



Zoning & Planning Commission Meeting
December 27, 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, and Pete Fontana

Approval of Minutes:

Pete Fontana made a motion to approve the minutes for the October 24, 2016, meeting. Mayor Carter seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

None.

Zoning Inspector's Report:

Mr. Bittaker reported he has turned over the Pleasant Street address to the Court and is waiting 2 more days for the Liberty Street address.

Economic Growth Report:

Mr. Stallard said he missed the last meeting that was held at Castle Noel. Mr. Stallard complimented and thanked Blair Rubber for donating a \$2000 scholarship to the Career Center. Mr. Stallard said he spoke with Mr. Robbs at Westfield Bank and they are up and running in Seville with 110 employees.

New Business:

The Commission reviewed the lot combination for Dr. Faust. Rick Stallard made a motion to approve the lot combination. Pete Fontana seconded the motion. Aye votes all.

The Commission reviewed the lot split for Ohio Wholesale. Pete Fontana made a motion to approve the lot split. Rick Stallard seconded the motion. Aye votes all.

Mayor Carter presented information on the proposed Ordinance 2016-72 in regards to nuisances regarding trees, plants or shrubs. The Commission discussed the benefits to the Village. Rick Stallard made a motion to recommend to Council to approve Ordinance 2016-72. Pete Fontana seconded the motion. Aye votes all.

Old & Pending Business:

The historic application has nothing new at this time.

Zoning & Planning Commission Meeting

December 27, 2016

Page 2

Privilege of the Floor:

Mayor Carter presented Chair Dennis Gordon a plaque and thanked him for his 14 years of service on the Zoning & Planning Commission. Mr. Gordon said he will continue to work with the community on extending the trail and the historic district application.

Mayor Carter noted that Mr. O'Rourke's term ended in November and thanked him for his services.

Mayor Carter said she does have two people, Mr. Vierheller and Mr. Page, interested in serving the Zoning & Planning Commission

Motion to adjourn by Mayor Carter and seconded by Rick Stallard. All were in favor. The meeting adjourned at 7:17 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Rick Stallard', is written over a horizontal line. To the right of the signature, the date '1/23/2017' is handwritten in blue ink.

Chairman

PLAT OF SURVEY

CREATING VILLAGE LOT NO. _____
VILLAGE _____ SERIAL _____ V/L NO. 174 & 107
PROP. OWNER: STEPHEN M. FAUST & PATRICIA L. FAUST
COUNTY OF MEDINA & STATE OF OHIO

CERTIFICATION

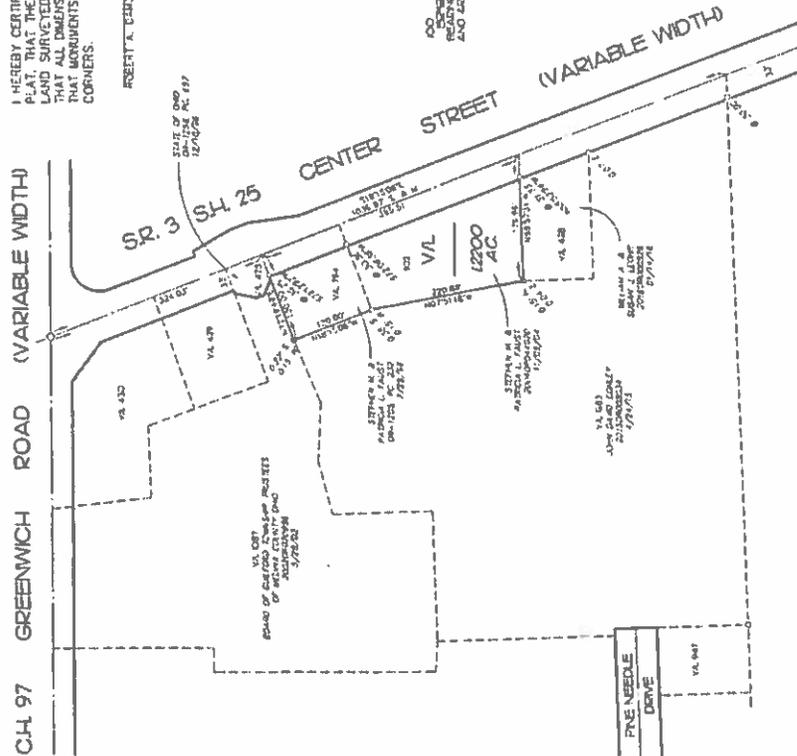
I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT MONUMENTS SHALL BE SET AT ALL NEW VILLAGE LOT CORNERS.

ROBERT K. DEWITT, REGISTERED SURVEYOR NO. 6283 _____ DATE _____



SCALE 1" = 100' 200'
 MONUMENTS TO AN ASSAULT RESURVEY AND ARE USED TO DENOTE ANGLES ONLY.

