



Zoning & Planning Commission Meeting
August 22, 2016

Call to Order:

Chair Dennis Gordon called the meeting to order at 7:01 p.m.

Roll Call:

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

Approval of Minutes:

Rick Stallard made a motion to approve the minutes for the July 25, 2016, meeting. Pete Fontana seconded the motion. There were three aye votes. Chair Gordon and Mayor Carter abstained. The minutes were approved as written.

Privilege of the Floor:

Mr. Tracy Johnson on behalf of Homefront Properties and Camelot Storage explained the unexpected challenges to the project and asked for an extension on their deadline of August 29th for paving the lot. A copy of the letter is attached. The Commission discussed their concerns with the delay of the deadline. Pete Fontana made a motion to allow a 15 day extension on the paving. If by the end of the day, Tuesday, September 13th the project is not completed the process to enforce the settlement will begin. Mayor Carter seconded the motion. Aye votes all.

Mayor Carter thanked the community for their support with the Fire Department building collapsing. V3 Transportation will be housing most of the trucks for the interim. The insurance adjuster will be out to inspect the building on Tuesday, August 23rd.

Zoning Inspector's Report:

Mr. Bittaker was unavailable to give his report.

Economic Growth Report:

Mr. Stallard reported had attended the V3 Open House and Westfield is expecting to be operating in December. Mr. Stallard was not able to attend the last Economic Development meeting due to being out of town.

New Business:

Mr. Joe Burgoon of Lewis Land Professionals presented a map replating lots owned by Mr. McConahay on Water Street. Mr. Burgoon explained the new property lines meet all required zoning. The Commission approved the new plat.

The Ordinance 2016-41 amends the zoning code to allow amusement arcades in the Highway and Industrial zones. Local Commercial would be a conditional use. Rick Stallard made a motion to recommend the ordinance 2016-41 to Council. Kieran O'Rourke seconded the motion. Aye votes all.

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Old & Pending Business:

Chair Gordon shared the Ordinance 2016-36 allowing chickens in the Village was passed by Council on August 8th.

The conditional use application for the amusement arcade has been withdrawn and the public hearing had been cancelled.

Chair Gordon would like to move forward with the historic application and reach out to the group of residents that would be willing to help.

Mr. Pauley said the owners of Camelot are planning to sell the property and would need the legal action settled.

Privilege of the Floor:

Mr. Doug West, of Royal Crest Drive asked about information on a barking dog nuisance. The Commission confirmed that would not be zoning, but to check with the police. A brief discussion if home owners' association bylaws could be trumped by ordinances.

Motion to adjourn by Carol Carter and seconded by Pete Fontana. All were in favor. The meeting adjourned at 7:38 p.m.

Respectfully Submitted,


Mayor Carol Carter, Acting-Chair

Tracy Johnson <tracy@homefrontproperties.com>
to me

2:57 PM (2 hours ago)

Good Afternoon Mayor Carter.

My name is Tracy Johnson and I work as a residential property manager. Recently, I was tasked with managing another company owned business located in your nice city of Seville. That property is Camelot Storage located on Park Ave.

With this email, I hope to restore the good faith and trust that the governing staff and citizens of Seville deserve from their neighbors and business owners. It has recently been brought to my attention that there were some property / zoning issues at Camelot Storage in need of required action. I was brought in specifically to focus on and complete concrete and paving work at the subject property. At the company direction we have worked very hard under a short time frame to get this project underway that will fulfill the company's obligation.

We believe business owners have a responsibility to the communities they serve. My pledge is that I will not hesitate in seeing this through and make myself available to answer any questions should they arise.

