



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 5/27/2025

The meeting began at 7:01 PM.

Present: Dennis Gordon (Chair), Mayor Carter (Member), Dave Gilson (Member), Tom James (Member), David Randolph (Solicitor Representative), Barry Frey (Zoning Inspector) and Jennifer Gray (Recorder).

Absent: Kathy Stugmyer (Member)

Mayor Carter made a motion to approve the minutes from the committee meeting 04/28/25. 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 approved 13 Zoning permits and 1 RV permit. He sent out 11 violations letters and had 15 Zoning calls in the last month.

Mr. James asked about the structure that was built in their development on a pond. There is no permit allowed for this structure. It is on the pond that belongs to the Homeowners Association. Mr. Frey said we did send a violation letter. Mr. Frey did discuss with solicitor and the solicitor agreed the HOA would have a better chance legally getting him to remove the structure since he is trespassing than to have the village try to get him to remove it with a violation for no permit. Mr. Randolph agreed explained this would be the best route.

Mr. Frey explained he has been talking with Premier RV since their violation letter reached the 30 day deadline. Mr. Milsap of Premier RV sent a signed contract for the sidewalk to be put in this June. Mr. Milsap was supposed to come tonight to try to work out an agreement regarding the fencing and gates. He is not in attendance. The committee decided to accept this signed contract as a gesture trying to move forward with the sidewalk and pursue further action with the fence and gates.

County Planning Commission Report: Mr. Gilson attended the meeting this month and reported Medina Township approved with modifications, the Bohaty development on the north end of town with 130 acres and approximately 260 lots. This will be done in 6 phases. They also approved another development in Medina Township on route 18 near 71 that will be commercial on 17 acres. Liverpool Township approved, with modifications, the Valley Ridge Estates which is a residential development on north side of Center Road just west of Valley City. This is 107 acres with 89 lots. Right next to Valley Ridge Estates is a proposed, all residential development with 66 acres and 55 lots.

Pending/Completed Legislation:

ORDINANCE NO. 2025-24

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, REPEALING ORDINANCE 2025-11 REVERTING PERMANENT PARCEL NUMBER 012-21A-04-051 FROM THE MIXED USE OVERLAY DISTRICT TO ITS ORIGINAL ZONING CLASSIFICATION OF LOCAL COMMERCIAL ZONING DISTRICT, AND DECLARING AN EMERGENCY.

Passed 05/12/25

New Business: None

Old Business:

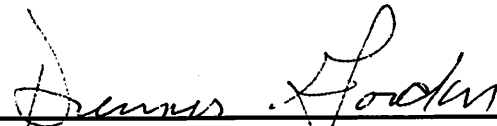
- RV Permit Discussion – There was some discussion regarding the RV violations and permits and possible re-writing of the zoning code regarding recreational vehicle parking. The Committee decided to schedule a work session to discuss the details.

Mr. Gordon mentioned there is also a section of our zoning code that allows people to park an RV on the property during construction. It was felt this is not a safe area for people to be living during construction especially without hook-up for electric. It would also present issues for contractors to move about the property safely with people living on the premises. The committee would like to discuss updating this during the work session as well.

Privilege of the floor: None

Mr. Gilson made a motion to adjourn. The motion was seconded and passed. The meeting adjourned at 7:29 PM.

X


Dennis Gordon, Chair