

**BOARD OF ZONING APPEALS  
PUBLIC HEARING MEETING MINUTES**

**Location:** 120 Royal Crest Drive, Seville, OH 44273  
**Council Chambers**  
**Date:** 2/27/2023

**CALL TO ORDER:**

Mr. Metzger called to order at 6:31 p.m.

The meeting started with the pledge of allegiance

**NEW BUSINESS:**

**BZA-23-03** – A variance application has been received from GPD Group on behalf of Tesla, Inc., 520 S Main St, Akron, OH 44311. This variance is for parcel # 012-21A-02-001 located at 575 Center Street, Seville, OH 44273. The Applicant is requesting a setback variance of 0' for the proposed Tesla Supercharging station along the South property line. The existing paved parking area is five foot (5') from the south property line. This variance is for Code, Section 607.03 D and F.

**Comments:**

Mike Lovett, Senior Project Developer with Tesla Midwest out of Chicago, took the floor to explain why this location was chosen. The proposed 12 charging stations will be for Tesla vehicles. At this time the charging station will not be for universal application, only Tesla vehicles. The charging stations at the proposed location fit the best for traffic flow and with the fueling station in the back and being closer to the front it allows semi-trucks to turn adequately. The average charge will take approximately 25 min. Mr. Lovett advised that first responder information is available for their equipment and headquarters is also able to shut down the posts remotely. Mr. Lovett explained that they will not be expanding the parking lot their equipment will set within the existing curb.

**BZA-23-04** - A variance application BZA 23-04 has been received from Nathan Belock, dba Ness, LLC, 4784 Foote Road, Medina, OH, 44256. The Applicant is requesting a setback variance for an additional attached building in the backyard of 40'x40'. This would leave 5' on the two sides of the new building and 10' in the back of the building. The business property parcel number 012-21A-13-080, at 5 Electric Street, Seville, Ohio 44273. The variance is for Code, Section 609.03 E, F, H.

**Comments:**

Nathan Belock with Ness LLC took the floor to explain that he is looking to explain and needs the addition for storing saw blades. There was question to the location only being used to store items because the application mentions sharpening blades and welding. Mr. Belock said that he doesn't have anything there but the sharpening machines are all pretty quite and he is only there a couple hours a week. The property to the South and East are residential and the area to the North is zoned industrial. There was discussion about requiring a door in the rear of the premises for Fire Department access, the existing fence would need to be changed from chain link to a 6' high obscuring fence/wall/hedge. Michelle Rieg, 148 Royal Crest Dr, requested input from the Zoning Inspector regarding concerns from the neighbors. Mr. Frey stated that he got negative feedback and the Robinson's, who live along the South of the applicant's address, weren't happy about it either. Jim Robinson, 54 W Main Street, said he doesn't want a factory in his backyard, with this addition Mr. Robinson questioned if the business would really only be operating a couple times a week. Michelle Rieg expressed concern with Mr. Belock's comments and found them to be misleading because his initial statement was for only storing and then when the application was referenced he then said well maybe down the road. Jim Carter with The Seville-Guilford Fire Department said that they do have enough clearance for their people and equipment. Mr. Kaus questioned deliveries and Mr. Belock explained big trucks are not able to get down the road, it is mostly UPS or delivered to his house. Mr. Sturgeon commented that he would not suggest allowing a wild variance at this time and the zoning ordinance needs reviewed based on the way the neighborhood has evolved from industrial to primary residential.

**ADJOURNMENT:**

Ms. Stugmyer moved to adjourn the meeting. Mr. Eby seconded that motion, all were in favor. The meeting ended at 6:52 p.m.

Minutes approved by: x  \_\_\_\_\_  
Doug Metzger, Chairman