



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 11/27/2023

The meeting began at 7:02 p.m.

Present: Mayor Carter, Rick Vierheller (Alternate), Barry Frey (Zoning Inspector), Kristopher Immel (Village Solicitor Representative) and Lisa Nemastil (Recorder), Kevin Nehrenz (Member), Dave Gilson (Member), Tony Burgoyne (Engineer)

Absent: Matt Sturgeon (Chair), Rick Stallard (Member)

Mayor Carter made motion to approve the minutes from 10/23/23 as written. The motion was seconded and passed with the exception of Mr. Nehrenz & Gilson who abstained. Motion passes.

Privilege of the floor: Diane & Scott Wagner, owners of the Seville Gardens, were present and provided an update for progress on the mobile home park. Mrs. Wagner said that they currently have a model home available to view and the old washhouse will now be an office. The home on the property may possibly be used for Fire Department training and ultimately taken down. The new homes will be HUD homes, 2 bed, 2 bath, with their own laundry and the lots will be for homeowners only. Mrs. Wagner also thanked Councilman Vierheller for the aerial photos of the property showing progress throughout the years.

Zoning Inspector's Report: Mr. Frey reported that there were 19 permits approved, 1 violation letter sent, 4 violation calls, 1 conditional zoning application processed.

Economic Development Report: NONE

New Business:

- Conditional Zoning – Seville Inn / Request for take-out food in the local commercial district: There were no concerns from the Committee allowing the request for take-out food in the downtown area as there are already establishments allowing this service.
Motion: Mr. Gilson made a motion to approve conditional use for take-out food. The motion was seconded and passed unanimously.
- Sunset Pines Review: A site plan was provided for the zoning committee to review. Mr. Immel confirmed that the conditional use granted still requires the applicant to comply with the code for R-3 residential. Mr. Burgoyne explained that setbacks, the FEMA flood zone should be documented on the site plan, the distance of the driveway from an existing duplex is not noted and appears close on the drawing. There is also no signage being requested at the time of the permit application which as confirmed by the projects architect. Tony Cerny, architect for the applicant advised that a photometric wasn't required but can be provided to show that the light from the driveway which is close to an existing duplex won't be a problem. Mr. Cerny was asking the committee to approve the plans with the cited concerns. However, the Committee agreed that the applicant needs to comply with the zoning code for R-3 residential or apply for a variance. The applicant was not interested in applying for a variance. The next step will be for an updated site plan to be submitted for the Zoning & Planning Committee to review at the next scheduled meeting.
- Premier RV Driveway: Mr. Frey explained that the site originally intended on using an access road to be put in place for the Flint Development project; however, Premier RV begin before the access road was in place and has created a gravel driveway. There has been some concerns regarding debris from coming out of the driveway to the road and they are going to put in a temporary asphalt driveway in response.
- December meeting status: The committee reviewed the need for a December meeting and decided to schedule one as a site plan review will likely be needed for Sunset Pines.

Pending/Completed Legislation: NONE

Old business: NONE

Privilege of the floor:

- Mr. Frey reported that there is interest in using the old Huddle House property to sell marijuana by a company called "Green Bud" and there may be more information to follow on that.
- Décor Design may need to apply for a setback various on a cluster home lot in December, Mr. Frey is checking with the solicitor on the subdivision agreement details.

Mayor Carter made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:42 p.m.

X



Rick Vierheller, Alternate Chair