



Zoning & Planning Commission Meeting
September 28, 2015

Call to Order:

Mayor 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, Larry Landis and Pete Fontana
(arrived 7:22 p.m.)

Absent: Chair Gordon

Approval of Minutes:

Rick Stallard made a motion to approve the minutes for the August 24, 2015, meeting. Kieran O'Rourke seconded the motion. Three aye votes. Mr. Landis abstained. The minutes were approved as written.

Privilege of the Floor:

Paula Reed said she was at the last zoning meeting and wanted to check on the status of her concerns. Mrs. Reed said her concern on 226 Water Street was about the garbage piled against the garage door, not the bus in the drive way. There was a discussion about how anything over 26 feet should not be parked in the drive way without a permit. A concern is the bus is hanging over the sidewalk. It was discussed that the buses are for the community's children and that the buses are a source of income for the residents.

Kathy Rhoads received a letter from a resident with concerns on 216 & 226 Water Street's high grass. Mr. Clarkson said they will need to be mowed. Mr. Clarkson has previously sent a notice and did not receive a response. Mr. Clarkson will inspect again. Mr. Clarkson reported 296 W. Greenwich moved the mattress and has well water.

Mrs. Miller asked for information on the citation process. Mr. Clarkson said he inspects the property and sends a letter. If no response, then they are given a violation. The length of time depends on the citation.

Zoning Inspector's Report:

The attached report was submitted by Mr. Clarkson.

There was a discussion on the downtown businesses having displays on the sidewalks. This is a safety violation due to the possibility of heavy items leaning could fall over. Mr. Parker, solicitor, confirmed the responsibility lands on the business. Leslie Miller will talk with the owners. Mayor Sulzener will research the state law.

Economic Growth Report:

Mr. Stallard will work on getting the testing done as part of the application process for the grants available for the old gas wells. Mr. Stallard and the Mayor have been in contact with Bethany Dentler. Mayor Sulzener said he is waiting on information on a company that provides grant application services. Mr. Stallard did attend the meeting last week at the Medina County Career Center. Mr. Stallard reported there is a business looking into purchasing property in Seville that staffs over 100 employees. Mr. Stallard complimented the Downtown Seville Ladies Night.

Mr. Fontana asked Mr. Stallard if the new company looking into purchasing property in The Village has any Zoning issues. Mr. Stallard said the company is looking for help in other ways than a CRA. Bethany Dentler will be presenting information at the October Council Meeting. Mr. Stallard reported Seville Auto Parts and Stallard & Assoc. will be relocating to the north end of town. The new location will allow for expansions and more inventories.

New Business:

Mayor Sulzener announced the new Village of Seville website is up and running. Mayor Sulzener complimented Kathy Rhoads, Dennis Gordon for his pictures, and Patty Bower for their help getting the website launched. There was a discussion of information that could be helpful on the website. Mr. Stallard will set up an appointment for a presentation on promoting the Village's available commercial property on the website.

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. Chris Parker said the violations letters have been served for Camelot and planning on filing after October 1st.

Privilege of the Floor:

Mr. O'Rourke talked to the Committee about how little residents know about zoning. Mr. O'Rourke offered to add a "Zoning in the Know" section to the BOPA news. There was a discussion about topics and to have the information rotate with the seasons.

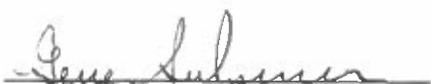
Mr. Stallard announced it is a violation to have signs in the tree lawns and thought they should be pulled. There was a discussion that the residents just don't realize it is a violation.

Mr. Scheetz reminded Mr. Stallard that he had previously worked on title information for Phase 1 for Gabbard's property. The information would save the new person some time and money. Mr. Stallard will follow up.

Mr. Fontana apologized for being late due to car troubles.

Motion to adjourn by Kieran O'Rourke and seconded by Larry Landis. All were in favor. The meeting adjourned at 7:51 p.m.

Respectfully Submitted,



Mayor Gene Sulzener, Acting Chair

Zoning Report as of September 28, 2015

- 1) Responded to questions raised at August 24th Zoning Meeting by resident Paula Reed.
- 2) Nine (9) permits were issued since last Zoning Meeting on August 24, 2015 including : 5 new construction permits, 2 fence permits, 1 accessory building, and 1 sign permit.
- 3) I attended the Tuscarawas Watershed Discovery meeting on September 16, 2015 in New Philadelphia. Also attending was Jesse Rufener from GPD Engineering. Report to be given to the Village in the future.
- 4) Notice given to Renter of 296 West Greenwich Road property re mattress that had been on property for at least a month. FYI a total of 6 trips were made to property to deliver the notice.
- 5) I had several meetings with property owner at 107 Pleasant View, Shed was moved 22" and is now 5 ' of rear line.
- 6) Should the Zoning Commission consider a change in zoning that currently allows school buses to be parked in a residential neighborhood? Sec 808 of the Zoning Code.
- 7) Should there be any consideration given to restricting articles placed on sidewalks, possible safety hazard?