



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 4/22/2024

The meeting began at 7:07 p.m.

**Present:** Matt Sturgeon (Chair) Mayor Carter (Member), Rick Stallard (Member), Kevin Nehrenz (Member), Dave Gilson (Member), Kristopher Immel (Village Solicitor Representative), Barry Frey (Zoning Inspector), and Lisa Nemastil (Fiscal Officer)

Mayor Carter made a motion to approve the minutes from 3/25/24 as written. The motion was seconded and carried. The motion was passed.

**Amendments of the Agenda:** Mayor would like to make a motion to amend the Agenda to add Update on parking spaces for Rusty Bucket under Old Business. The Motion was seconded and carried.

**Privilege of the floor:** None

### **Zoning Inspector's Report:**

Mr. Frey reported he received and approved 16 permits, zero violation letters sent, 12 zoning phone calls, 1 lot split which was approved at 5 Washington Street, and 2 variances which were approved. One for Kevin and Sharon Nehrenz and the other for Seville Business Park.

**Economic Development Report:** Mr. Stallard reported there was a meeting last week. Mayor Carter attended and explained the state of the Village of Seville. She was the only Mayor in attendance.

### **New Business:**

- Green Bud Site Plan review

Green Bud site plan review is on hold. Mr. Frey reported they sent us site plan drawings and there is no landscape on the site plans. They have not applied for a permit. They have one from Medina County. Mr. Frey let them know that the Medina County permit is not good until a permit is approved through Seville. Mrs. Nemastil said they have submitted a Provisional Marijuana Use Permit. It seems as though several things are incorrect or not completed. Mr. Immel told her to send it to him to review. Mrs. Nemastil stated it would be helpful if we had a plan of what steps are needed and when going further. The owner called Mayor Carter and said he was aware of all of our concerns with the permits and provisional permit as well and they should have all the corrections and everything ready to go by the next meeting in May.

**Pending/Completed Legislation:** None

### **Old Business:**

- Zoning Code Book Update

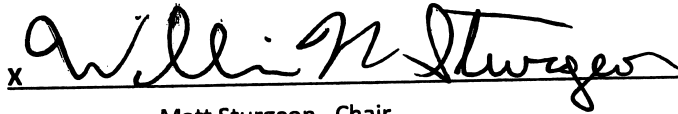
Mr. Sturgeon they are scheduled to meet Wednesday a 04/24/24 at 6:00 pm.

- Parking spaces at Rusty Bucket

Mayor Carter received a phone call while out of town from Mrs. Hacker. Their attorney called our solicitor and said we cannot have the parking spaces in front of their building because it is their access door and it cannot be blocked. Mr. Immel stated he was not aware when it was brought up last month that this was their access door. Mayor Carter discussed her concerns with these property owners and the conditions of their buildings. They own 6 buildings in the village that are not being maintained and/or taking a long time to renovate and we see and hear many complaints from residents in town saying we as a Village do not do anything about making owners maintain their buildings. Mr. Frey talks to them on a monthly to make sure they are moving forward with progress. He will continue to be in contact with them regarding the improvements of these buildings.

**Privilege of the floor: None**

Mr. Nehrenz made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:32 p.m.

x 

Matt Sturgeon, Chair