



BOARD OF ZONING APPEALS MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 4/22/2024

The meeting began at 6:53 p.m.

PRESENT: Doug Metzger (Chair), Kathy Stugmyer (Member), Greg Kaus (Member), Tom James (Member), Barry Frey (Zoning Inspector), Lisa Nemastil (Fiscal Officer), Kris Immell (Village Solicitor Representative)

ABSENT: NONE

Ms. Stugmyer made a motion to approve the minutes as written from 03/25/2024. The motion was seconded and passed.

PRIVILEGE OF THE FLOOR: Brian Young from 5183 Greenwich Road in favor of the sign but still have an issue with missing turn in. Many drivers cannot speak English. Tom Yankovick from Ellet sign will talk with property owners to see about adding a large arrow as long as it stays within allowed square footage of sign.

Vicki S. from 180 High St. asked what the signs will say. Tom Yankovich explained they will have the names and directional information.

Thomas M. from John Deere at 226 Greenwich stated he is here in support for better signage. Since they are putting up a new building, they will also be going through the same process for signage.

New Business:

BZA 2024-001 - Kevin & Sharon Nehrenz of 204 Oakwood Lane are requesting to build a new Carport 24 x12 with a 12 inch overhang connected to the house. The request conflicts with our zoning code book as follows:

604.03E Minimum side yard depth of 15 feet. - Resident is asking for a 13 foot variance.

604.03F Minimum rear yard depth 25 feet. Resident is asking for a 10 foot variance.

Motion:

Ms. Stugmyer made a motion to approve the variance BZA 2024-001. The motion was seconded – Roll Call Vote: *Stugmyer – yay, Metzger – yay, Kaus – Yay, James – Yay. Motion passes.*

BZA 2024-002 -Ellet Neon Sales & Service Inc. applying for Seville Business Park of 286 W Greenwich Road has submitted a variance to code book as follows:

Section #710.B.2.c to allow for a freestanding sign 0' setback on a lot when the codes allow a minimum setback from the right-of-way of 20' and from all other property lines shall be forty (40) feet.

Motion:

Ms. Stugmyer made a motion to approve the variance BZA 2024-002. The motion was seconded – Roll Call Vote: *Stugmyer – yay, Metzger – yay, Kaus – Yay, James – Yay. Motion passes.*

Old Business: None

Mr. Metzger made a motion to adjourn, the motion was seconded and carried unanimously. The meeting was adjourned at 7:01 p.m.

Minutes approved by: X  _____
Doug Metzger, Chairman