Zoning & Planning Commission
April 23, 2012

Call to Order:
Chairman Pete Fontana called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call
Present: Chairman Pete Fontana, Mayor Gene Sulzener, Rick Stallard, Kieran O'Rourke, and Dennis Gordon

Approval of Minutes
Dennis Gordon made a motion to approve the minutes of March 26, 2012, Rick Stallard seconded. Aye votes all. The minutes were approved as written.

Zoning Inspectors Report:
Kevin Bittaker did not have any new information at this time.

Economic Growth Report:
Rick Stallard reported the CRA's have been completed for the year. The report showed 313 jobs have been created. Mr. Stallard announced he was headed to Washington DC to work on a grant for $50,000.

New Business:
Seville RV is looking to add a 1,000 gallon propane filling station to their business. Concerns were discussed. The Commission decided to ask Seville RV to submit a plan and this item will be added to the May's meeting agenda.

Stan Scheetz asked the Commission to consider the changes he submitted in a letter with concerns for zoning, text, map, and mixed overlay use. The letter is attached to the minutes.

The Commission felt Mr. Scheetz brought up valid points and feel some of the concerns for the downtown area will be addressed with the results of the upcoming downtown development plan. Alicia Hathcock will look into who is responsible for the enforcement of addresses on business buildings. Mr. Scheetz also submitted a paper for Guaranteed Rural Rental Housing Program, asking the Commission to consider changing the zoning for the Church's property.

Old & Pending Business:
The Downtown Development Plan meeting will be on Monday, April 30th, at 7:00 p.m. Chair Fontana shared how he would like to see the meeting run. After the meeting, Chair Fontana will group ideas and see what common concerns there are among the business and property owners.

Mayor Sulzener will create a subcommittee of 10 - 12 people with the business owners, property owners, and residents. Mayor Sulzener, Dennis Gordon, and Leslie Miller will be members. This will be an Ad Hoc Committee.

Privilege of the Floor:
None.

Motion to adjourn by Rick Stallard and seconded by Chair Fontana. Aye votes all. Meeting adjourned at 8:32 p.m.

Mayor Gene Sulzener
Acting Chairman

Kevin Bittaker
Zoning Inspector

SEVILLE ZONING SUMMARY

Concerns/Issues/Drive–a-round

1. March 5, SDS letter to Z/C/Council/Mayor – Zoning matters for consideration – ASAP
2. Suggested substantive workshop 2010-2011; 2012 (None since parking wars/camper wars; 2009-2012 and Industrial Mixed Use Overlay District, created Jun/July 2010 (Last substantive change) and title is misnomer (45 uses Res/Comm/4xInd.)
3. Need for substantive Zoning Code changes to simplify/clarify Code/provide flexibility/marketability/user-friendly code vs. (current micro-management Zoning Code tool, used to deter growth/development that allow Zoning Committee members to chase projects away from Village with OVERLY ONEROUS asthetic design principles for Downtown/Northtown andHistoric District and emerging light industrial park/areas and Highway Commercial. Zoning Code from 1970 to 1990 (11 pages); 1990 code 113-pages, current Zoning Code passed 2007 – 183 pages and 20+ pages of Amendments and new Code Section (IMUOD) 15+ pages – New zoning code, 220 pages OF Regulations. (25 times more regulations, Out fo touch with Seville realitites..)

   Must simplify Code:
   -Eliminate onerous design principle/standards excreted from Mayfield Heights/Chagrin Falls/Hudson cities of totally different demographics and wealth and character, that far exceed Seville–property owners/residents/business persons capabilities for our _Rural Medina County community.

   Action Suggestions:
   Suggested late 2010- also during 2011, now 2012 – written requests forZoning workshop to address issues tendered June-July-August- September 2011/ again December 2011 and again Jan-Feb to Z/C – Council – new Mayor.
   - 11 to 12 specific suggestions to modify- clarify- eliminate- revise by Text and Map Amendments.
   - See Zoning workshop – discussion for Fall 2011 action 2011/2012 after elections
   - Text Amendment – delete "Industrial" from new MUOD created 2010
   - Map Amendments – 4x suggested – all for MUOD Text.
   - Multi-Family – Map Amendment 5.87 Ac High Street next to Meadowview Care Center across from Seville Villas Condominiums.
   - Text Amendments – Highway Commercial District signs 30% larger than Local Commercial sign.
   - Text Amendments – to conform FEMA Super Floodplain regulation to allow construction of Residential/Comm/ Industrial per new standards ADOPTED 2010.

