



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 4/28/2025

The meeting began at 7:00 p.m. with the Pledge of Allegiance.

Present: Dennis Gordon (Chair) Mayor Carter (Member), Dave Gilson (Member), Kathy Stugmyer (Member) Kristopher Immel (Solicitor Representative) and Jennifer Gray (Recorder)

Absent: Barry Frey (Zoning Inspector)

Mayor Carter made a motion to approve the minutes from the committee meeting 03/24/25. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor: Tom Bombard who lives on Greenwich Road has asked for a lot split for his property on High Street. He will be coming to meeting next month with more information. He wanted to answer any questions the committee may have. They started putting in fill dirt but have stopped now because of issues with the EPA. They are trying to resolve these issues with the Army Corp of Engineers. The lot split was suggested by these engineers because they are able to get more mitigation relief if split into three lots instead of one. They did have a survey done but Mr. Frey told them there were still a lot of questions from our Committee. Mr. Gordon stated we have received paperwork from our engineer, Board of Public Affairs and Streets & Parks department. He wanted to make sure Mr. Bombard had received the same information which Mr. Bombard stated has. Mr. Bombard questioned a mistake on paperwork stating he needs to have a site plan which he did not see that it was a requirement of the R-3 district according to our Zoning Code book. He stated they are open to any suggestions.

Zoning Inspector's Report: Mrs. Gray reported for Mr. Frey who received and approved 16 Zoning permits, 3 RV permits. He sent out 12 violations letters and had 13 Zoning calls in the last month.

County Planning Commission Report: No meeting this month.

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.

Passed 04/14/25 – This will be repealed by ordinance

ORDINANCE NO. 2025-15

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO APPROVING A LOT SPLIT FOR DAVID AND LINDA STALLARD.

3rd reading in May

ORDINANCE NO. 2025-16

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO REZONING LOT 1 THROUGH LOT 10 ON THE PLAT OF THE LOT SPLIT APPROVED IN ORDINANCE 2025-15 FROM LOCAL COMMERCIAL ZONING

3rd reading in May

New Business: None

Old Business:

- **RV Permit Discussion**

Mr. Gilson stated he understands the Village does not want to see a lot of RVs parked in driveways but he questions why we are requiring a permit instead of just enforcing it by an ordinance. He does agree with the 72 hour parking in front to load up but we really don't have a penalty if you leave it parked for more than 72 hours.

Mr. Gordon feels The Village is doing it as a convenience to the owners during the warmer months when they are using their RVs often to have them parked at their residents but during the off months, they should be stored in another location.

Mayor Cater mentioned this includes Campers, trailers, boats, working trailers etc.

Ms. Stugmyer feels it could be an issue if parked too close to the house or too close to a neighbor's yard/house.

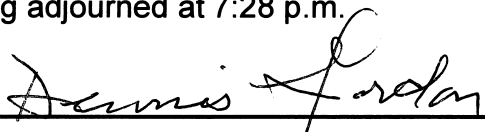
The Committee feels this needs to be looked at closer to address all of these points.

Privilege of the floor:

Jesse Coblentz, who lives on Pin Oak, explained he has an RV that is sitting on a cut out of his driveway. He recently received a letter from us and followed up with getting an RV permit. He feels something should be done with this ordinance. He would prefer to not have to pay to put it somewhere else. He had his RV covered and parked in his driveway all winter in the cut out nobody said anything to him.

Nelson Kilgore asked how the ordinance reads for where a camper would need to be parked to be within the guidelines. Mr. Gordon read it cannot be beyond the front yard line and must be on a concrete or gravel pad. Mr. Kilgore feels this ordinance needs to be re-worded. He would also prefer to have his Camper on his property year round and not have to park it in another location during the winter.

Ms. Stugmyer made a motion to adjourn, the motion was seconded and carried. The meeting adjourned at 7:28 p.m.

X 
Dennis Gordon, Chair