We did hire (prior to 7/31 as agreed to) and pay a deposit to our contractor for the work to be completed. The contract for the contract was to start no later than 8/15 and be finished by 8/29. A copy of the contractor's fully executed agreement of this was provided via email to Mr. Bittaker on 8/1/16 for his reference. The start of 8/15 did not occur and we are unable to determine if our contractor was late in providing anything to you or if there was just a little red tape getting things approved. We believe an issue arose when previous ownership cut a curb much wider than needed and this intum needed to go to another department to get approved before anything else could get initiated. Our contractor indicated he was cleared lateFriday to get a permit now and was to go there 8/22 to obtain one. This has not been confirmed by us at this point that if it was handled as infact if he did obtain he should have also began work. (we will trust, but verify Tuesday if indeed this occurred)

I would like to provide you with our immediate plans for Camelot Storage of Seville, Ohio. These plans are currently underway and are as follows:

1. Install city sidewalk, curb, and concrete approach. (starting the week of 8/22/2016)

2. Pave (asphalt) parking lot around storage unit. (starting 8/29/2016 weather permitting)

3. Market the property. Once paving project is complete, it is the ownership's desire to attempt to sell the property and allow the new owner to perhaps improve on what we have provided, and then move the business to the next level, benefiting all citizens and neighboring businesses.

We are unable to properly promote the property while there are any pending compliance issues on the property.

We understand there was an agreement to finish this project by month's end. We are kindly requesting a few extra days without penalty to get this job done. We ran into some unforeseen issues with the curb replacement and that set us back at least 5 days. We are spending a good amount on this project and have great excitement in making these improvements! I hope you and the members of council can find it in your patience and allow me the few extra days without penalty or legal action to complete this project.

We humbly request an extension of fifteen (15) days to complete work. We anticipate needing less than requested, but rather not have come back for any requests hereafter and want to leave some cushion. We have very high confidence if our contractor starts today or Tuesday things should work out. Since we are not doing the work ourselves and hired it out it is a little unsettling until the work is complete.

Looking forward to putting this matter behind us all in a timely manner and move forward to a positive conclusion for all sides here.

Tracy J,

Authorized Agent,

On Behalf of Homefront Properties Ltd.

Camelot Storage

**CREATING SEVILLE VILLAGE
LOTS &
BEING A REPLAT OF OUT LOTS 10, 11, 18 AND
VILLAGE LOT 416, IN THE VILLAGE OF SEVILLE,
COUNTY OF MEDINA AND STATE OF OHIO**

BASIS OF BEARINGS
The BASIS OF BEARING for this survey is Old North of the
MA083 (2011) Ohio State Plane, North Zone as established
by GPS observation.

DATE OF SURVEY: AUGUST, 2016

ACCEPTANCE
KNOW ALL MEN BY THESE PRESENT THAT SCOTT
MCCONAHAY, OWNER OF THE LANDS EMBRACED WITHIN THIS
SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND
SUBDIVISION TO BE HIS OWN FREE ACT AND DEED. I CERTIFY
THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS
AGAINST THE LANDS WITHIN THIS SUBDIVISION.

OWNER: _____ DATE: _____

COUNTY OF _____
STATE OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT
AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND
DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY OFFICIAL SEAL AT _____ OHIO
ON THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Approved this _____ day of _____, 2016, by
the Village of Seville Zoning Inspector _____