Also, see Seville Village zoning issues /SR3 corridor – Greenwich Road/Park Ave west area August 2011 issues to resolve/action required to facilitate controlled growth/development and to tie Downtown/Greenwich Road area and Park Avenue West areas together for walking/trails/bicycles/auto and pedestrian travel.

See separate sheet attached. Stan Scheetz 4-20-12

Village of Seville
Subjects for Discussion for Fall
Zoning Workshop

Zoning Workshop Seville, Ohio
Suggest Sept/October, 2011 – workshop
Nov./Dec, 2011 – Action – After Election

1. TEXT AMENDMENT
Section 611 – A.
Seville Village Zoning Code TEXT AMENDMENT
Delete: "INDUSTRIAL" from new MIXED USE OVERLAY DISTRICT
Section 611 Zoning Code – throughout Text (rationale: 45 plus uses are Commercial/Residential, only a few uses Industrial)

2. MAP AMENDMENT
Section 611 – B.
MIXED USE OVERLAY DISTRICT (NEW) MAP AMENDMENTS
Section 611
   1. Seville Elementary School
   2. Entire southwest quadrant of Village of Seville Industrial Area, West of Milton Street (consider)
   3. West Side SR3 – Schneider National Land and Beacon Industrial Park – Panther – Atlantic Drive (consider)
   4. Consider annexation south to Mill Road
      Richards/Johnson land south of old Akron Standard Products Buildings, to Seville's sewer plant – MUOD – along tracks, prime industrial – Ideal area for Mixed Use Overlay District

3. TEXT AMENDMENT
Section 608 – C. COMMERCIAL MIXED USE OVERLAY DISTRICT (2007)
Add to Title of Section 608 – Add "Downtown/Historic"
Mixed Use Overlay District to distinguish from LC/HC/Mixed Use Overlay District

4. MAP AMENDMENT
Section 605 – D. <u>5.87 Ac. High Street to Multi-family R-4 Zoning</u>
Map Amendment for Apt./Condos/Cluster Homes at eight (8) units per acre similar to Seville Villas/across street and adjacent to Meadowview Care Center Parcel, owned by Church trying to sell land for the past 5-7 years.

5. TEXT AMENDMENT
Section 710/711 – E. Highway Commercial Signs (30% larger than Local Commercial District Signs). Allow HC signs to be larger without need for variances. Rationale – trying to attract highway traffic – higher speed – need to be able to see signage from Interstate at high speed from Greater Distance!

6. FEMA Flood Plain Super Regulations – conform building requirements
RESIDENTIAL – COMMERCIAL – INDUSTRIAL to 2009 "PASSED" Medina County Super Flood Plain Regulations in Seville Zoning Code, so no conflicts, as there 26 Jurisdictions – Villages/Twps/Cities – all are different
26 different Local Regulations on Flood Plain
Make all requirements conform/so developers/builders/owners know rules up front, before design site plans!

Request that Village of Seville Zoning Commission and/or Council initiate action in Winter 2011-2012 so Zoning updates available to prospects by Spring of 2012, to spur economic development in Village of Seville.

Respectfully submitted,

Stanley D. Scheetz
Attorney at Law

A FEW of the Very Important issues that should Be Discussed and Modified ASAP!

(2011)

SEVILLE VILLAGE ZONING ISSUES
SEVILLE CORPORATE PARK/SR3 CORRIDOR
AUGUST 2011

To Z/C Aug 2011
To MAYOR 1-9-12
To council 1-9-12
1-12
To Roger Kisper 2-13-12

1. Comfort Inn/Parking lot apron adjacent to street – requires repairs – past five years

2. Comfort Inn – Vacant lot west of hotel to Patricia Wagner Office Building – Not mowed entire summer

3. Seville Corporate Park – require addresses on all buildings and/or mail boxes (should be on both) or curb – DQ/Pizza Shop/Hair Salon/World Truck/Mahoney Office Building/Variety Contractors/Randy's Kitchen Repair

