



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 10/23/2023

The meeting began at 7:13 p.m.

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

Mr. Sturgeon made a motion to add "Update to Zoning Code Book" as a standing item under old business. The motion was seconded and carried. Motion passes.

Mr. Stallard made motion to approve the minutes from 09/25/2023 as written. The motion was seconded and passed unanimously with the exception of Mr. Vierheller who abstained. Motion passes.

**Privilege of the floor:** None

**Zoning Inspector's Report:** Mr. Frey reported that there were 10 permits approved, 1 violation letter sent, 3 violation calls, 2 variance applications. Mr. Frey and the Mayor met with Mike Atkins and Dustin King on 9/29/23 about Bates Crossing lot setbacks, the Village is asking them to inform home buyers about lot restrictions before they sell the house. The expectation was set that setback restrictions are going to be enforced. Mr. Lesiak about pavers, concrete pads. No structures can be attached to the home, floating steps can not be attached to the home either if it goes beyond the setback restrictions.

Mr. Frey also explained that the resident at 296 W Greenwich has now left the home. The property has been left with rubbish and 5 cats were reported to be left in the home. MCSPCA will take the cats. Mr. Frey spoke to Josh Ketterman with IRGRA who bought the property and their goal is to bulldoze the lot by the end of the year.

Sunset Pines Assisted Living dropped off drawings and the engineer commented with various issues. At this time the Zoning & Planning Committee hasn't had the time to review so that will be on the agenda for November. Mr. Stallard stated that there are more beds available in Medina County for assisted living than what is needed which makes it difficult to get licensed.

**Economic Development Report:** Mr. Stallard reported there will be an award ceremony on 10/26/23 in Westfield Center at the Blair Center. There was a ribbon cutting for the Medina County Educational Service Center. Stallard & Associates had their grand opening. Superior Diesel moving ahead on their addition.

### **New Business:**

- Shell Station – Site review: Mr. Frey reported that the engineer has reviewed the site plan and gave his recommendation to approve it. The building addition and signage have been removed from the permit. Mr. Stallard questioned where the old septic system will be? The bottom of the retaining wall on the plans will be over the sanitary sewer but there was no information where the septic system is but there were no issues noted on that. Mr. Frey also mentioned that Kevin Bittaker, Superintendent of BOPA, is aware and he didn't have any concerns. Mr. Frey also mentioned that the Fire Department had no problem with the permit and if they are pouring to allowing big trucks in there then the Fire Trucks should have no problem with access.

Motion: Mr. Sturgeon moved for approval of the site plan with the recommendations of the engineer. The motion was seconded. Roll Call Vote: Carter – Aye, Sturgeon – Aye, Stallard – Aye, Vierheller – 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.

-Mayor Carter mentioned that the Fire Chief may be able to get an EPA permit and use the location for training. Mr. Stallard also reached out to Kent's Excavating as well.

**Old business:**

- Zoning Code Update: Mr. Sturgeon reported that they are still developing a timeline for the project because they want the training requirements to meet the needs of the grants. They will include an addendum that discusses opportunities for additional community development block grant projects that serve low to moderate income people in the area. Sue Hirsh is developing the timeline and deliverables which should be available by 11/3/23 and Mr. Sturgeon will reconcile it with his requirements and then he will meet with Denise Testa in the planning office to make sure he has the go ahead before entering into a contract. Mr. Sturgeon mentioned that we may also need to spend some of our own money as well.

Mr. Immel suggested reviewing the definition of poultry and permits. Mayor Carter and Mr. Stallard stated that it should be eliminated. Poultry is better suited in the township. Review of all farm animals is suggested including rabbits.

**Privilege of the floor: NONE**

Mr. Stallard made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:43 p.m.

X



Rick Vierheller, Alternate Chair