



Zoning & Planning Commission Meeting  
Monday, March 26, 2018

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. Marc Chenowith served as our solicitor.

Approval of Minutes:

Mayor Carol Carter made a motion to approve the minutes for the February 26, 2018, meeting. Kevin Nehrenz seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

Sue Frey, President of Council, presented information to the Commission from Westfield Township on the Kratzer property on Greenwich Road, East of I-71. The trustees of Westfield and Guilford Townships do not want the land to get annexed to the Village of Seville. Mr. Stallard shared concerns about water and sewer supply to the Kratzer property. It was stated 20 of the acres are in the floodplain. There was discussion that the zoning codes of Westfield Township and Seville are different.

Mr. Scheetz expressed his concerns as a previous attorney for the Kratzers. Mr. Scheetz did not feel anyone in Westfield Township bent over backwards to help the Kratzer family and found it extremely difficult to work them.

Leslie Miller noted the annexation was defeated soundly in the past. Mrs. Miller informed the Commission the County Economic Development Corporation will be creating a county wide comprehensive plan and is expected to be ready in three to four months. Mrs. Miller felt this plan could be used to work with our Village Comprehensive Plan review.

Zoning Inspector's Report:

Mr. Bittaker was out of town.

Economic Growth Report:

Chair Stallard attended the 30<sup>th</sup> Anniversary Dinner for the Medina County Economic Development. Chair Stallard will be meeting with The Jarrett Company for the Community Reinvestment Area Agreement and the income tax grant. Chair Stallard is very impressed with Mrs. Jarrett's professionalism and goals for the company. Chair Stallard and Mayor Carter will be meeting with a prospect on Easton property. Chair Stallard said they have seen a preliminary layout for an automotive industry line. Chair Stallard mention the Silchuk property is under contract.

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Comprehensive Development Review Plan Committee:

No new members have been added. The Committee will wait to receive the Medina County Economic Development Comprehensive plan.

New Business:

Stan Scheetz, represents the NS Corporation, the Shell station at Route 3 and Route 224. He said they filed an annexation about two weeks ago. All the feedback from the Village of Seville has been negative and he doesn't understand it. Mr. Scheetz informed the Commission they are responsible to make a recommendation to the Council and asked for their vote. The filing of the annexation allowed time with the EPA forcing the issue into the Village sanitary sewer. Mr. Bittaker discovered the EPA maps are incorrect. Mr. Bittaker is working to correct them. Mr. Scheetz said it would cost \$90,000 for the company to connect to the sewer. Mr. Scheetz talked about his concern is part of the rationale given for not taking this in dealt with the Police Department and the cost of administering the area. Mr. Scheetz listed information off a report given to him by Chief Burson. Mr. Scheetz commented on the training of the employees by his hotel that helps the department with drug busts. Mr. Scheetz said it would be an approximate 100 hours a year to monitor a place the department is already passing through. Mr. Scheetz commented on the department's lobby for another patrolman and the growth of the Village and the cost of a police budget. Council Miller commented the Police budget is the highest budget in any community. Mr. Scheetz commented on the length of the Medina County Sheriff's response time when the Village is closer and could protect and serve this property. Mr. Scheetz listed how he helped grow the Village and during that time not once did the police department object.

Chair Stallard noted the annexation was not on the agenda. Chair Rick Stallard made a motion to approve the annexation for the two acre property in Guilford Township at the corner of Route 3 and Route 224. Mayor Carter seconded the motion. Chair Stallard, Mayor Carter, and Jason Page voted aye. Mr. Nehrenz and Mr. Sturgeon voted nay. Motion passed.

Mr. Scheetz announced the Seville Hawthorne Suites is a top 10% of the company both nationally and internationally. Mr. Scheetz has put the property for sale. Mayor Carter said she has witnessed the staff working with the police department and you can tell they are well trained.

Pending/Completed Legislation

2018-06 – Ordinance to amend Article VII of code with regard to electronic signs. Council passed March 12, 2018

2018-07 – Ordinance to amend Section 406.03 regard to temporary housing. Council passed March 12, 2018.

2018-23 – Ordinance to amend ordinance 2010-56 to change the permanent parcel numbers subject to industrial mixed use overlay district due to a lot split. First reading was March 12, 2018. Chair Stallard noted this was due to a transposed number.

Old & Pending Business:

Historic Application. No update.

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Privilege of the Floor:

Chair Stallard introduced Mr. Barry Frey. Mr. Frey will be serving on the Board of Zoning Appeals.

Motion to adjourn by Matt Sturgeon and seconded by Kevin Nehrenz. All were in favor. The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,



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Rick Stallard

Chairman, Zoning & Planning Commission