



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 8/28/2023

The meeting began at 7:00 p.m.

**Present:** Mayor Carter, Matt Sturgeon (Chair), Rick Stallard (Member) Kevin Nehrenz (Member), David Gilson (Member), Barry Frey (Zoning Inspector), Kristopher Immel (Village Solicitor Representative) and Lisa Nemastil (Recorder)

Mr. Stallard made motion to approve the minutes from 07/24/2023 as written. The motion was seconded and carried.

Mr. Nehrenz made a motion to amend the agenda to include discussion of the zoning code book and the Muskingham Watershed under New Business. The motion was seconded and carried.

**Privilege of the floor:** NONE

**Zoning Inspector's Report:** Mr. Frey reported that 24 permits were issued, 17 violation letters, 10 violation calls and a variance request was received for Bates Crossing.

**Economic Development Report:** Mr. Stallard reported that he received an inquiry from Superior Diesel. Superior Diesel was also reviewed later in the meeting regarding their addition request at their facility.

### **New Business:**

- Lot Split request at 191 W Main Street – The Zoning & Planning Committee reviewed the lot split request and had no concerns. Mayor Carter made a motion to recommend approval to Council. The motion was seconded and carried.
- Mr. Sturgeon passed out a copy of the zoning book contract. The project has not begun but there are no plans at this time to change any of the zoning districts.
- Mr. Stallard announced that the Muskingham Watershed is looking to move and would be very interested in Seville.

### **Pending/Completed Legislation:**

#### **ORDINANCE NO. 2023-26 – Adopted**

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

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#### **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.

### **Old business:**

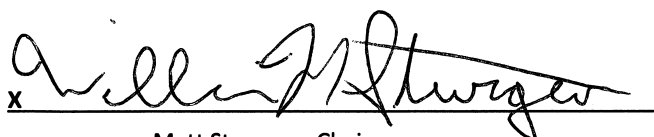
**Shell Station** – Mr. Frey reported that we are still waiting on details for items such as drainage and the retaining wall. This item will be discussed once all the required information is received.

**Superior Diesel** – The Committee had no questions about the proposed addition, the project also has engineering approval. David Augler of Campbell Construction took the floor to address questions. Details were provided that the Superior Diesel facility is used for. Mr. Gilson made a motion to recommend approval to Council. The motion was seconded and carried.

**Family Dollar** – Bill Schroeder of Cocca Development took the floor to review the revised elevation of a combination store for Family Dollar and Dollar Tree. The Committee expressed that the revised elevation did not comply with the Committees request for brick on the front and 1/3 of the sides. The upper 1/3 of the front and sides was a green and red EIFS material. Mr. Frey also advised the committee that earlier that day (08/28/23) there were also revised engineering documents that were received which have not been reviewed or approved by our engineer which means that a decision will not be able to be reached at the time of the meeting. The Committee again requested the outside to be changed by eliminating the colored bands, keep the brick as discussed and allow white behind the logos in the center. Mr. Schroeder will change the appearance and resubmit.

**Privilege of the floor: NONE**

Mayor Carter made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:47 p.m.

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Matt Sturgeon, Chairman