 120 Sprucewood Dr., issued fence permit, 7/1/2015
- 4) Met with owner & contractor for proposed new garage at 35 High Street. Permit issued 7/1/2015
- 5) New construction permit issued to Mason Builders, 4933 Meadow Cr, private street off Mandarin Dr., 7/1/2015
- 6) New construction permit issued for 5001 Mandarin Dr., Décor Design Construction, 7/1/2015
- 7) Met with owner of 100 Water St. re construction of new Garage, permit issued 7/7/2015

- 8) Talked to new owner of 140 W. Greenwich Rd. re fencing. Issued permit 7/7/2015
- 9) New Construction permit issued for 4993 Mandarin Dr., Décor Construction, 7/21/2015
- 10) New Construction permit issued for 4972 Mandarin Dr., 7/25/2015
- 11) New Construction permit issued for 9284 Towpath, Evan Gasser, 7/27/2015
- 12) Received a list of 8 complaints on 7/27/2015. Looked at all plus an additional 2 properties located at 41 Pleasant St. and the former Akron Products property on Milton street re grass mowing and dead trees. Talked to owner Bill Adams who said mowing will be completed within a week. Then trees cut.

Tom Clarkson  
Zoning Inspector  
Village of Seville