



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 2/24/2025

The meeting began at 7:00 p.m.

Present: Matt Sturgeon (Chair) Mayor Carter (Member), Dave Gilson (Member), Kathy Stugmyer (Member) and Jennifer Gray (Recorder)

Absent: Kevin Nehrenz (Member) and Barry Frey (Zoning Inspector)

Mayor Carter made a motion to approve the minutes from the committee meeting 01/27/25. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor: None

Zoning Inspector's Report: Mr. Frey reported he received and approved 4 permits in the last month and one Zoning Amendment Application.

County Planning Commission Report: Mr. Gilson attended the County Planning Commission meeting on February 5, 2025. He discussed some changes to a failed development in Montville Township. The Hawks Ridge development off of Route 3 had approved variances. Harrisville Township/Lodi has created a district Industrial 1 which is an overlay of an already existing Industrial area. Seville Road used to go all the way through to 83 through and now it ends due to the gravel pit area. This change will allow for streets that will connect lots in this area.

Pending/Completed Legislation:

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO REVERTING PERMANENT PARCEL NUMBER 012-21A-04-051 FROM THE MIXED USE OVERLAY DISTRICT TO ITS ORIGINAL ZONING CLASSIFICATION OF LOCAL COMMERCIAL ZONING DISTRICT.

Mr. Gilson made a motion to recommend to council for approval of Ordinance 2025-11. The motion was seconded and carried

ORDINANCE NO. 2025-15

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO REZONING PERMANENT PARCEL NUMBERS _____ FROM LOCAL COMMERCIAL ZONING DISTRICT TO R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT.

This is the property on Greenwich Road across from car wash. There was discussion about this being some of the last available commercial property in the village. Mrs.

Rhoads reported that it originally was made local commercial years ago to be a barrier between residential and Industrial. It has been there a long time and there has not been an interest in local commercial there.

Ms. Stugmyer made a motion to recommend to council for approval of Ordinance 2025-15. The motion was seconded and approved.

New Business: None

Old Business: None

Privilege of the floor: None

Mr. Sturgeon made a motion to go into Executive Session pursuant to ORC 121.22 (G)(3) to discuss pending or imminent litigation and invited present council members to stay. The motion was seconded. Upon Roll Call: Yeas – *Sturgeon, Stugmyer, Carter, Gilson*, Nays – *None*. Executive session began at 7:20 p.m.

Mr. Stugmyer made a motion to exit Executive Session at 7:52 pm. The motion was seconded. Upon Roll Call: Yeas – *Sturgeon, Stugmyer, Carter, Gilson*, Nays – *None*.

Mayor Carter made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:52 p.m.

X

Matt Sturgeon, Chair

Dennis Lordm
Aslee Miller

Randy Ely

Kyle A. Rhoads 3/24/2025