



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 12/23/2024

The meeting began at 7:00 p.m.

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

Absent: Kevin Nehrenz (Member)

Mr. Gilson made a motion to approve the minutes from 11/25/24 as written. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor: See Old Business

Zoning Inspector's Report: Mr. Frey reported he received and approved 5 permits in the last month. He sent out 1 violation letters.

Economic Development Report: Mayor Carter attended the Economic Development meeting at Pleasant Valley in Medina. They are interested in coming to Seville and touring the area with the Mayor. There may be some things they might be able to help with some of our older buildings.

Mr. Sturgeon wanted to follow up with explaining there was discussion at the Streets & Parks Committee meeting regarding community block grants. Mr. Sturgeon proposed they form a sub-committee so that the Village can form a strategy to handle all these older buildings and something to improve the pedestrian mobility and access to downtown.

New Business:

- **Public hearing on December 23, 2024 at 6:45 pm or immediately following the Board of Zoning Appeals meeting. This Public hearing is for revocation of the conditional use permit for Premier RV located at 280 Center Street, Seville, Ohio. Parcel #012-21a-04-046.**

Mr. Sturgeon thanked Mr. Milsop and Attorney Matthew Simpson for coming into compliance with the conditional use permit. Hed stated continuous compliance is this committee's expectation. The Zoning committee will be happy to share any information with them to help clarify what their expectations are.

Old Business:

- **Discussion regarding Mr. Ogurchak's flood concerns:**

Mr. Ogurchak stated he received a phone call from the owner of 110 High Street. It was stated the EPA was out and the Army Corp of Engineers would like to come out and investigate. Mr. Ogurchak has tried calling EPA with no response. Mr. Ogurchak would like the village to follow up with the EPA and Army Corp of Engineers. Mr. Sturgeon confirmed with Mr. Immel that it is not the authority of the Zoning Committee to follow up with the EPA or Army Corp of Engineers. We did adopt the flood plain regulation but this regulation does not govern whether or not fill dirt can be added the flood plain. Mr. Frey read a letter from the Village's engineer, Tony Burgoyne, stating the Village of Seville's Flood Hazard regulations do not restrict fill from being placed withing the FEMA flood plain.

No permits were issued from the Village of Seville and no further discussion is needed.

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