



Zoning & Planning Commission  
Work Session  
April 25, 2016

Call to Order:

Chair Dennis Gordon called the meeting to order at 6:00 p.m.

Present: Chair Dennis Gordon, Mayor Carol Carter, Rick Stallard, Kieran O'Rourke, Pete Fontana and Kevin Bittaker.

Chair Gordon explained this work session meeting was to discuss the proposed language for the zoning codes for signs in the downtown district of the Village of Seville. Chair Gordon asked that the Commission discuss openly and freely and allow the last ten minutes for comments and questions from the floor due to the regular scheduled meeting to take place at 7 p.m. Chair Gordon reminded everyone they may stay and speak at privilege of the floor during the regular meeting.

Chair Gordon said he found in the codes under the downtown overlay that "a master sign plan shall be prepared illustrating the location, type, size and materials of all signage." Chair Gordon asked the Commission if anyone knew if it had been created. Mr. Fontana said at the time it defaulted to the current sign codes. Mr. Fontana noted the local communities tend to stick with historical aesthetics and felt The Village should too.

Rick Stallard complimented the business association for their efforts. Mr. Stallard said the owners should have the option to participate in the historic district and not take away the property rights from the owners. Mr. Stallard has real concerns with the proposed language.

Mayor Carter expressed concerns that the language is too strict for future businesses.

Mr. O'Rourke asked the Commission to keep the property owner's rights in the forefront and keep an eye on making regulations that are more timeless. Mr. O'Rourke asked to define the goals of the signs. What is more important appearances or attention to get people to spend money in Seville?

There was a discussion of the importance of signage and the atmosphere.

Mr. Bittaker expressed the zoning code does not fit every sign in the downtown businesses. Mr. Bittaker expressed the owners can use the temporary conditional permit as needed.

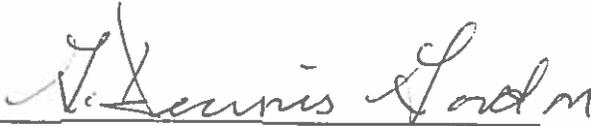
Chair Gordon summarized a previous conversation he had about Medina's restrictions. The person felt it is more about the services offered than the signs. Chair Gordon also explained

Zoning & Planning Commission  
Work Session  
April 25, 2016  
Page 2

changes are not adding a layer of government but a refinement of a certain area with existing sign codes that want to create an atmosphere to attract people.

There was a discussion about whether this is modifying the existing layer of codes or taking away the private property owner's rights.

Motion to adjourn by Mayor Carol Carter and seconded by Kieran O'Rourke. All were in favor. The Meeting adjourned at 7:00 p.m.

A handwritten signature in cursive script, reading "Dennis Gordon". The signature is written in black ink and is positioned above a horizontal line.

Dennis Gordon, Chairman  
Zoning & Planning Commission