



Zoning & Planning Commission Meeting
Monday, September 24, 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, Matt Sturgeon, and Jason Page

Approval of Minutes:

Kevin Nehrenz made a motion to approve the minutes for the August 27, 2018, meeting. Jason Page seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

Jerry Winkler, a board member and Brenda Norris, President of the Seville Chamber of Commerce came to speak with the Commission about safety concerns with food vendors at the Annual Seville Yard Sale. Mr. Winkler explained that vendors who register and pay with The Chamber are checked with the Health Department and given a safe electrical hook up to use for the event. Mr. Winkler said there have been food vendors setting up at residential properties and this poses safety concerns with having proper electrical hook ups and to know if they are registered with the Health Department. Mr. Winkler asked if the Commission could consider zoning legislation to give the officers authority to check on the food vendors that are not registered through The Chamber. Mr. Winkler went on to explain if there were an accident the liability insurance provided for the event by The Chamber would be liable. The Chamber invested over \$9,000 for expenses for the 2018 event and made a profit of almost \$3,000. The Chamber is discussing no longer sponsoring the Yard Sale and looking into other options for fundraising.

The Commission discussed that considering zoning for this event is a fine line as it could infringe on private property owner rights. It was asked if the code would cover the fact that commercial activity was being conducted on residential property. Both Mr. Bittaker and Mr. Immel said the code does not address it. The Commission discussed researching what other communities do.

Lisa Coldiron of 192 Blue Spruce Ct. asked for an explanation of a letter she received regarding property at 120 W. Greenwich Road. The Commission explained the property would like to be rezoned residential and split so two single homes may be constructed.

Zoning Inspector's Report:

Mr. Bittaker reported he had a meeting with Mary Ann Chandler, the attorney with Fechko Excavating, for the possible development for the property on what was known as the Silchuk property north of Park West Avenue. The plan presented included 269 homes with 50' lots. Mr. Bittaker said that number of homes is still higher than what the Village can afford. It was discussed the developer would include the infrastructure with the build out, but the cost of the expansion of the treatment plants exceeds well over the fees that would be received from the build out. Mr. Bittaker did say a study is in progress to find out what a good fee rate would be. The Village fees are the lowest in Medina County.

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Zoning Inspector's Report (continued):

Mr. Bittaker reported he is moving forward with a violation letter for 110 A & B Hazelwood.

Economic Growth Report:

Mr. Stallard reported he did attend the last meeting at RPM. Next month will be focused on Made in Medina, including Blair Rubber and Stellar Automotive Group.

Comprehensive Development Review Plan Committee:

Chair Stallard said there is no new update at this time.

New Business:

None.

Pending/Completed Legislation:

2018-56 – Change Zoning Classification on property within the Village PPN 012-21A-07-128 from Local Commercial to R-3 District. (120 W. Greenwich). Council had the second reading September 10, 2018.

2018-57 – Change Zoning Classification on property within the Village PPN 012-21A-07-006 from Local Commercial to R-4 District. (106 Greenwich). Council had the second reading September 10, 2018.

2018-58 – Approving a lot split for the Village of Seville. (120 W. Greenwich). Council had the second reading September 10, 2018.

Old & Pending Business:

Historic Application. No update.

Privilege of the Floor:

Kathy Rhoads asked about the lot size for the building on Mandarin Drive. Mr. Bittaker said they are 85' width lot size. There was a brief discussion on green space on paper does not always look as good in reality.

Motion to adjourn by Mayor Carol Carter and seconded by Jason Page. All were in favor. The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,



Rick Stallard, Chairman
Zoning & Planning Commission