



ZONING & PLANNING COMMITTEE MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 7/24/2023

The meeting began at 7:00 p.m.

Present: Rick Vierheller (Alternate), Rick Stallard (Member), Kevin Nehrenz (Member), Dave Gilson (Member)

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

Absent: Matt Sturgeon (Chair), Mayor Carter

Mr. Nehrenz made a motion to approve the minutes from June 26th, 2023. Roll call vote: Stallard – Aye, Vierheller – Abstain, Nehrenz – Aye, Gilson – Aye. Motion Passes.

Mr. Frey reported that 6 permits were issued, 13 violation letters were sent and 6 violation calls were made.

Mr. Stallard had nothing new to report for the economic development report.

New Business:

- **Shell Station** – Plans were received for the Shell Station and the Committee questioned if the property is part of the Village of Seville or Guilford Township. There was a type 2 annexation completed for this parcel in 2022. Mr. Immel will review the terms of the annexation. This item is pending until more information is received.
- **Superior Diesel** - The Fire Department has provided input and requested changes for this project. This item is pending until the Fire Department changes have been addressed.
- **Request from Parks & Streets Committee to consider allowing radius only style cul-de-sacs in zoning code book** – The Parks and Streets Committee recently received a request for the Village to take on responsibility for cul-de-sacs in neighborhoods where the HOA did not materialize. This request was declined by the Parks and Streets Committee and prompted a discussion of only allowing radius only (no green area in the center) cul-de-sacs in future zoning. The Zoning Committee did agree with the Parks & Streets Committee decision to not take on responsibility for the current cul-de-sacs and allowing radius only cul-de-sacs in the future.

Pending/Completed Legislation:

ORDINANCE NO. 2023-26 - Tabled

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

ORDINANCE NO. 2023-33 – Approved

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. 2023-42 – Approved

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 - Tabled

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.

There were no amendments to the agenda, no one spoke for privilege of the floor and nothing discussed under old business.

Mr. Vierheller made a motion to adjourn the meeting. The vote was unanimous, the meeting ended at 7:23 p.m.

X

Matt Sturgeon, Chairman