

ZONING & PLANNING COMMITTEE

MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273
Council Chambers
Date: 02/27/2023

MEETING DETAILS:

Meeting Chairman: Matt Sturgeon
Recorder: Lisa Nemastil
The meeting was called to order at 7:22 p.m.

ATTENDEES:

Matt Sturgeon
Mayor Carter
Dave Gilson
Rick Stallard

ABSENT:

Kevin Nehrenz

APPROVAL OF MINUTES:

Mayor Carter moved to approve the minutes from January 23, 2023. Mr. Gilson seconded the motion. All votes aye except Mr. Stallard who abstained. The minutes were approved as written.

AMENDMENTS TO AGENDA:

- Mr. Frey requested to add Sheetz and Premier RV to New Business for discussion. Mr. Stallard made a motion to add these items to the agenda, Mr. Gilson seconded that motion. All were in favor. Motion passes.

PRIVILEGE OF THE FLOOR: Mr. Stallard stated that the owner of Gateway Tire wants to know if they can put a security fence around their property due to concerns of theft. Mr. Frey said they can send in a zoning permit and plans and he will review their request.

REPORTS:

Zoning Inspector's Report

Mr. Frey reported that he processed 10 permits, 0 violation letters, 1 violation call, completed a public record request for the Flint Project to Deb Friedrichsen at 4593 Greenwich Rd, drafted and sent 4 letters regarding the Flint project zoning status, received 2 variances and processed the lot split for the Stallard property on Greenwich Rd.

Economic Development Report

Mr. Stallard said there are a couple of meetings coming up, the CRA meeting is Thursday and one next Tuesday for Archer/Stellar Automotive.

NEW BUSINESS:

Sheetz: Mr. Frey reported that Sheetz is proposing 11 new signs and replacing 2 signs as well as widening the drive from 18' to 30'. They will be adding 132 sq ft of signage for directional purposes. They will need to send in a variance and site plan.

Premier RV: Mr. Frey explained that the site plans for Premier RV have changed and they will send in new ones. They will also need a variance because the site only has 11 parking spaces and per the zoning code 28 spaces are required for the proposed building size. Mayor Carter said that the variance request would be reasonable because it is not a retail establishment that requires more parking.

PENDING/COMPLETED LEGISLATION:

Ordinance 2023-06

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO ACCEPTING AN EASEMENT AGREEMENT WITH COLE CK PORTFOLIO VIII, LLC.

The second reading is complete.

Ordinance 2023-08

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, APPROVING A LOT SPLIT AND REPLAT FOR PHILLIP AND KERI CARPENTER AND BRENDA BUCKINGHAM.

The first reading is complete.

Ordinance 2023-12

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AUTHORIZING AN AGREEMENT WITH CESO INC. TO TRANSFER ELECTRONIC DOCUMENTS AND DECLARING AN EMERGENCY.

The first reading is complete.

Ordinance 2023-16

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, APPROVING THE SUBDIVISION PLAT OF THE BATES CROSSING SUBDIVISION PHASE 3A, AND DECLARING AN EMERGENCY.

The first reading is complete.

Resolution 2023-04

A RESOLUTION OF COUNCIL AND OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AUTHORIZING THE FISCAL OFFICER TO ADVERTISE FOR BIDS FOR THE SALE OF THE FORMER BOARD OF PUBLIC AFFAIRS OFFICE PROPERTY LOCATED AT 44 AND 46 WEST MAIN STREET WITHIN THE VILLAGE AND DECLARING AN EMERGENCY.

The first reading is complete.

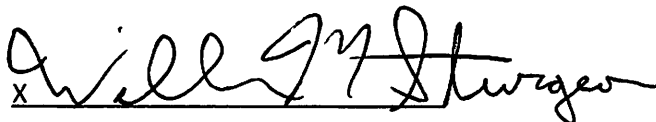
-Mr. Sturgeon questioned this item. Mayor Carter explained that in order to open up a conversation with the Muskingham Watershed we would need to accept bids on the property. Mr. Stallard provided some background on the building and will be assisting to market the property. There was discussion on what is for the betterment of the Village of Seville to sell, transfer, or review proposals with monetary values and contributions to align with the comprehensive plan.

OLD BUSINESS: Premier RV Plat – No further discussion was made as we need new drawings.

PRIVILEGE OF THE FLOOR: Mr. Frey said that he knows that there is a push to get Swan Dr approved. Mayor Carter mentioned that she spoke to John Fetcho and he said that the building market has slowed down and although they wanted it to be approved with emergency language in February they understand and are ok with waiting.

ADJOURNMENT: Mr. Gilson moved to adjourn the meeting. Mr. Stallard seconded that motion, all were in favor. The meeting ended at 7:56 p.m.

Minutes approved by:



Matt Sturgeon, Chairman