



Zoning & Planning Commission Meeting
Monday, February 26, 2018

Mayor Carter swore Kevin Nehrenz in prior to the beginning of the meeting.

Call to Order:

Chair Rick Stallard called the meeting to order at 7:00 p.m.

Pledge of Allegiance:

Roll Call:

Present: Chair Rick Stallard, Mayor Carol Carter, Jason Page, Matt Sturgeon, and Kevin Nehrenz

Approval of Minutes:

Mayor Carol Carter made a motion to approve the minutes for the January 22, 2018, meeting. Matt Sturgeon seconded the motion. Passed unanimously with Mr. Nehrenz abstaining. The minutes were approved as written.

Zoning Inspector's Report:

Mr. Bittaker presented a site plan from Blair Rubber for the construction of two tent structures with masonry foundations at 5020 Enterprise Parkway, parcel 012-21A-04-021. A representative from Blair Rubber described the proposal. The structures will be for outdoor storage, and will remain until a more permanent solution is determined. The proposal meets the setback requirements and will be minimally visible from the road. Mr. Stallard proposed approval as a conditional use for three years. Blair Rubber's representative agreed three years would be a reasonable timeframe. Mr. Page motioned to approve the site plan as a conditional use for three years. Seconded by Mr. Sturgeon, and approved unanimously with no discussion.

Mr. Bittaker presented a site plan from Kent's Excavating for the construction of a building behind the existing building at 260 Ryan Road, Village lot #1355. The structure was on the original site plan. Mr. Page motioned to approve the site plan. Seconded by Mr. Nehrenz, and passed unanimously with no discussion.

Mr. Bittaker discussed the Jarrett property. Schneider is leasing the very back of the property. They will use an access on the south of the property onto Rt. 3. The new property owners have been cleaning the property and are working on getting two of the buildings up and running for trailer repair.

Zoning & Planning Commission Meeting
February 26, 2018
Page 2

Privilege of the Floor:

Attorney Stan Sheetz represented NS Corporation Inc. to brief the Commission on a potential annexation of the Village of Seville. He was not asking for any recommendations. The property is a two acre lot occupied by the Shell gas station. They are being dictated by the Medina County Health Department and the Ohio EPA per OAC to abandon their commercial sewer treatment system and connect to the Village of Seville's public sanitary sewer since it's accessible. The Village of Seville requires annexation to hook into the sanitary sewer system. The property owners don't necessarily want to annex into the Village. If they remain in Guilford Township the Village may need to make an exception to the Village codes to allow an outside connection, perhaps with an upcharge in service fees. Mr. Sheetz addressed the consideration of increased criminal activity at gas stations. The Seville Police Department could be in closer proximity than the Sheriff's Office to respond. The potential annexation would be a type 2 annexation.

Jane Webb presented on behalf of the Downtown Seville Business Association. The Association is proposing a directional sign to businesses in the downtown area. Conceptual photos were shown. Ms. Webb talked to the Streets Department and they have no problems with the proposal. Association members will be able to opt in to the sign for a fee. Mr. Stallard and Mayor Carter suggested that non-members should have the opportunity to opt in, and the Association could consider a separate price for non-members. The Association's current bylaws don't allow for non-members to participate, but Ms. Webb could take that to the Association if it's a condition. Mr. Sturgeon motioned to approve the sign concept provided a reasonable member and non-member fee, and located at the southwest corner flowerbed of the square. Seconded by Mr. Page and passed unanimously with no discussion.

Mr. Stallard presented an upcoming subdivision on the Silchuk property located to the west of the Circle K, parallel to Park Ave. West, and extending west to the Jarvis property. The site is 74 acres in the industrial overlay district. The proposed subdivision will be approximately three-hundred homes. A conceptual plan was shown.

Economic Growth Report:

Mr. Stallard reported that they held CRA hearings on twelve properties, of which they approved eleven agreements. CRA agreements are tax abatements for businesses for capital improvements in the village. A copy of the hearing agenda was provided.

Comprehensive Development Review Plan Committee:

No new members have been added. Mr. Sturgeon will check for planning grants from the State of Ohio.

New Business:

Dave Gilson volunteered to participate on the Comprehensive Development Review Plan Committee. Mr. Gilson commented on the pallet company located on Park Ave. He's observed a lot of trash on the fence line.

Zoning & Planning Commission Meeting

February 26, 2018

Page 3

Pending/Completed Legislation

2018-06 – Ordinance to amend Article VII of code with regard to electronic signs. The second reading was February 12th. A public hearing will be held March 12th.

2018-07 – Ordinance to amend Section 406.03 regard to temporary housing. The second reading was February 12th. A public hearing will be held March 12th.

Old & Pending Business:

Historic Application. No update.

Privilege of the Floor:

Mr. Page motioned to adjourn the meeting at 8:08 PM. Seconded by Mr. Nehrenz, and passed unanimously with no discussion.

Respectfully Submitted,



Rick Stallard
Chairman, Zoning & Planning Commission

