

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

**Location:** 120 Royal Crest Drive, Seville, OH 44273

**Council Chambers**

**Date:** 1/23/2023

**CALL TO ORDER:**

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

The meeting started with the pledge of allegiance

**NEW BUSINESS:**

**BZA-23-01** - A variance application has been received from Bill Schroeder-Cocca Development, LTD, Center Street, parcel number 012-21A-04-042. The applicant is asking for a 36' wide curb cut onto OH Rte. 3. The variance is for Code, Section 807.

**Comments:**

Mr. Bill Schroeder from Cocca Development explained that they are asking for a 36' curb cut on OH Route 3 because the current access drive off of Atlantic Drive is not wide enough to accommodate trucks with a 60' trailer. Mr. James questioned the Ohio Department of Transportation stance of the curb cut to which Mr. Schroeder advised that ODOT has given Seville complete authority since it is in the corporation limits of the Village of Seville. Mr. Burgoyne of Burgoyne Advisors, LLC recommended the traffic study submitted by Cocca Development to be investigated and include the estimated trips and increases in traffic along Route 3 for this and the surrounding corridor because there will be a number of access points on Route 3. The suggestion was also made to allow a right in / right out and traffic going northbound would need to use the drive off of Atlantic Drive. Mr. Bitaker of the Board of Public Affairs stated that the traffic leaving the driveway to go North will have to cross multiple lanes of traffic once additional lanes are added which will be challenging. Troy Gerspacher with Gerspacher Real Estate Group, who represents the property seller, stated that although traffic congestion is a concern due to the population density in this area the trip counts are likely around 10,000 to 11,000 and typically right in / right out traffic would be looked at when trips exceed 20,000 per day.

**BZA-23-02** - A variance application has been received from Justin Archer/Charles Marshall, 4935 Enterprise Way, Seville, OH 44273, parcel number 012-21A-04-012. The Applicant is asking for a 15' variance with the 50' set back into the south side of the property line. The variance is for Code, Section 609.03D.

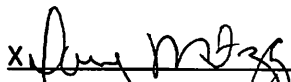
**Comments:**

Charles Marshall explained that they are seeking a variance to add on to the property. They are in agreement to build a 22' stone access road to allow the Fire Department access.

**ADJOURNMENT:**

Mr. Metzger moved to adjourn the meeting. Ms. Stugmyer seconded that motion, all were in favor. The meeting ended at 6:57 p.m.

Minutes approved by:

  
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Doug Metzger, Chairman