

ZONING & PLANNING COMMITTEE

MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273
Council Chambers
Date: 03/27/2023

MEETING DETAILS:

Meeting Chairman: Matt Sturgeon

Recorder: Lisa Nemastil

The meeting was called to order at 7:40 p.m.

ATTENDEES:

Matt Sturgeon

Mayor Carter

Dave Gilson

Rick Stallard

Kevin Nehrenz

ABSENT:

APPROVAL OF MINUTES:

Mayor Carter moved to approve the minutes from February 27, 2023. Mr. Stallard seconded the motion. All votes aye except Mr. Nehrenz who abstained. The minutes were approved as written.

AMENDMENTS TO AGENDA: NONE

PRIVILEGE OF THE FLOOR: Missy Rieg took the floor with a question regarding the Premier Auto RV site plan. Ms. Rieg questioned that the access driveway for the parking lot comes off of planned road for the Flint Development, who is responsible for building that road in the event that the Flint Development is overturned, is there a secondary plan for the driveway? Mayor Carter explained Premier Auto RV would be responsible for the access road in that case.

REPORTS:

Zoning Inspector's Report

Mr. Frey reported that he processed 19 permits, 0 violations, 5 violation phone calls, signed off on 3 different plat plans, set up and presented information for 2 variances and put together information for site plan reviews.

Economic Development Report

Mr. Stallard was pleased to report that all 12 of the businesses exceeded their goals. The annual meeting will be Thursday, April 13th at the Galaxy restaurant in Wadsworth, Ohio. The meeting is open to the public and there is a fee to attend and register with the Economic Development Corporation.

NEW BUSINESS:

Sheetz: David Mastrostefano, in-house permit engineer with Sheetz, explained that he previously presented information for a variance for additional signage to better direct customers and in addition to that they are requesting to widen their driveway from 18' to 30'. The widen will not affect anything outside of the existing layout, the widen will be all internal to the lot. No changes will be made to the entrances at this time. Mr. Nehrenz made the motion to approve Mr. Mastrostefano to be able to apply for a zoning permit to construct the widening. Roll call vote: *Sturgeon – Aye, Stallard, Nehrenz – Aye, Gilson – Aye, Carter – Aye.* Motion passes.

Stellar Automotive: Charles Marshall, builder for Stellar Automotive, explained that last month they got approval for a 15' variance on the South side and now they are asking for site plan approval. The warehouse will be identical to what they did last time. The drawings were changes based on 7 recommendations from the engineer. Mr. Marshall questioned if

they are allowed to move dirt if the site plan gets approved. Mayor Carter did confirm that he will be able to move dirt if the site plan is approved. The site plan now also includes a road between Stellar Automotive and Gateway Tire as requested by the Fire Department. Mr. Stallard moved to approve the site plan. Roll call vote: *Sturgeon – Aye, Stallard, ehrenz – Aye, Gilson – Aye, Carter – Aye*. Motion passes.

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.

This passed 03/13/2023.

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.

This passed 03/13/2023.

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.

This passed 03/13/2023.

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.

This passed 03/13/2023.

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 second reading is complete.

-Mr. Sturgeon advised that there has been no further dialogue from Chippewa Subdistrict about their interest in the property. Mayor Carter stated that Tony Burgoyne will get us a map to show where the easement will be on the property.

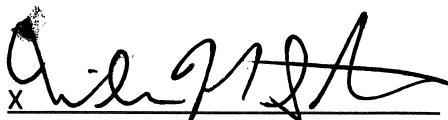
OLD BUSINESS:

Premier Auto RV Site Plan Review: Mr. Stallard made the motion to approve the site plan. Roll call vote: *Sturgeon – Aye, Stallard, Nehrenz – Aye, Gilson – Aye, Carter – Aye*. Motion passes.

PRIVILEGE OF THE FLOOR: NONE

ADJOURNMENT: Mr. Stallard moved to adjourn the meeting. Mr. Nehrenz seconded that motion, all were in favor. The meeting ended at 8:01 p.m.

Minutes approved by:

X 

Matt Sturgeon, Chairman