



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 3/25/2024

The meeting began at 7:01 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 Jennifer Gray (Recorder)

Mayor Carter made a motion to approve the minutes from 2/26/24 as written. The motion was seconded. Mr. Nehrenz abstained and all others voted aye. The motion was passed.

**Amendments of the Agenda:** None

**Privilege of the floor:** None

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

Mr. Frey reported he received and approved 16 permits. He had 20 zoning phone calls, 12 zoning emails and zero citations.

**Economic Development Report:** Mr. Stallard reported the CRA Review meeting was held on March 7, 2024. These meetings are for businesses that have agreements with Seville. These agreements are for Capital improvement to their buildings and good employment. If they keep up with their agreement we allow for tax abatement. We have 13 CRA agreements. There was also an annual special meeting on behalf of Medina County Economic Development on March 21, 2024. Mr. Stallard and Mayor Carter both attended this meeting.

### **New Business:**

- Parking in Front Rusty Bucket

Mayor Carter reported that earlier this year Streets & Parks department were asked to paint parking lines in front of building owned by Jonathan Hacker. Jonathan Hacker said that area cannot be made parking because it is used for their deliveries. They do not own the street in front of the building and it was confirmed they cannot do this. There is a shortage of parking downtown in the village and all spots are needed. Streets & Parks will be notified to paint the lines white for parking

- Lot split creating Village lots 1682 & 1683 – 5 Washington Street and Water Street

Mr. Frey explained the house at 5 Washington Street is a house on a large lot. The new owner put together a lot split. Mr. Frey said it looks good and all set backs are appropriate. The new lot will be accessed off of Water Street.

Mr. Stallard made a motion to approve the lot-split creating lots 1682 & 1683. The motion was seconded and carried. The motion was approved.

- **Green Bud Site Plan review**  
A representative was scheduled to attend tonight's meeting. Mr. Frey received an email explaining they were unable to make it. They are planning on following all the guidelines to operate in Seville and still determining a general contractor so no new updates at this time. This will be added for next month.
- **Store front properties – downtown**  
Mr. Frey talked to Jonathan Hacker today about unfinished store front downtown. He just received approval for electrical and structure from Medina County. They will be hanging board this week then will open up the front. Mr. Frey will continue to check in with him weekly. Medina County has been following their progress as well.  
Mayor Carter asked if there was anything we can do about the awning that used to be over Café on Main. It is dirty and has mildew. It is up to the owners. We have maintenance on signs in our zoning code but not awnings.  
Mr. Sturgeon mention that Montville has their own Property Maintenance Code and he would like to look through it to see if it is something we could use. Mr. Stallard mentioned we have adopted the International Maintenance Code but we need a Building Inspector to enforce it. Mr. Immel said even if we write our own code, we would need a building inspector to enforce it. We would also need an Appeals Board to hear property maintenance code violations and be able to appeal the violations. Mr. Sturgeon would still like to investigate this further.

**Pending/Completed Legislation:** None

**Old Business:**

- **Zoning Code Book Update**  
Mr. Sturgeon explained they are behind schedule and will meet more frequently to get caught up. The next meeting is April 2, 2024 at 6:00 pm
- **296 Greenwich Rd.**  
Mr. Frey reported the house has been demolished and the land it clear.

**Privilege of the floor:** None

Mayor Carter made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:21 p.m.

x   
Matt Sturgeon, Chair