



# ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

**Location:** 120 Royal Crest Drive, Seville, OH 44273

**Date:** 6/24/2024

The meeting began at 7:00 p.m.

**Present:** Matt Sturgeon (Chair) Mayor Carter (Member), Rick Stallard (Member), Kevin Nehrenz (Member), Dave Gilson (Member), Kris Immel (Village Solicitor Representative), Barry Frey (Zoning Inspector), and Jennifer Gray (Recorder)

Mayor Carter made a motion to approve the minutes from 5/28/24 as written. The motion was seconded and carried. The minutes are approved as written.

**Amendments of the Agenda:** Mayor Carter made a motion to add Privilege of the floor after old business. The motion was seconded and carried and passed.

**Privilege of the floor:** None

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

Mr. Frey reported he received and approved 12 permits, 12 violation letters were sent out, 12 violation phone calls were made. We received one Conditional Permit and one lot split. Mr. Frey briefly discussed some possible future plan for another building downtown but we have not received all the information yet.

**Economic Development Report:** No report for this month.

#### **New Business:**

- Conditional Zoning – Joseph Greathouse/The Parts Ranch LLC of 11 W Market St. is seeking conditional zoning for outdoor storage in Industrial Area – The application has been withdrawn.
- Lot Split – Mel Battig is wanting a lot split of his property to create lot 1684 on West Main Street. Mr. Stallard made a motion to recommend to council the approval of lot split creating village lot 1684. The motion was seconded and carried.

#### **Pending/Completed Legislation:**

##### **ORDINANCE NO. 2024-39**

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AMENDING THE SEVILLE VILLAGE ZONING CODE AND ZONING MAP.

1<sup>st</sup> reading was complete 06/10/24

##### **RESOLUTION NO. 2024-12**

A RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR ZONING PERMIT APPROVALS AND LICENSING OF CULTIVATORS OF, PROCESSORS OF AND RETAIL DISPENSARIES OF MARIJUANA FOR THE PURPOSE OF RECREATIONAL USE AND THE ISSUANCE OF SUCH APPROVALS, AND DECLARING AN EMERGENCY.

1<sup>st</sup> reading will be 07/08

**Old Business:**

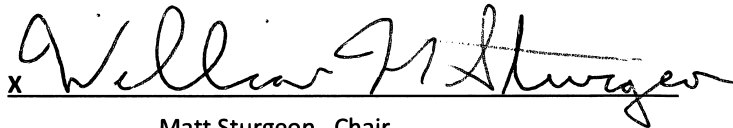
- Zoning Code Book Update

Mr. Sturgeon reported we are in the process of reviewing a draft with the changes and making any adjustments that need to be made. The only map amendment being suggested it to remove the mix use district from the downtown. There are a few other smaller changes. Mr. Sturgeon has a document of a list of items that are being changed. He will send it out to the members who have also received the book with the updates in red. That will conclude the end of this month and then we will go forward after we decided what the next step is and send out for public review. It will then be decided if we want to move forward with the changes. Mr. Sturgeon said his goal is to review the zoning ordinance more frequently than we have in past. If we did it every other year it would be a much lighter review with regularity.

**Privilege of the floor:**

Dr. David Hacker, Jackie Hacker and Jonathan Hacker of Seville appeared and presented information. Please see attached presentation.

Mr. Nehrenz made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:55 p.m.

x   
Matt Sturgeon, Chair