



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 9/25/2023

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. Gilson made motion to approve the minutes from 08/28/2023 as written. The motion was seconded and carried.

There were no amendments to the agenda.

**Privilege of the floor:** Mayor Carter attended the Guilford Township meeting and updated the audience on the direction of the trailer park home located at Greenwich Rd and High Street. The owner is working to spruce up the area and is interested in making it a 55+ community with enhanced guidelines for occupancy.

**Zoning Inspector's Report:** Mr. Frey reported that 10 permits were issued, 0 violation letters, 2 violation calls and a 1 variance application was heard, a lot split passed in legislation, 1 conditional zoning application was received and will be heard tonight as well as 1 court hearing for regarding a zoning violation.

**Economic Development Report:** Mr. Stallard reported that there was 1 application from Superior Diesel and he attended a general membership award meeting where Seville was represented well.

### **New Business:**

Conditional Zoning Request: Romeo's Pizza will be located at 201 Center Street, the committee reviewed a conditional zoning application request for take-out and delivery in the Local Commercial District. The committee discussed that there are two (2) other businesses in the same plaza that already offer take-out and delivery food.

Motion: Mr. Stallard made a motion to approve conditional use for carry-out/delivery food. The motion was seconded.

Roll Call Vote: *Sturgeon – Aye, Mayor Carter – Aye, Stallard – Aye, Nehrenz – Aye, Gilson – Aye.* Motion passes.

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

#### **ORDINANCE NO. 2023-51 – Adopted**

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT AND A COMMUNITY AREA COMPENSATION AGREEMENT WITH SDI PROPERTIES, LLC, AND DECLARING AN EMERGENCY.

#### **ORDINANCE NO. 2023-59 – Adopted**

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO APPROVING A LOT SPLIT AND REPLAT FOR ROGER AND CATHY KILGORE AND DECLARING AN EMERGENCY.

#### **ORDINANCE NO. 2023-63 – Adopted**

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AMENDING ORDINANCE 2018-32 AS AMENDED, RELATIVE TO THE VILLAGE OF SEVILLE, NO. 1 COMMUNITY REINVESTMENT AREA AND DECLARING AN EMERGENCY.

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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:**

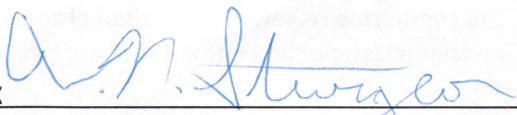
**Family Dollar/Dollar Tree** – Bill Schroeder of Cocca Development took the floor to review the revised elevation of a combination store for Family Dollar and Dollar Tree with a brick front. Mayor Carter inquired if there will be a dumpster/trash enclosure. Mr. Schroeder advised that there is one which is included on the Site Plan and Detail Sheet. Mr. Frey explained that the engineer did review the plans and suggested approval. The only note that the engineer made is that there will need to be a wall support on the retaining wall but that it shouldn't impact a decision tonight. Mr. Schroeder explained that they are already looking into correcting that.

Motion: Mr. Nehrenz made a motion to approve the site plan, which was seconded.

*Roll Call Vote: Sturgeon – Aye, Mayor Carter – No, Stallard – Aye, Nehrenz – Aye, Gilson – Aye.* Motion passes by majority.

**Privilege of the floor: NONE**

Mayor Carter made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:15 p.m.

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Matt Sturgeon, Chairman