



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

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

**Date:** 9/23/2024

The meeting began at 7:00 p.m.

**Present:** Matt Sturgeon (Chair) Mayor Carter (Member), Kevin Nehrenz (Member), Dave Gilson (Member), Barry Frey (Zoning Inspector), and Jennifer Gray (Recorder)

**Absent:** Rick Stallard (Member)

Mayor Carter made a motion to approve the minutes from 8/26/24 as written. The motion was seconded and carried. The minutes are approved as written.

**Amendments of the Agenda:** Mr. Frey asked to amend the agenda to add Sunset Pine Permit Extension to New Business. Mayor Carol made a motion to add Sunset Pines Permit Extension to New Business. The motion was seconded and carried.

**Privilege of the floor:** Mayor Carter discussed how Mike Hill with North Gateway Tire had his contractor come before the Board of Zoning Appeals for a Variance to store extra tires in May. Board of Zoning Appeals approved the variance as long as there was a 12 foot tall fence, landscape mound between fence and road with trees similar to adjacent landscaping and to include accepted access doors for emergency forces. These requirements have added more than double the original cost. Mr. Hill called the Mayor because he was not able to come talk tonight at the meeting but he is going to come next month with his contractor to see if there is anything they could do because he cannot move forward with the project due to the increased cost. He stated the other businesses on the same street do not have mounded areas with trees. Mr. Frey asked since it was a variance and it was approved, would he have to apply for another variance? Mr. Immel stated Mr. Hill should follow up with Board of Zoning Appeals instead of Zoning Committee next month. Mr. Immel is going to look into what he would need to do and advise.

**Zoning Inspector's Report:** Mr. Frey reported he received and approved 20 permits in the last month. He sent out 2 violation letters.

**Economic Development Report:** No report.

### **New Business:**

- **Sunset Pine Permit Extension** – Mr. Frey received an email from Jessica explaining her permit expires next month. Her investors backed out and she is looking for new investors but was wanting to extend her permit. Our Solicitor said it needs to be voted on by Zoning to extend it. There are no changes to the permit. She would have to pay the permit fee again to extend it another year. Mr. Sturgeon made a motion to extend the permit for Sunset Pine for one year. The motion was seconded and carried. Motion passes

### **Pending/Completed**

#### **ORDINANCE NO. 2024-52**

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, REGULATING TOBACCO AND VAPE STORES.

**Old Business:**

- **Green Bud Site Plan.**

Mr. Nehrenz made a motion to approve the site plan with driveway extension. The motion was seconded. Upon Roll Call: *Sturgeon – yay, Carter – yay, Nehrenz – Yay, Gilson- Yay.* Motion passes. The site plan is approved.

- **Milsop property (Premier RV)** Mr. Milsop was in attendance. A notice of violation was sent to Mr. Milsop. Mr. Sturgeon went over the violations with Mr. Milsop. The parking of RVs in front of the building, the fence has not been added, no landscaping has been added or a sidewalk. Mr. Milsop explained he did not realize the fence was something that had a deadline. He does not store RVs but his business has grown so quickly, he is running out of room to keep them to work on. Mr. Sturgeon explained all of these items are part of the site plan and are required if in the site plan. Mr. Sturgeon read minutes from past zoning minutes regarding these permits and changing of the zoning ordinance. In the conditional use permit that we granted, it was agreed upon that there may not be more than 30 vehicles parked along the south or east side of the building. There is no major repair work to be done in parking lot. Repairs are only to be done in the garage. The final site plan must comply with zoning code including but not limited to including sidewalk and dumpster locations. The Zoning Committee would like to know when he will be compliant. Mr. Milsop will return next month with a timeline of when these all of these items can be within compliance. The location of parking is the only item the committee will not give them time on correcting.

- **Mel Battig property – Rezoning –** Mr. Lesiak (Village Solicitor) advised Mr. Frey that Mr. Battig will need to fill out a rezoning application that goes along with Conditional Zoning. Once he applies, notice will go out to adjacent neighbors and heard at the Zoning meeting.

**Privilege of the floor:**

Mr. Nehrenz made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:36 p.m.

x William M Sturgeon

Matt Sturgeon, Chair