

## ZONING & PLANNING COMMITTEE MEETING MINUTES

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

Council Chambers

**Date:** 04/24/2023

### MEETING DETAILS:

Meeting Chairman: Matt Sturgeon Recorder: Lisa Nemastil

The meeting was called to order at 7:00 p.m.

### ATTENDEES:

Matt Sturgeon  
Mayor Carter  
Dave Gilson  
Kevin Nehrenz

### ABSENT:

Rick Stallard

### APPROVAL OF MINUTES:

Mayor Carter moved to approve the minutes from March 27, 2023. Mr. Gilson seconded the motion. The vote was unanimous, the minutes were approved as written.

**AMENDMENTS TO AGENDA:** Mayor Carter moved to add discussion of the Community Development Block Grant to Old Business. Mr. Nehrenz seconded. The vote was unanimous, motion passes.

**PRIVILEGE OF THE FLOOR:** NONE

### REPORTS:

#### Zoning Inspector's Report

Mr. Frey reported that he processed 1 conditional zoning application, 2 variances, 16 permits, 4 violations letters and 6 violation phone calls.

#### Economic Development Report

None

### NEW BUSINESS:

CZ 23-03 – An application for conditional zoning from Architectural Design Studios, Inc. (on behalf of Jessica Brantner) for parcel 012-21A-07-220 located on Center Street, Seville, OH 44273. The applicant is asking for a Conditional Zoning Certificate to build an Assisted Living Center.

- Tony Cerny, Architectural Design Studio, Inc., took the floor to explain that the client is looking to build a 16 bed, 1 story facility. This request was previously approved in 2020 but the zoning certificate has in the meantime expired which is why they are again asking for approval. The property will be re-graded, there is no proposed fence, there will be a retention pond, approximately 22 parking spaces, there will be landscaping around the parking lot to address headlights from the parking lot, Pine Needle Drive will not be a through street (it will remain a dead end) and the lighting fixtures they will be using will conceal the light and push the light down instead of wall patches which illuminates all the way around to address concerns of glare from the lights at the property. Several residents were present at the meeting to inquire about the project and voice concerns. One concern was if the zoning would change from residential. The parcel is zoned R-3 which requires a conditional zoning approval but would not change the zoning from residential. Mr. Sturgeon explained that conditional zoning is allowed for specific requests in an R-3 district and an Assisted Living Center would be one, the prerequisite conditions listed in the zoning ordinance need to be met as well. Kristi Lutz of 170 Blue Spruce, David Civittolo of 247 Blue Spruce, Daniel Svoboda of 173 Blue Spruce Lorie Karasz of 185 Blue Spruce, and Janice Fisk of 179 Blue Spruce asked if the owner would consider putting pine trees around the perimeter of the property so it is not as visible to the residents that will be able to see if from their back yard. Ms. Lutz explained that she is concerned about noise, lights and would much prefer to see a home there instead of a business. Janice Fisk at 179 Blue Spruce asked why the owner does not just buy the property on High Street (Meadowview) and fix that up instead of building at the proposed location? Mayor Carter explained that the property on High Street is not for sale and there is licensing involved as well.

Jessica explained that the property for this meeting was for sale for a long time and her license is only for up to 16 beds; therefore, she is also not looking to expand the property in the future. Mr. Sturgeon explained that the Village of Seville does have an aging population and we can benefit from adding places like this to the Village and this type of place does fit into our Comprehensive Plan. Mike Howman of 172 Blue Spruce asked if the conditional zoning certificate is approved will this become a bar or restaurant instead. The Committee explained no, the certificate would only be approved as requested as an assisted living center. There were also concerns of residents of the Assisted Living Center getting out/wandering raised by Kevin Moser of 150 Pine Needle and Daniel Svoboda. Jessica explained that she does take that very seriously and the facility will be locked overnight with emergency egress options and alarms will ring internally if a resident would leave. The discussion ended with Missy Reig of Royal Crest Drive questioning asking what security measures the Assisted Living Center will take to keep small neighbor children out of the retention pond planned for the property? The Committee explained that there are currently retention ponds in multiple locations in the Village including the adjacent neighborhoods.

- Mayor Carter made the motion to approve CZ 23-03 conditional application. Mr. Nehrenz seconded the motion. Roll Call Vote: Carter – Aye, Sturgeon – Aye, Nehrenz – Aye, Gilson – Aye. Motion passes.

#### Atlantic Tool & Dye Site Plan

- No representatives were present to review the site plan with the Committee.
- Mr. Gilson made the motion to approve the site plan with modifications given by Burgoyne Advisors. Mr. Nehrenz seconded. Roll Call Vote: Carter – Aye, Sturgeon – Aye, Nehrenz – Aye, Gilson – Aye. Motion passes.

#### **PENDING/COMPLETED LEGISLATION:**

##### **Ordinance 2023-26**

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO PROVIDING ZONING CODE SERVICES FOR THE VILLAGE.

The first reading was on 4/10/23

- Mayor Carter made the motion to recommend to Council to table the ordinance and amend it without a name of the contractor. Mr. Nehrenz seconded the motion. The vote was unanimous, motion passes.

##### **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. Tabled

- Mr. Sturgeon advised that he spoke to Chippewa Subdistrict to let them know that we are looking to get money for 44/46 W Main instead of just improving it.

#### **OLD BUSINESS:**

Community Development Block Grant – Mr. Sturgeon explained that we need to establish a sub-committee and establish a scope of work. The deadline for completion is the end of 2024. The purpose to revise the current zoning codes.

- A motion was made by Mr. Gilson and seconded by Mayor Carter to establish and assign the following people to the Community Development Block Grant Project Sub-Committee:

Barry Frey, Sue Frey, Matt Sturgeon, Kathy Stugmyer, Tom James, Greg Kaus and Jessica Brantner.

**PRIVILEGE OF THE FLOOR:** Mayor Carter mentioned that previously the residents made mention of their concern with the Assisted Living Center being built in the residential area and they suggested opening the other location on High Street as a better location, but Mayor Carter pointed out that location is also in a residential area.

**ADJOURNMENT:** Mr. Nehrenz moved to adjourn the meeting. Mr. Gilson seconded that motion, all were in favor. The meeting ended at 8:05 p.m.

Minutes approved by:

X W. M. Sturgeon  
Matt Sturgeon, Chairman