



Zoning & Planning Commission Meeting
January 25, 2016

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 Carol Carter, Rick Stallard, Kieran O'Rourke and Pete Fontana

Approval of Minutes:

Mayor Carter made a motion to approve the minutes for the November 23, 2015, meeting. Kieran O'Rourke seconded the motion. Four aye votes. Mayor Carter abstained. The minutes were approved as written.

Chair Gordon opened the floor for nominations for the Chairman of the Zoning & Planning Commission. Pete Fontana nominated Dennis Gordon. Rick Stallard seconded the nomination. There were no other nominations. Aye votes all. Chair Gordon thanked everyone.

Privilege of the Floor:

None.

Zoning Inspector's Report:

Attached is a copy of the last report given by Mr. Clarkson. Mayor Carter asked the Commission to discuss item 4 and consider allowing signs/banners that have movement. There was a discussion about not allowing political signs in the downtown businesses. Mr. Pauley confirmed limiting the political signs would be a first amendment issue. The Commission discussed considering allowing the businesses to use the movement signs during their hours of operation as long as the signs are maintained and not located in the right of ways. Mayor Carter said the businesses she spoke with have noticed an increase of business while using the movement signs. Mr. Bittaker will work with Mr. Pauley on the language for the zoning code.

Chair Gordon asked to review item 5 about the status of Phase 3 of Autumn Meadows. Chair Gordon asked if items can be added to the final plat approval. Mr. Pauley said you cannot add contingencies to permits. Mr. Bittaker confirmed the pond would be filled in and the only issue is the sidewalk. The sidewalk can be added to a future Village sidewalk list.

Mr. Fontana asked about the clean-up at 216 Water Street. Mr. Bittaker will look into the status of the property.

Economic Growth Report:

Mr. Stallard and Mayor Carter attended the Medina Economic Development meeting in Brunswick. The next meeting is in Wadsworth. Mr. Stallard reported the Panther building is under contract with a company that has 120 employees to start. There will be a new restaurant in the old Pizzazio's space.

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New Business:

Mayor Carter asked the commission to address a concern about the zoning against poultry. There are residents that have chickens so well kept that you would not know they have chickens. There was a discussion that cities are now allowing chickens. They do have guidelines with distance from property lines, number of chickens per acres and not allowing roosters. Mayor Carter expressed this is not to punish the current owners, but to set guidelines. There was a discussion about the health troubles that come from residents not cleaning and maintaining animal habitats. Mr. Bittaker reminded everyone that the problems could fall under the nuisance zoning code. The Commission asked Mr. Pauley to draft an ordinance to amend the zoning code to allow poultry with guidelines and one for the signs with movement.

Chair Gordon would like to bring up concerns with the job description for the zoning inspector. Chair Gordon would like to form a committee with the Zoning Chairman, Mayor, current Zoning Inspector, Government Chairman and possibly another previous Zoning Inspector for a more comprehensive job description. There was a brief discussion about the hours and technology required to effectively fulfill the position. A work meeting was scheduled for 6:00 p.m. on Monday, February 22nd.

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. Pauley explained the criminal action is hitting a snag. The judge was not comfortable proceeding. An injunction for civil action will be filed with Medina County Court of Common Pleas.

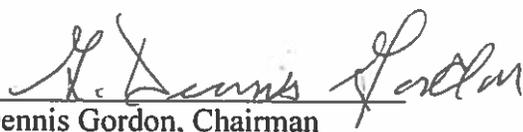
Mayor Carter asked if there would be a conflict if a letter from the Mayor would be sent to the Schneider property owner asking for them to care for their property. Mr. Pauley said that would not conflict with the Zoning citation process.

Privilege of the Floor:

Mr. Bittaker introduced Mr. & Mrs. Yankee to speak up about their situation parking vehicles in the front, side, and back yards. Mr. Yankee explained he has hit a legal issue obtaining titles when people abandon their cars on private property. Mrs. Yankee explains she calls and sends letters to the owners every three months. Mr. Bittaker offered if the idea of installing a privacy fence. Mr. Yankee will look into getting a fence installed and getting the scrap metal removed.

Motion to adjourn by Pete Fontana and seconded by Mayor Carol Carter. All were in favor. The meeting adjourned at 8:01 p.m.

Respectfully Submitted,


Dennis Gordon, Chairman



Zoning Inspector
Tom Clarkson
330.421.9047

Zoning Report as of December 28, 2015

- 1) Three permits issued, new construction, commercial remodel, & sign permit.
 - 2) 216 Water St. issues still outstanding: (grass mowing, mulch bags & misc debris on driveway has not been clean up or removed. old furniture remains on front porch etc...) Citation letter resent
 - 3) Property located at S.E. corner of Milton and Market Streets, Overgrown shrubs. Shrubs have been trimmed. This property appears to be in violation of Section 404.03 and 404.04. Second letter requesting that property owner needs to comply with guidelines set forth in these sections. To be sent out or hand delivered by Zoning Inspector.
 - 4) Talked to business owner, Beauty & Barber shop, located on Main St. re the use of signs/banners that have movement Sec. 706.02 & 706.03. Owner removed Sign/Banner. Gave copy of zoning code re same.
 - 5) Re status of Phase III Autumn Meadows Final Plat approval process. Kevin (BOPA) & John (Street Commissioner) Signed off on Phase III changes/recommendations made by G.P.D. Engineering to the final plat. Took plat to Cunningham Engineering in Medina to forward on to the E.P. A. for their input/comments. After E.P.A. , & approval from Council to proceed with Final Plat Approval process. Zoning Inspector recommends adding language to Final Plat approval process re "decommissioning " sediment trap (Pond) with guarantees from developer. (Possibly sidewalk along Mandarin Dr. model home?)
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- 6) Met with Brandon at Wadsworth Municipal Court o December 17, 2015 re Camelot Storage trial. Judge continued trial. Brandon will provide details/explanation
- 7) Forwarded information on to homeowner, Mr. Warren Benditz re sediment trap (Green Pond) Gene Sulzener recommended that communication with Mr. Warren Benditz,4886 Mandarin Dr. with possible solution as discussed by G.P.D Engineering and current developers engineers, Cunningham Engineering of Medina. See copies of communication and response from the complainant. Mr. Benditz

Respectfully Submitted,

Thom Clarkson, Seville Zoning Inspector
