



Zoning & Planning Commission Meeting
August 24, 2015

Call to Order:

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

Pledge of Allegiance

Roll Call:

Present: Chair Dennis Gordon (arrived 7:12 p.m.), Mayor Gene Sulzener, Rick Stallard, Kieran O'Rourke, and Pete Fontana

Approval of Minutes:

Kieran O'Rourke made a motion to approve the minutes for the July 27, 2015, meeting. Rick Stallard seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

Paula Reed asked for a status on a list of zoning concerns she had previously submitted. There was a discussion about the properties on the list. Mrs. Reed expressed her concerns for the lack of citations. There was a conversation of Mr. Clarkson's rights as the Zoning Inspector. Mrs. Reed expressed her concerns for the downtown looking depressed and feels the Village is not a depressed town. Mrs. Reed asked to add 98 Water Street, 296 W. Greenwich, and 25 Center Street to the list. There is an email attached from the owner of 25 Center Street. There was a discussion that citations involve a process and take time. The Mayor and Mr. Clarkson will work together to continue to work on the list of complaints.

Carol Carter applauded Mrs. Reed for her concerns for the Village. Mrs. Carter expressed her concerns about placing complaints and feels there is a problem with the citation process being dragged out. Mayor Sulzener explained 25 Center Street has made changes and waiting for confirmation that the changes have been done in a safe manner.

Mr. Fontana expressed he would like to see a more positive view about what is being done and not just what hasn't been addressed. Mr. Fontana reminded everyone that the Commission tries to be as fair as possible.

There was a discussion of a few of the problems that Mr. Clarkson runs into trying to give citations with incorrect addresses and phone calls from people that do not live within the Village.

Mr. Landis shared information of the back alley downtown being cleaned up and possibly used for parking.

Mr. Scheetz reminded the Commission the old Panther Training Center still has not been mowed. There was a discussion that the mowing is supposed to be 50 foot adjacent to the road.

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Privilege of the Floor (continued)

Ray Creadon was unavailable.

Mr. Joe Burgoon of Lewis Land Professionals, Inc. asked the Commission for a site review of 17 acres of wooded land spit from the farm parcel and added to Village Lot 1081. Rick Stallard made a motion to approve the lot split. Pete Fontana seconded the motion. Aye votes all.

Zoning Inspector's Report:

The attached report was submitted by Mr. Clarkson. Mr. Clarkson stated he has reason to believe Autumn Meadows is gearing up to open Phase 3.

Economic Growth Report:

Mr. Rick Stallard reported there was not an official meeting this past month. Mr. Stallard did attend a strategy meeting and reported Seville is a star for industry with the CRA developments. Mr. Stallard informed the Commission Council had previously passed an ordinance to allow testing done on the old gas station properties. Mr. Stallard will work on getting the testing done as part of the application process for the grants available.

New Business:

None.

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.

Mr. Gordon asked to move forward on the agenda to the Camelot discussion. Letters have been sent to Camelot. There was a discussion if there should be legal action. Pete Fontana made a recommendation to Council to take legal action against Camelot if they are not in compliance with the zoning codes as spelled out in Mr. Clarkson's letter. Rick Stallard seconded the motion. Aye votes all.

Chair Gordon asked for opinions on actions to take toward Zoning Code, Section 412. There was conversation about the size of the code book, how to have the manpower to enforce the violations of the existing satellite dishes, and some felt the code was out of date. There was a discussion about how the code was written for the five foot satellite dishes. It was discussed the resident's rights to choose cable or satellite dishes and the changing market. Mr. Fontana had spoken with a dish company and reported the current satellite dishes are 18 inches. Changing the size in the code would allow residents to be compliant. Concerns were given as whether to take the code out or just change certain wording. There was a discussion about the residents choosing locations and whether there is a roof or pole mount for the satellite dishes. Mr. O'Rourke expressed his concerns with the whole zoning code being about negative liberties about the residents' rights and the collective good that comes with the regulations.

Pete Fontana made a motion to recommend to Council to change Section 412.02 language from 18 inch diameter to 24 inch diameter in the first and second paragraph. All other language remains the same. This allows 24 inch and larger satellite dishes to apply for a permit. Kieran O'Rourke seconded the motion. Aye votes all.

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Privilege of the Floor:

None.

Motion to adjourn by Mayor Sulzener and seconded by Pete Fontana. All were in favor. The meeting adjourned at 8:03 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Gene Sulzener", written over a horizontal line.

