



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 12/27/2023

The meeting began at 7:00 p.m.

**Present:** Mayor Carter, Rick Stallard, Rick Vierheller (Alternate), Kristopher Immel (Village Solicitor Representative), Kevin Nehrenz (Member), Dave Gilson (Member) and Jennifer Gray (Recorder),

**Absent:** Matt Sturgeon (Chair), Barry Frey (Zoning Inspector)

Mayor Carter made motion to approve the minutes from 11/27/23 as written. The motion was seconded and passed.

**Privilege of the floor:** None

**Zoning Inspector's Report:** Mr. Frey was not able to attend this evening due to a family medical situation.

**Economic Development Report:** We have many CRA agreements and one in the process of going through right now at Superior Diesel. They are putting in a brand new line of motors in for John Deere Motors right off of Greenwich road.

### **New Business:**

- **Green Bud Discussion:** Sean Donovan representing Green Bud asked for re-zoning for retail of former Huddle House building for medical and adult marijuana. It will be a cannabis dispensary standard retail space. It will have the highest security possible by rules of the state for a dispensary. It will add 15 jobs. It will have an approximate annual revenue of \$10,000,000. The Village would see tax of approximately \$360,000 and sales tax of \$175,000. Payroll tax would tax is \$7,000. The property value would be about \$1,500,000 and tax would be approximately \$22,000. Total revenue would be approximately \$564,000. We are working on an agreement right now to purchase the property and will be doing about a half million dollars in improvements. Mr. Stallard asked if this is their first time doing this type of business. Mr. Donovan stated this is their first location. Mr. Vierheller asked where they were located out of. Mr. Donovan replied Michigan. Mayor Carter asked about the renovations that need to be made. Mr. Donovan explained it will need to be completely renovated for security with double paned windows, cinder block vault inside, cameras inside and out with 24/7 monitoring. There will be personal security on-site. Everything will be done to the state standards. Mayor Carter inquired about the deliveries to the building. Mr. Donovan explained they will be made in enclosed area. Mr. Vierheller asked about full time security hours. Mr. Donovan stated there will be full time security during open hours but unsure at this time what the open hours will be and all product would be kept in safe during closed hours. Mr. Vierheller asked if there would be display cases. Mr. Donovan stated yes it would be like a retail setting. Mr. Nehrenz asked about signage. Mr. Donovan explained they do not have a name yet and any signage will follow all requirements. The current owner of the building spoke up and stated he understood the signage for the building cannot be lit. It can only have lights on it. He also stated he thought the Drugstore zoning was part of the new rules the state has been working on. He also stated he has seen some of the other facilities and cannot even tell that is what they are. He explained how medical marijuana has helped many Mrs. Banks from the Fire Department asked if they would be offering profit sharing. Mr. Donovan stated he did not know that answer but could find out and let us know. Mr. Donovan is asking to be rezoned from local commercial to Retail. Lisa Nemastil stated she believed that conditional zoning is needed for a Drugstore. Mr. Immel started that is correct. The property is located in the Highway Commercial zone and application can be made for conditional use as a Drugstore. We do not have a conditional zoning application at this time and The Zoning Inspector wanted Green Bud to come and explain to the committee the details. Green Bud believed they had turned application in on December 8<sup>th</sup> but it has not been paid for or approved. They will re-submit and make payments so we can notify the public that it can presented and voted on at the next Zoning meeting.

- Rep-plot of Lot V/L 1681 Creating V/L 1680. This is the Kilgore property on W. Main Street. Zoning inspector is not present to discuss.

**Pending/Completed Legislation: NONE**

**Old business:**

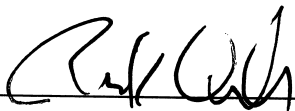
- **Sunset Pines Review:** A new site plan was provided. There is a dispute about how many trees they want to put up there.
- **296 Greenwich Road status:** The current owners are getting bids right now to have the house tore down.
- **Zoning Code Book Updated:** Matt is absent and we will be updated next month. Mayor Carter stated emails have been sent to the group that will be on that committee and hopefully the first meeting will be in January.

**Privilege of the floor:**

- Jessica from Sunset Pines stated their zoning was not approved at the last Zoning meeting and they re-submitted changes and are waiting for approval at this meeting. Mr. Immel stated we need to act on this tonight. Mr. Gilson spoke with the Zoning inspector about the issues he has with the lack of trees behind the duplex. There are plenty of trees around trash receptacle but not down the driveway. Jessica is inquiring what is expected of them. Mr. Gilson explained that Sunset Pines architect says it is only for R-3 zoning but it is a commercial property going in that zone so there are some different things that need to followed. To follow the code the way we interpret it, Sunset Pines would need to add more trees to the plan for a landscape buffer. Jessica did ask if she was required to buffer the entire property. Dr. Gilson clarified it would need to be done just behind the duplex house and just to follow the driveway to the parking lot. Jessica asked if this would be a stipulation that would be put on any other business. Mr. Gilson explained it would be. Jessica stated she does not see any buffer between the vet and the duplex. Sunset pines is in an unusual spot behind a house but not on the street. Lisa Nemastil stated if they decide to not do the buffer, the need to apply for a variance. There was discussion about why the Veterinary office put in new driveway and was not required. Jessica would like to know what is required for this buffer and how many trees and sizes of trees. Many of the members are not sure the trees are necessary. The Mayor stated the only issue there is with the current plan is the trees and asked if we could approve the plan without adding the trees? Lisa Nemastil added the question if this would require a variance? The committee stated they would appreciate another month to look into this further. Jesscia stated she would appreciate if they did not. Sunset Pine would like to move forward. Mr. Stallard if we could bring the plans out and take a few minutes to review. Mr. Immel stated the committee needs a motion for approval of the plan pending a variance on the landscaping if granted. Mayor Carter made the motion to approve the plan pending a variance for the landscaping with the trees along the driveway, the motion was seconded and carried.

Rick Vierheller made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:50 p.m.

x



Rick Vierheller, Alternate Chair