



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 1/27/2025

The meeting began at 7:00 p.m.

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

Mayor Carter made a motion to approve the minutes from the public hearing and regular committee meeting 12/23/24 as written. The motion was seconded. *Upon Roll Call: YEAS: Carter, Sturgeon, Gilson NAYS: None ABSTENTIONS: Stugmyer and Nehrenz.* The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor: Derek Stallard, representing his parents Dave and Linda Stallard, expressed they would like to request a change in zoning for the 6 acre property that they own on Greenwich Road across the street from the car wash. They would like to request to re-zone this property from LC to R3. The First parcel they would like to stay commercial and the rest would be residential.

Mr. Sturgeon stated that this property is adjacent to the commercial district so the purpose of the local commercial district is to be a buffer between residential and commercial. Mr. Stallard mentioned there are homes directly across from this and there is a natural buffer behind Westfield as well as green space and a retention pond.

Mr. Immel explained they will have to file the Application for Zoning Amendment with all the proper paperwork and there will need to be a Public Hearing for the Zoning and Planning Commission scheduled.

Zoning Inspector's Report: Mr. Frey reported he received and approved 17 permits in the last month.

Economic Development Report: Mayor Carter reported there were no meetings this past month.

Mr. Sturgeon questioned if there was a need to keep this as a standing item on the agenda every month. The committee agreed it would be added as needed to discuss.

County Planning Commission Report: Mr. Gilson attended the County Planning Commission meeting on January 8, 2025. There are 3 newer developments close to Seville that were discussed. The next meeting is February 5, 2025.

New Business:

- Old Village-owned Building Sub-Committee proposal

Mr. Sturgeon handed out a draft of a Subcommittee Proposal. He explained the Village has some obsolete buildings at 44 Main and 6 Spring Street in the village and we would like to develop a comprehensive goal for the property and establish a sub-committee to help develop and execute a strategy to achieve this goal. It would be a sub-committee through the Streets and Parks Department but it also involves Zoning because it has been through our planning work. This is just a draft at this time and updates can be made.

- VA Clinic Presentation

Chris Westbrook, Senior Program Director of CESO, presented on behalf of the landowner and US developer for a parcel just south of Sheets. They would like to request consideration to remove the Mixed Use Overlay from that parcel, Village Lot 1550. This would bring it to the underlying zoning of local commercial. Because of the size of the parcel, it does not lend itself well to a mixed use development. There is potential development for an outpatient VA Center. If there is a variance it could negatively impact the selection of the site during the evaluation. By moving the Mixed use overlay, it would put the site in better standing when being evaluated by VA for selection. This would be a one story approximate 21,000 square foot facility.

Mr. Frey questioned whether the VA Outpatient Center would be permitted use or Conditional Use. Mr. Kimmel explained it would be a permitted use.

Tony Burgoyne, Engineer, explained this is a competitive bid for CESO with the VA. If there are any challenges or hurdles associated with the site, the VA will most likely not select this site. He explained that it would be considered an outpatient clinic and would be permitted under the Zoning Code 606.02 A1b. The issue is we have the mixed use overlay and in section 611.03 C23 it is permitted but it is for a second floor only not a first floor. To allow this to move forward, the Zoning Committee would need to agree to remove the mixed use overlay. They are just asking if the Committee would be in favor so they can be considered.

David Stallard asked if it would be taxable land. Even though it is being run by a government entity, the property is owned by NEO and it would pay property tax.

Missy Reig of 148 Royal Crest, asked if the potential Zoning change would affect just that parcel since it is the only parcel that is not in the pending litigation. It was confirmed they are asking for the change for just that parcel.

It was confirmed they will need to file the Application for Zoning Amendment with all the proper paperwork and there will need to be a Public Hearing for the Zoning and Planning Commission scheduled.

Old Business: None

Mayor Carter made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:38 p.m.

X

Matt Sturgeon, Chair

Dennis Jordan
Heidi Keller
Randy Ch
Kelly A Rhoads 3/24/2025