Mayor Gene Sulzener, Acting Chair

Zoning Report through August 24, 2015

- 1) Permit issued for new Fuel storage tank at 320 Ryan Rd, LDJ Seville Ltd.
- 2) New sign permit for 83 High Street, Meadowview Care Center.
- 3) New Sign for Farmers national Bank, Formally First Nat Bank. Orville
- 4) Met with Mayor Sulzener re 25 Center street, (see attached email and response)
- 5) Met with Barbara Bates, 204 Beth Dr. re regulations for storage shed and where it could be installed. No permit issued
- 6) Request for new zoning permit from Tom Mason, Not granted, Lot not staked
- 7) Met with Surveyor re property being surveyed on Easton farm property. (Lewis Land Professionals, Inc are presenting proposal at 8/24/2015 Zoning meeting.)
- 8) Talked with Morgan Faunce of Gerspacher Real Estate re the property on Panther Pkwy, across from former Panther headquarters building. Mentioned that grass has not been mowed. He said he would talk to owners. I will check back this week to find out if any progress is being made.
- 9) Phase III of Autumn Meadows Subdivision is in process of being reviewed by C.P.D. Engineering for preliminary approval.
- 10) Vacant lot West of Grace Lane Apts. Talked to owner Will be mowed by owner by no later than 9/4/2015. Mr. Yonkof was made aware that if it is not mowed and the Village has to mow, the cost would be much higher. As of 8/24/2015.

Contractor inquiries re driveway extensions and complaints on same 2' off property edge is standard answer

Tom Clarkson, Seville Zoning Inspector



Zoning Inspector <zoninginspector@villageofseville.org>

Ordinance 2014-09

2 messages

djdjhacker@yahoo.com <djdjhacker@yahoo.com>

Wed, Aug 19, 2015 at 12:01 PM

Reply-To: djdjhacker@yahoo.com

To: "llandis@villageofseville.org" <llandis@villageofseville.org>, "ccarter@villageofseville.org" <ccarter@villageofseville.org>, "bdemiter@villageofseville.org" <bdemiter@villageofseville.org>, "lmiller@villageofseville.org" <lmiller@villageofseville.org>, "krhoads@villageofseville.org" <krhoads@villageofseville.org>, "rstallard@villageofseville.org" <rstallard@villageofseville.org>
 Cc: "zoninginspector@villageofseville.org" <zoninginspector@villageofseville.org>

Larry Landis, Council President, and Council Members,

It has been brought to our attention, through the August 15th Trading Post Seville Village Council article, that Ordinance 2014-09, referencing the property at 25 Center Street, is still open. It has been repaired for several months and we understood Tom Clarkson was to communicate this to council so it could be removed from your agenda.

Sincerely,
 David Hacker Jr.

cc: Tom Clarkson

Zoning Inspector <zoninginspector@villageofseville.org>

Wed, Aug 19, 2015 at 2:07 PM

To: djdjhacker@yahoo.com

Cc: "llandis@villageofseville.org" <llandis@villageofseville.org>, "ccarter@villageofseville.org" <ccarter@villageofseville.org>, "bdemiter@villageofseville.org" <bdemiter@villageofseville.org>, "lmiller@villageofseville.org" <lmiller@villageofseville.org>, "krhoads@villageofseville.org" <krhoads@villageofseville.org>, "rstallard@villageofseville.org" <rstallard@villageofseville.org>, Gene Sulzener <mayor@villageofseville.org>

Dear Mr. Hacker

Just so you know I informed the Mayor and the zoning commission as to the progress made to the property. Scrap material/metal/wood that you had removed I also mentioned that the holes in the roof had been repaired and that the East end of the building had new siding installed (T-111, I believe). We did talk about painting the exterior of the building. You agreed. It has not been completed. There is still material (scrap lumber etc.) on site. You stated that you wanted to salvage as much of the material you could. You would stack and cover the material you salvaged for future use. This has not been completed. I was told that several members of the Village Council & the Mayor visited the property. Apparently they were not happy at what they saw. The West end of the building has trash/ debris/weeds. This should be taken care of immediately. I have stopped by the property 5-10 times over the last 1 1/2 months to keep an eye on your progress. Had the work been completed as discussed, I don't believe any of this would have continued to be an issue. As a result, others become involved and voice their opinions. I will always try to respond to questions and concerns, not only from members of the Zoning Board, Village Council, and Mayor, but any residents of the Village of Seville and non residents with general Zoning inquiries