



Zoning & Planning Commission Meeting
Monday, April 23, 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, Kevin Nehrenz, Jason Page, and Matt Sturgeon. Marc Chenowith served as our solicitor.

Approval of Minutes:

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

Privilege of the Floor:

Attorney Maryann Chandler presented information for a proposed single housing development at 8660 Wooster Pike Road. Mrs. Chandler talked about the unique situation Medina County is facing with more jobs available than people to fill the positions. She explained the property sits between two highways providing a gateway for travel.

Keith Mitchell of Ryan Homes reviewed information about the different style homes that would be available. The Lifestyle homes are geared toward empty nesters and first time home owners. Simply Ryan homes would be geared for the family home owners. Features include low-maintenance, curb appeal and universal design. The homes could have 1,100 to 1,700 square foot homes. A Home Owners Association would be utilized and the streets would be public. The lot size ranges are 50'X115', 50'X100', and 40'X115'. This allows a total of 283 lots. All lots would have a 20 foot setback and 5 foot side yards. The design allows for open park land, ponds and preservation of the wetlands. The intention would be to start development off of Park Ave. West and work east toward Wooster Pike. The time frame would be one to two years.

Mr. Bittaker expressed he did not think the smaller properties were the intent of the zoning of Multi-use. Mr. Bittaker stated he is not currently equipped to handle that sized growth and it would cost the current residents more to build out to supply the utilities. Mr. Bittaker suggested a few 85 foot width lots.

There was a discussion about the Zoning Codes and how they are written. Tony Burgoyne, GPD Group, was able to clarify the questions about the Zoning Codes. Mr. Burgoyne also discussed the additional housing would add 113,000 gallons of water use a day. The Village is not currently equipped for that usage. Mr. Burgoyne suggested using a plan of three homes per acre. Mr. Fechko said the numbers wouldn't work.

Privilege of the Floor (continued):

Mrs. Chandler asked for the points of concerns from the Commission. Mr. Sturgeon, Mr. Nehrenz, Mayor Carter, and Mr. Bittaker, along with Mr. and Mrs. Frey, Mr. Vierheller, Mr. Spittler, and Mr. Gilson from the floor shared the same concerns of the density of the housing and the setback not being deep enough to keep vehicles out of the roads and off of sidewalks. Mr. Page said he is concerned about the burden for the police and the utilities but the Village would have time to prepare and would like to welcome them with open arms. Chair Stallard disclosed he does not have a financial interest in the development. Chair Stallard also said he would like to see this work provided there is time to build the infrastructure.

There was a brief discussion on lifestyle choices for home owners. Not everyone wants to maintain property. Mrs. Chandler thanked everyone for their time.

Carolyn Bell asked the Commission about the possibility of operating a doggie day care on Park Avenue West. The project would consist of a 6,000 square foot building and 6,000 square foot outdoor area. In addition to the doggie day care, the business would offer boarding, grooming and training. The Commission is open to the idea. Mr. Chenowith will get back with Mr. Bittaker if this is a conditional use or permitted use in the Highway Commercial Zone.

Zoning Inspector's Report:

None.

Economic Growth Report:

Chair Stallard said Mayor Carter attended the last Medina County Economic Development Committee meeting and gave the Village of Seville address along with Brunswick, Medina, and Wadsworth.

Comprehensive Development Review Plan Committee:

Chair Stallard said the Medina County Economic Development Committee is continuing to work on a comprehensive development plan.

New Business:

None.

Pending/Completed Legislation

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. The second reading was April 9th.

2018-25 - Amending Ord. 2010-26 to re-designate the zoning classification on permanent parcel numbers 12-21A-02-053, 12-21A-02-054, and 12-21A-01-095 from industrial mixed use overlay district zoning to mixed use overlay district zoning. The first reading was April 9th.

2018-26 - Amending Ord. 2011-05 to re-designate the zoning classification on various permanent parcel numbers from industrial mixed use overlay district zoning to mixed use overlay district zoning. The first reading was April 9th.

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Pending/Completed Legislation (continued)

2018-27 Amending Ord. 2011-42 to re-designate the zoning classification on permanent parcel numbers 012-21A-17-080 and 012-21A-17-081 from Commercial Mixed Use Overlay district zoning to mixed use overlay district zoning. The first reading was April 9th.

2018-29 – Ordinance objecting to the petition for an expedited type 2 annexation of approximately 2.036 acres from Guilford to Village without detaching the land from township - NS Corp. Council passed declaring emergency on April 5, 2018.

2018-30 - Establishing the Zoning of approximately 2.036 acres of annexed land - NS Corp. Council passed declaring emergency on April 5, 2018.

Old & Pending Business:

Historic Application. No update.

Privilege of the Floor:

Mr. Gilson asked what was decided on the 8660 Wooster Pike proposal. Chair Stallard explained this was just an open discussion.

Motion to adjourn by Mayor Carol Carter and seconded by Kevin Nehrenz. All were in favor. The meeting was adjourned at 8:44 p.m.

Respectfully Submitted,



Rick Stallard
Chairman, Zoning & Planning Commission