



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 6/26/2023

The meeting began at 7:36 p.m.

Present: Matt Sturgeon (Chairman), Mayor Carter, Dave Gilson (Member), Kevin Nehrenz (Member), Rick Stallard (Member)

In Attendance: Kris Immel (Solicitor), Lisa Nemastil (Recorder), Barry Frey (Zoning Inspector)

Mr. Stallard made a motion for approval of minutes from May 22nd, 2023. Mr. Gilson seconded, the vote was unanimous. Motion passes.

Mayor Carter made a motion to amend the agenda and add discussion of 296 W Greenwich Rd zoning violation to the agenda under new business. Mr. Stallard seconded, the vote was unanimous. Motion passes.

Privilege of the floor: NONE

Zoning Inspector's Report: Mr. Frey reported that there were 17 permits issued, 22 violation letters sent and 7 violation calls made. Mr. Frey also made mention of the condition back of the Clearwater facility, he has been in contact with them and they are to begin repairs in the first week of July. Quality Inn and Autumn Meadows lots have been mowed. Mr. Frey advised Wright Bros that they need to remove a debris pile on their site.

Economic Development Report : Mr. Stallard reported that on 7/20/2023 the Medina County Economic Development Corporation will hold a member meeting at the Blue Heron. There will also be a plant tour on 8/17/2023. The yard sale in Seville was on Father's Day weekend. On 7/1/2023 the Seville Historical Society is planning a Celebrate America Themed event which will immediately follow the Farm Market beginning at noon. There will be kids games, crafts, ice cream and more.

New Business:

- The Commission did not have any further questions about the Ryan Homes Bates Crossing Phase 4 Plat Plan. Mr. Stallard made a motion to recommend approval to Council. Mr. Nehrenz seconded, the vote was unanimous. Motion passes. Ordinance 2023-42 will be added to the next Village Council agenda.
- Bates Crossing Status: Mr. Frey reported that all of the nuisance complaints with leaking vehicles, mowing and street cleaning have been addressed by the builder.
- Family Dollar Site Plan, 351 Center Street: Bill Schroeder, an architect with Cocca Development, presented the Zoning Commission with an alternative elevation for the Family Dollar store exterior. The elevation had a brick base and beige, red and tan stucco with a red awning and Family Dollar sign above the awning. The Commission requested a brick façade to match the buildings from Greenwich to the old Farmer's bank. Mr. Schroeder explained that our location in Seville is considered a rural/small market and brick facades are used in high volume urban markets. Mr. Schroeder was concerned with the cost of using brick. The Commission explained that they would like to see brick on the front and front 1/3 on both sides and 2/3 back on the sides and rear of the building can be metal. Mr. Schroeder will take the request back to the company. Mr. Stallard requested to table the site plan review at the

applicant's request. Mr. Gilson seconded. *Roll call vote: Mayor Carter – Aye, Stallard – Aye, Sturgeon – Aye, Nehrenz- Aye, Gilson – Aye.* Motion passes.

- Mr. Frey advised that a zoning violation was issued to Mr. Burgess, the owner of 269 Greenwich Rd. Mr. Burgess explained that he is in the process of the selling the property and once sold the new owner is looking to remove all structures from the lot.

Pending/Completed Legislation:

ORDINANCE NO. 2023-26

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

ORDINANCE NO. 2023-33

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

ORDINANCE NO. 2023-35

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO OF PUBLIC IMPROVEMENT.

ORDINANCE NO. 2023-42

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, APPROVING THE SUBDIVISION PLAT OF THE BATES CROSSING SUBDIVISION PHASE 4, AND DECLARING AN EMERGENCY.

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.

RESOLUTION 2023-07

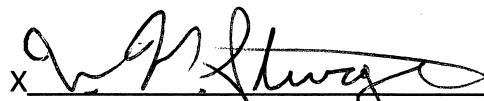
A RESOLUTION OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO DECLARING IT NECESSARY TO ASSESS PROPERTIES FOR THE CONSTRUCTION AND/OR REPAIR OF CERTAIN SIDEWALKS.

Old business: NONE

Privilege of the floor: NONE

Mayor Carter made motion to **adjourn**. Mr. Gilson seconded, the vote was unanimous. Motion passes, meeting adjourned at 8:43 pm.

Minutes approved by:

X 
Matt Sturgeon, Chairman