



Zoning & Planning Commission Meeting
Monday, March 25, 2019

Call to Order:

Chair Rick Stallard called the meeting to order at 6:58 p.m.

Pledge of Allegiance

Roll Call:

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

Approval of Minutes:

Mayor Carter made a motion to approve the minutes for the February 25, 2019, Public Hearing Meeting. Mr. Nehrenz seconded the motion. Aye votes all. The minutes were approved as written.

Mr. Sturgeon made a motion to approve the minutes for the February 25, 2019, meeting. Mr. Page seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

Kathy Stugmyer, Treasurer for the Park Avenue West Condominium Association Board, brought up concerns about the plans for a new development and gave the Commission a letter stating her concerns. Letter is attached.

Zoning Inspector's Report:

No report at this time.

Economic Growth Report:

Chair Stallard said the last meeting was held at Blair Rubber and had at least 100 people in attendance.

Comprehensive Development Review Plan Committee:

Mr. Sturgeon said that there will be a meeting on Tuesday, March 26th, with a few members to make a plan for the review. There are potentially eight members and Mr. Sturgeon was able to get the original planning files from Mr. Henwood with Medina County Planning Department.

New Business:

None.

Pending/Completed Legislation:

2019-07 Ordinance amending Ordinance 1991-08 with regard to hotel tax. Third reading is planned for April 8th. Mr. Nehrenz made a motion to recommend to Council to pass Ordinance 2019-07. Mr. Page seconded the motion. Aye votes all.

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Pending/Completed Legislation (continued):

2019-05 Ordinance amending the Seville Zoning Code with regard to short term rental uses. Mr. Page made a motion to recommend to Council to pass Ordinance 2019-05. Mr. Nehrenz seconded the motion. Aye votes all.

Old & Pending Business:

Historic Application. No update. Looking for community members to get involved.

Privilege of the Floor:

None.

Motion to adjourn by Jason Page and seconded by Matt Sturgeon. All were in favor. The meeting was adjourned at 7:09 p.m.

Respectfully Submitted,



Rick Stallard, Chairman
Zoning & Planning Commission

Mayor Carter, Mr. Stallard, Mr. Bittaker and Commission members:.

I'm Kathy Stugmyer, Treasurer for the Park Avenue West Condominium Association board.

While I understand that no specific plans are on the table for the property owned by Seville 2018 LLC, I know that there has already been discussion on development there and that subdivision plans are likely to be presented soon.

I had a chance to review the Village of Seville Zoning Ordinance Code Book a bit; and, while I know that some of my issues of concern are covered in it and will be addressed in site plan review, I want to make you aware of areas of concern that I, personally, have and which I feel confident are also concerns of many - if not all - of my neighbors.

I would ask that specific care be taken to be sure that these areas are completely dealt with to the satisfaction of this commission and the Village administration. Rather than take time now to provide details on my concerns, I'm providing a copy of the areas I'd like to see addressed.

Those include concerns about establishing that there are sufficient utility services available; having the developer do a transportation analysis, if indicated; demonstrating the sufficiency of safety services for the increased population; deposit of performance bonds by the developer; the provision of adequate property buffers to neighboring properties, professionally installed infrastructure and grading to provide appropriate stormwater drainage that does not impact neighbors negatively, and repair by the developer of any portion of our property that abuts Park Avenue West that was damaged during the recent excavation and tree removal. Thank you.

As mentioned above, I would ask that the developer/owner

- confirm that sufficient utilities are available (water, wastewater treatment, electric, trash), including capacity studies done by the developer/owner to guarantee there would be sufficient water and sewer, without impacting other residents or costing the Village or its residents additional fees
- provide a transportation analysis to ensure that Park Avenue West can accommodate the extra volume and that the developer/owner pay for any infrastructure, traffic control signs or devices, crosswalks, etc., if needed

- demonstrate that there is sufficient fire, EMS, and law enforcement coverage for the additional residents in those new homes, without additional cost to the Village or its residents
- provide performance or surety bonds to be escrowed to ensure that the approved subdivision improvements are made by the developer/owner and, if not, that there be sufficient funds there for the Village to use to pay for them to be completed
- bear the costs for any special studies associated with the subdivision plat, such as traffic impacts, wetlands mitigation, flood hazards, coal mines, soil sedimentation and pollution control, etc.

As a resident of Park Avenue West Condominiums – particularly as one whose home backs up to the proposed subdivision – I have some very particular concerns:

- that adequate storm sewers, storm laterals, culverts, drainage ways and detention systems be required so that there is no impact on other property owners and that the construction of streets be such that direction of storm water flow is diverted and disposed of properly, so as to not negatively impact surrounding properties
- that adequate grading be required so as not to negatively impact surrounding properties and that street and sidewalk grades, floor elevations of buildings, and lot grades be established in proper relation to each other, and to existing topography and natural features within and adjacent to the subdivision and including 100-year overflow swales
- that an adequate and attractive buffer between the subdivision and Park Avenue West Condominiums be put into place immediately as development commences and that that buffer NOT be a street or sidewalk and of sufficient depth to provide distance between our homes and those of the new homeowners in the subdivision
- that repair be made to any portion of the Park Avenue West Condominium property that was damaged during recent excavation and tree removal and that no portion of our property be used as a staging area for construction

Kathy Stugmyer
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