Inspector: _____

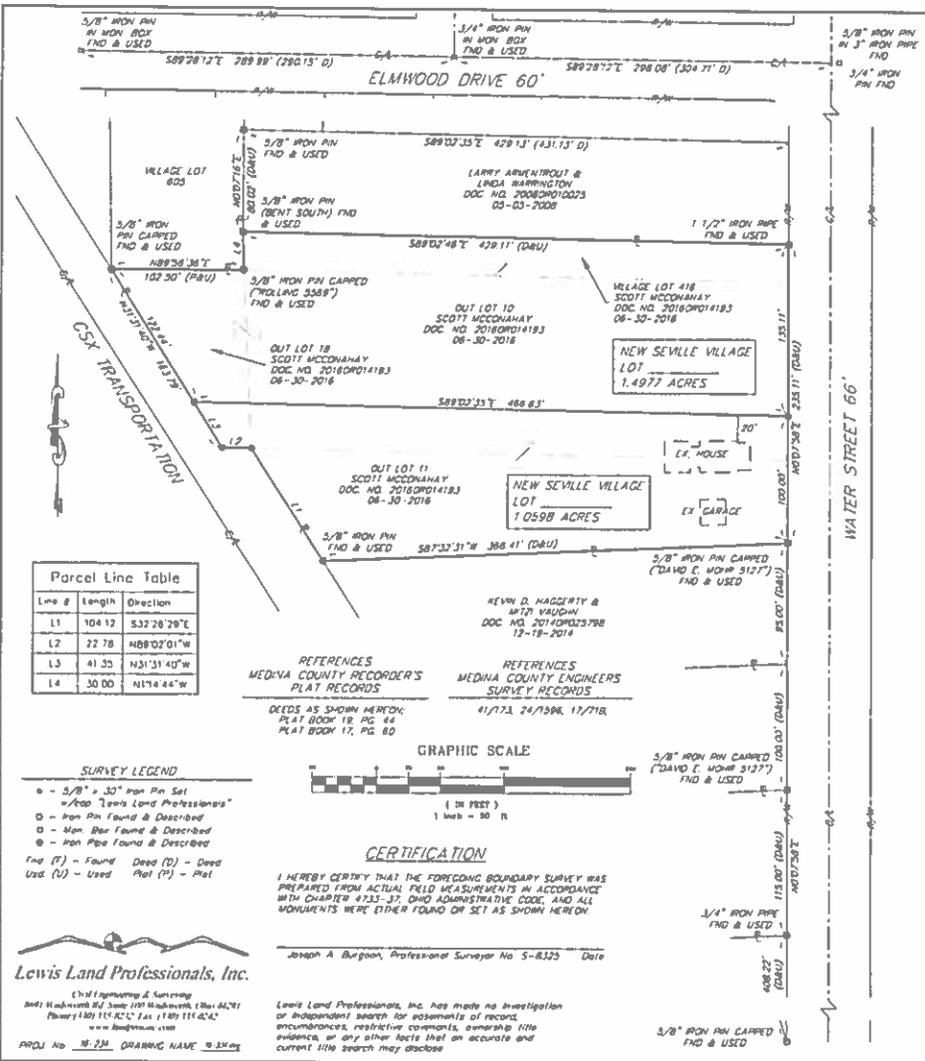
Approved for transfer this _____ day of _____, 2016, by
the Tax Map Draftsman _____

Received for transfer this _____ day of _____, 2016, by
the Medina County Auditor _____

Medina County Auditor: _____

Received and Recorded this _____ day of _____, 2016,
at _____ A.M. P.M. in Document No. _____ Fee _____

By: _____
Medina County Recorder



Line #	Length	Direction
L1	104.12	S32°28'29"E
L2	22.78	N89°02'01"W
L3	41.35	N31°31'40"W
L4	30.00	N17°44'44"W

- SURVEY LEGEND**
- - 5/8" x 30" Iron Pin Set
 - - 1/4" Iron Pin Found & Described
 - - Mon. Bar Found & Described
 - - Iron Pipe Found & Described
- Fnd (F) - Found Deed (D) - Deed
Used (U) - Used Plat (P) - Plat



CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS
PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE
WITH CHAPTERS 4731-37, OHIO ADMINISTRATIVE CODE, AND ALL
MONUMENTS WERE EITHER FOUND OR SET AS SHOWN HEREON.

Joseph A. Burgeon, Professional Surveyor No. S-8125 Date _____

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
2401 Woodloch Rd. Suite 100 Woodloch, Ohio 43081
Phone: (614) 221-8242 Fax: (614) 221-8242
www.lewisland.com

Lewis Land Professionals, Inc. has made no investigation
or independent search for assessments of record,
encumbrances, restrictive covenants, easements, title
evidence, or any other facts that an accurate and
current title search may disclose.