- LEGEND:
- 3/8" DEBIAS PD. 1. USED AS NOTED
 - 2" L.F.P.R. PD. 1. USED AS NOTED
 - MON. BOX / 3/4" DEBIAS PD. 1. USED
 - 3/8" DEBIAS WITH CAP STAMPED
 - CUNNINGHAM 577A SET



ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN M. AND PATRICIA L. FAUST, OWNERS OF THE LANDS DESCRIBED HEREIN, HAVE VOLUNTARILY SUBMITTED THIS PLAT AND SUBSCRIPTION TO BE OUR OWN FREE ACT AND DEED.

STEPHEN M. FAUST _____ DATE _____

PATRICIA L. FAUST _____ DATE _____

COUNTY OF _____ S.S. _____

STATE OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, KNOWN TO ME AND TO SAID STEPHEN M. AND PATRICIA L. FAUST WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT _____ ON THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

APPROVALS

APPROVED: THE VILLAGE OF SINGLE _____ DATE _____

ZONING INSPECTOR _____ DATE _____

APPROVED FOR TRANSFER THIS _____ DAY OF _____ 20____

RECEIVED FOR TRANSFER THIS _____ DAY OF _____ 20____

RECEIVED FOR RECORD THIS _____ DAY OF _____ 20____

RECORDED THIS _____ DAY OF _____ 20____ AT _____ A.M./P.M.

BY DOCUMENT NO. _____ FILE _____

CUNNINGHAM & ASSOC., INC.
CIVIL ENGINEERING & SURVEYING
 203 W. LIBERTY ST. MEDINA, OH 44256
 TELEPHONE (330) 725-5980
 PROJECT NO. R-93

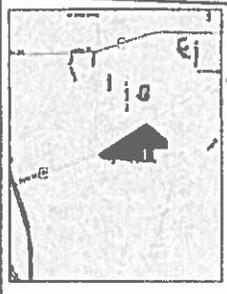


GPD GROUP, INC.
 12 South Wood Street, Suite 202
 Grand Park, Delaware, Ohio 43021
 614.773.2888 Fax 614.773.2133
 Copyright 2017, GPD Group, Inc. All Rights Reserved.

5160 - 5180 GREENWICH RD.
 SEVILLE, OHIO 44273

ISSUED FOR:	PERMIT
E-D	
CONSTRUCTION	
RECORD	
PROJECT NUMBER	2016072.48
DATE	05/16/17
DESIGNER	JLK

JOB NO.
2016072.48
1 of 1



CREATING NEW SEVILLE VILLAGE LOTS AND BEING A REPLAT OF VILLAGE LOT 1334 COUNTY OF MEDINA STATE OF OHIO

REFERENCES:
 Median County Reg. Maps
 Survey Record
 P.U.T. 2007R.000070
 2007P.U.000070
 2016P.U.000025

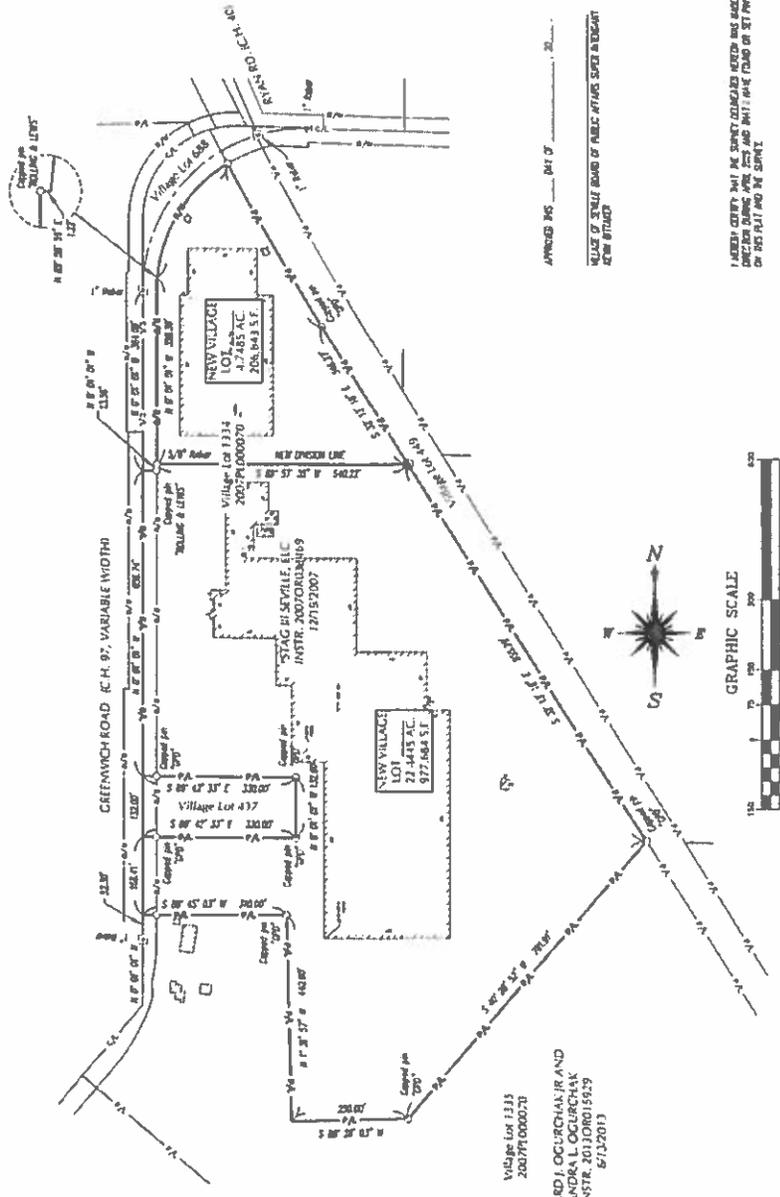
1 CURVE DATA
 R = 317.25
 L = 180.84
 CH = 403.15
 ON BRC. = N 31° 52' 31" E

