

ZONING & PLANNING COMMITTEE

MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273
Council Chambers
Date: 01/23/2023

MEETING DETAILS:

Meeting Chairman: Matt Sturgeon

Recorder: Lisa Nemastil

The meeting was called to order at 7:27 p.m.

ATTENDEES:

Matt Sturgeon

Mayor Carter

Dave Gilson

Kevin Nehernz

ABSENT:

Rick Stallard

APPROVAL OF MINUTES:

Mayor Carter moved to approve the minutes from 12/27/2022. Mr. Gilson seconded the motion. Ayes votes all. The minutes were approved as written.

AMENDMENTS TO AGENDA:

- Premier RV Site Plan. Mr. Gilson made a motion to add this item to the agenda, Mr. Nehernz seconded that motion. All were in favor. Motion passes.

PRIVILEGE OF THE FLOOR: None

REPORTS:

Zoning Inspector's Report

Mr. Frey reported that he approved 4 permits, sent 1 violation letter and made 4 violation phone calls.

Economic Development Report

None

NEW BUSINESS:

Bates Crossing Phase 4 Delay: Mr. Nehernz made a motion to approve Mr. Lesiak sending a correspondence to the developer of Bates Crossing stating it that it is acceptable for the delay as long as the bond is still in place. Mayor Carter seconded that motion. The motion passed unanimously.

Swan Drive Plat Approval: Mayor Carter made a motion to approve the plat to send this on to Council. Mr. Nehernz seconded that motion. The motion passed unanimously.

Food Trucks in the Village: The committee agreed that this should be looked into and possibly a permit is needed. This will be further discussed at the next Government meeting.

Premier RV Site Plan: Mr. Burgoyne stated that they would prefer to see cross access to be achieved with the Dollar General to the South as well as cross access to the NEO Commerce development to the North. Parking provisions should be reviewed as well. Mr. Gilson expressed concern with trailers and RV's pulling out of a cross access to the Dollar General. Cross access easements need to be confirmed. Fire, Police and Streets should review this plan and then bring it back to Zoning.

Conditional Zoning Applications:

CZ23-01 ESC – 263, 269 & 275 Center Street; government office in commercial zone requesting conditional zoning. Bob Hlasko, Superintendent with the Educational Service Center, explained that they are looking to move their offices to the above address and in order for them to be able to operate in a commercial zoned area they will need conditional zoning approved. Mr. Gilson made a motion to approve the conditional use. Mr. Nehernz seconded that motion. The motion passed unanimously.

CZ23-02 Tesla project to install 12 EV car charging stations at Circle K Gas Station requesting conditional zoning. Mike Lovett, Project Developer with Tesla Super Charger Team, explained that the location was chosen because it is right of highway 76 and 71 and they need to provide charging for an increased demand between Columbus, OH and Cleveland, OH. Mr. Burgoyne, of Burgoyne Advisors, LLC, stated that upon their review they suggested Tesla and their agents enter an agreement with the Village to secure the 1000 kVA transformer necessary because the Village of Seville will provide the power. Mayor Carter made a motion to approve the conditional zoning request. Mr. Nehernz seconded that motion. The motion passed unanimously.

PENDING/COMPLETED LEGISLATION:

2022-48

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, APPROVING THE PLAT FOR FLINT DEVELOPMENT.

This ordinance was passed 01/09/2023.

2022-73

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, APPROVING THE REPLAT OF THE AUTUMN MEADOWS SUBDIVISION PHASE V.

This ordinance was passed 01/09/2023.

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.

OLD BUSINESS: None

PRIVILEGE OF THE FLOOR: Deb Friedrichsen inquired about the placement of the noise walls for the Flint Development project. Mrs. Friedrichsen requested to see the site plans of the project.

ADJOURNMENT:

Mr. Gilson moved to adjourn the meeting. Mr. Nehernz seconded that motion, all were in favor. The meeting ended at 8:18 p.m.

Minutes approved by:

X 

Matt Sturgeon, Chairman

