



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 2/26/2024

The meeting began at 7:00 p.m.

Present: Matt Sturgeon (Chair) Mayor Carter (Member), Rick Stallard (Member), Dennis Gordon (Alternate), Kristopher Immel (Village Solicitor Representative), Dave Gilson (Member), Barry Frey (Zoning Inspector), and Jennifer Gray (Recorder)

Absent: Kevin Nehrenz (Member)

Mayor Carter made a motion to approve the minutes from 1/22/24 as written. The motion was seconded and passed.

Amendments of the Agenda: None

Privilege of the floor: None

Zoning Inspector's Report:

Mr. Frey reported he received and approved 6 permits and 1 lot split. He had 10 zoning phone calls and did not have any violation letters that went out since last month.

Economic Development Report: Mr. Stallard reported the CRA Review meeting will be on March 7th at 4:00 pm here in Council Chambers. The Mayor commented there is an open spot on the committee if anybody is interested or knows of anybody who may be interested.

New Business: None

Pending/Completed Legislation: None

Old business:

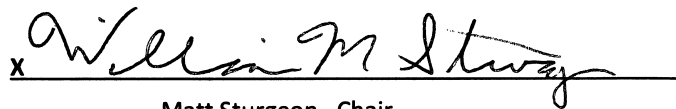
- **Sunset Pines New Site Plan Review:** Mr. Frey reported they sent in new site plan with the suggested screening of trees and it was approved.
- **Zoning Code Book Updated:** Mr. Sturgeon reported the next meeting will be February 29th at 6 pm in the Council Chambers. Mr. Sturgeon will talk and work on the agenda with Mrs. Hirsch.
- **Abandon Buildings – Property Maintenance Code Update:** Mrs. Gray sent out and brought copies of information Jim Carter sent over that they use at the Fire Department regarding abandoned buildings. Mrs. Gray mentioned she talked to the building inspector at Medina County, Mr. Nelson. Medina County Building Inspector would be the inspector for Seville. He stated that unless there was something detrimental to the safety of the residents near an abandoned building, there was nothing they could do. For example, the building falling down.

Mr. Stallard stated in Brunswick, they give vacant properties 2 months to address concerns or they condemn the building. They have it in their zoning requirements. Once the building is condemned it will be taken down. Mayor Carter stated there is the school and two storefronts that have been vacant for over a year now and we are unable to get in contact with the owner. It is sad that somebody wants to have a downtown business and are unable to get any response from them. Also, another business owner, Mr. Hacker, has wood in the front windows while remodeling and has for many months. We do not have anything that says how long it can be like this if under construction. The other business owners are not happy it has looked like that for so long. Mr. Frey has been corresponding with Mr. Hacker and was told they will be done by the end of March. Mr. Frey said he will continue to correspond with Mr. Hacker so they are aware we are concerned about it getting finished. Mr. Frey stated there is nothing in our code that states when you start a project, you need to be done within a certain timeframe. We have had some projects that have gone on for 10-15 years in this village. Several buildings are abandoned and eyesores in the community. Many by the same owners.

Mr. Sturgeon feels we have good guidance and we can research this more. He asked if we have a copy of the International Property Maintenance Code. Mr. Stallard stated we adopted this several years ago. We will look into this to review. Mr. Immel stated that even if we adopted the code, we would still need a building inspector to enforce the code. We could always contract with somebody to be a building inspector. There is a possibility if we contract with somebody, they may say the same as the County Building Inspector. Mr. Stallard stated that it has other information regarding buildings that are not taken care of properly.

Privilege of the floor: None

Mr. Gordon made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:18 p.m.

x 

Matt Sturgeon, Chair