2 CURVE DATA
 R = 317.25
 L = 180.84
 CH = 403.15
 ON BRC. = S 30° 14' 18" E

BASIS OF BEARING:
 BASIS OF BEARING IS STATE PLANE GRID NORTH AND STRINGS AND METERS, ZONE.

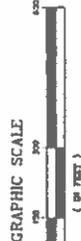
NOTES:
 1. ALL NEW SET BACKS, CORNERS, AND ARE ON THE BASIS OF THIS PLAN, TO BE SET FROM THE CENTERLINE.

LEGEND:
 O EXISTING PER FOUND AS NOTED
 S 1/4" = 50' SCALE WITH 1/4" = 100' ST
 -P/L - EXISTING PROPERTY LINES
 -C/L - EXISTING CENTERLINE
 -R/L - EXISTING RIGHT OF WAY
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING



APPROVED BY: _____ DATE: _____
 VILLAGE OF SEVILLE BOARD OF PUBLIC UTILITIES SUPERVISOR
 JOHN BETHUNE

I HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF OHIO.
 JAMES L. EMMING, P.S. NO. 7239



**VILLAGE OF SEVILLE
ORDINANCE NO. 2016-72**

**AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO
AMENDING SECTION 409.01 OF THE SEVILLE ZONING CODE WITH REGARD TO
NUISANCES REGARDING TREES, PLANTS OR SHRUBS.**

WHEREAS, following the requisite public hearing, the Village wishes to amend the Seville Zoning Code to add abatement of nuisances regarding trees, plants or shrubs within the Village upon the recommendation by the planning and zoning commission.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE
OF SEVILLE, MEDINA COUNTY, OHIO, THAT:**

1. Section 409.01(C)(8) of the Seville Village Zoning Code is hereby added as follows:
 - (8) By reason of the following:
 - (a) Any tree, plant or shrub upon any street or public place or so near thereto as to permit the roots of the tree, plant or shrub to penetrate through or to disrupt the surface.
 - (b) Any tree, plant or shrub, wherever located within the Village, infected with any parasite, insect, fungus or pest, which may be communicated to any other tree, plant or shrub.
 - (c) Any tree, plant or shrub which has fallen or is in such condition as is likely to fall on any public or private property, including the property upon which it is situated.
 - (d) Any tree, plant or shrub, including hedges, whose branches, foliage or trunk obstruct visibility on any street or public way.

2. Section 409.11 of the Seville Village Zoning Code is hereby amended as follows:

If the owner, occupant, mortgagee, lessee or other person having an interest in an unsafe building, as shown in the official records, fails to comply with any notice or order to repair, vacate or demolish any said building within thirty days, Council may take appropriate action to demolish and remove an unsafe structure pursuant to Ohio R.C.715.261, or may advise the Village Solicitor of the facts in the case, who, in turn, may institute an appropriate action in court to cause the correction of such structure pending rehabilitation. Costs shall be levied as a special assessment against such property and/or recovered pursuant to Ohio R.C. 715.261.

An owner, occupant, mortgagee, lessee or other person having an interest in an unsafe or substandard building, as shown in the official records, may waive, in writing, the notice and hearing requirements set forth in Section 409 of the Seville Village Zoning Code and Ohio R.C. 715.261 to permit the Village to remove, abate and/or demolish said unsafe or substandard building. Costs shall be levied as a special assessment against such property and/or recovered pursuant to Ohio R.C. 715.261.

3. The remainder of the Seville Village Zoning Code not herein amended shall remain in full force and effect.
4. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in conformance with applicable open meetings laws and that all deliberations of this Council and of any committees that resulted in those formal actions were in compliance with all legal requirements including any applicable open meeting requirements.
5. This Ordinance shall take effect at the earliest time permitted by law.

First Reading: December 12, 2016

Second Reading: January 9, 2017

Third Reading: February 13, 2017

Passed: February 13, 2017

Carol Carter, Mayor

James Carrick, Fiscal Officer