4. Clearwater Systems – Address on building

5. Circle K Gas/Convenience Store – new address on building – front

6. Schneider National, Inc. – new address on sign in front of office building on Center Street vs. Wooster Pike

7. Huddle House – address numbers on restaurant - building fire department/ EMS/Police

8. Sidewalks to connect Hardees to Comfort Inn on black top apron or concrete apron

9. Sidewalks to connect/Comfort Inn – vacant lot to balance business on north side of Park Avenue West to hotel and office buildings

10. Sidewalk – ODOT request hanger on bridge over SR3 on west side only to connect north/south areas of Village of Seville

11. Sidewalks on all commercial/industrial frontage on SR3/Center Street/ Greenwich Road to SR224/I76 and Hardees-Circle K – Mandatory residential/should be mandatory Commercial Frontage on SR3/Center Street

NOTE: 4 digit address okay on east/west of Park Avenue, as all addresses assigned are 4 digits. However, on Center Street, f/k/a Wooster Pike, all should be 3 digit addresses to conform with all of Center Street vs. part 4 digits and part 3 digits

Section 538 Guaranteed Rural Rental Housing Program (GRRHP)

LOAN PRODUCTS

- Up to 90% guarantee
- Interest assistance (interest rate buy down)

LOAN FEATURES

Loan to Value (LTV)

- 90% or less for loans made to for-profit entities
- 97% or less for loans made to non-profit entities

Interest Rate

- Best negotiated rate between lender and borrower fixed over the loan term
- Buy down interest rate of eligible projects with annual interest credit payments to the Applicable Federal Rate.

Maximum Repayment Terms

- 25 year min., 40 year max.
- 25 year min. for balloon with 40 year amortization

Maximum Loan Amount

- No limit

ELIGIBLE PURPOSES

- New construction and acquisition with substantial rehabilitation (≥$6,500 per unit)
- Take-out permanent financing and combination construction/permanent loans

BENEFITS TO LENDERS

- 90% protection against loan losses
- Credit towards fulfillment of Community Reinvestment Act requirements
- Secondary mortgage market participation
- Loans exempted from lender's legal lending limits

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USDA Rural Development

Committed to the future of rural communities.

Section 538 Guaranteed Rural Rental Housing Program (GRRHP)

ELIGIBLE USES

- All hard costs
- Soft costs – professional services, bond fees, developer's fees, land acquisition and development cost of financing

ELIGIBLE BORROWERS

- Individuals partnerships, non-profit or for-profit corporations
- Limited liability companies and trusts
- State and local agencies, Indian Tribes

ELIGIBLE LENDERS

- Lenders eligible for approval include HUD, Fannie Mae, Ginnie Mae and Freddie Mac approved multifamily lenders
- Lenders with multifamily lending experience and demonstrated capacity to provide all aspects of loan processing, and asset management functions, including disposition.

PROGRAM GUIDELINES

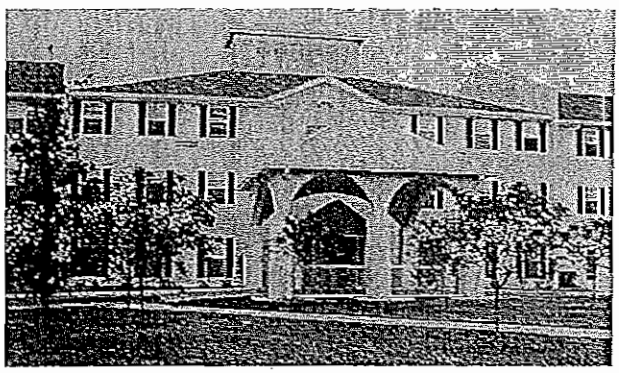
- Available to families or persons whose incomes at time of initial occupancy do not exceed 115% of median income
- Rent (including tenant-paid utilities) for any unit at initial occupancy cannot exceed 30% of 115% of area median income, adjusted for family size

ELIGIBLE AREAS

- Rural areas with populations up to 20,000
- Website: http://eligibility.sc.egov.usda.gov/eligibility/welcomeaction.do

GRRHP REGULATIONS & FORMS

- Regulations are available online at: www:rurdev.usda.gov/regs/hblist.html#hbw6
- Forms are available online at: www.rurdev.usda.gov/regs/formtoc.html
- The application process and competitive selection criteria will be described in an annual Notice of Funding Availability (NOFA) published in the Federal Register



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