



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 6/23/2025

The meeting began at 7:00 PM

**Present:** Dennis Gordon (Chair), Mayor Carter (Member), Dave Gilson (Member), Tom James (Member), Kathy Stugmyer (Member), Diana Quezada (Solicitor Representative), Barry Frey (Zoning Inspector) and Jessica Harper-Bigley (Recorder).

Mr. Gilson made a motion to approve the minutes from the committee meeting 05/27/2025. The motion was seconded and carried. The minutes are approved as written.

**Amendments of the Agenda:** Mr. Frey asked to add School Discussion to New Business.

**Privilege of the floor:** None

**Zoning Inspector's Report:** Mr. Frey approved 10 Zoning permits. He sent out 15 violation letters and had 21 Zoning calls in the last month.

**County Planning Commission Report:** Mr. Gilson reported from the meeting this month: The commission reviewed plans for a small development near Sleepy Hollow. They are having trouble getting the plan moving and asked for a preliminary plan time extension. This was granted. Cobblestone Park on route 3 made some changes to their plat on the southern part of the development. They have added more housing to the North as well. Everything was approved with modifications.

**Pending/Completed Legislation:** None

### **New Business:**

Mr. Kelly Gearhardt dropped off drawings for the potential changes to the old school including apartments in the building and small homes/condos on property as well. Mr. Bittaker looked at them and wants a utility easement north to south and east to west for BOPA. Mr. Frey commented the lots and set backs are too small. Density in R3 are 4 dwellings per acre and they are showing 7 dwellings on the property that is just a little over an acre. Each unit is required to have a two car garage for R3 which is not showing. Mr. Frey said this may all have to be rezoned to R4. Mr. Gearhardt told Mr. Frey he would like to file for a variance to put in the 4 small houses. R4 allows 8 dwellings per acre. Mr. Gearhardt was unable to come to meeting tonight but would like to continue having the conversation with the Committee.

### **Old Business:**

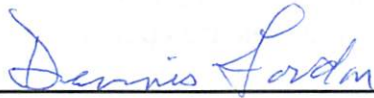
- RV Permit Discussion – Schedule Work

Mr. Gordon would like to schedule a work session to discuss the RV parking code so if there are changes that we would like to make, we can recommend it to Council to approve through a 3 reading process and be ready to change for the beginning of the year. The Committee agreed to schedule the first work session for July 28, 2025 at 6:00 PM

**Privilege of the floor:** None

Mr. James made a motion to adjourn. The motion was seconded and passed. The meeting adjourned at 7:55 PM.

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Dennis Gordon, Chair