



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 8/25/2025

The Zoning and Planning Committee meeting began at 7:00 PM

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

Mayor Carter made a motion to approve the minutes from the committee meeting 07/28/2025. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor: Randy Eby mentioned the sign with all of the businesses on Park Avenue needing maintenance. Mr. Frey assured him a letter will be sent regarding the issues.

Zoning Inspector's Report: Mr. Frey approved 10 Zoning permits. He sent out 8 violation letters.

County Planning Commission Report: Mr. Gilson reported from the meeting this month: The commission approved some existing plats with changes that were made to a couple developments in the county. There were zoning text amendments in Lafayette township and a zoning change in Harrisville township. They are changing the outlet mall to commercial business offices and part of the property was zoned Residential. This has been changed to be zoned commercial.

Pending/Completed Legislation: None

New Business: None

- **Building Envelope agreement with subdivision**

Tom James passed out a map of the Autumn Meadows subdivision. The map has a key that explains each section of the development with their zoning descriptions. Mr. James explained that in the cluster zone there are no setbacks. Mr. Frey confirmed if they want to add anything to the property after the build, they just need a permit. Zero outlines are needed. Mr. Frey will confirm with the Mr. Lesiak (Solicitor) tomorrow what can and cannot be done.

Old Business:

- **RV Permit Discussion** – Mr. Gordon went over information from the work session. There was discussion among committee members regarding:

- Screening
- The difference was between Major and other recreation vehicles.
- Dates for only allowing parking in front.
- Mrs. Stugmyer said the second to last paragraph should state "Shall" instead of does.
- Mr. Kimmell quoted the difference between the box trailer/work trailers and recreation vehicles.
- Distance between houses to park. Need to consider for emergency vehicles.
- Correct typos.

The Solicitor will write up the new changes to the code and it will be presented at a public hearing and then voted on at Zoning Committee meeting to send to Council for approval.

- **Temporary Living Quarters during Construction 406.3**

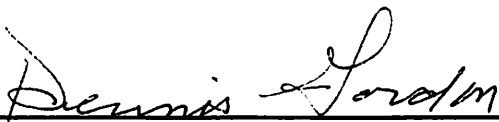
There will be no temporary dwellings. This will be updated as well.

There was also discussion about work trailers during construction and whether they need a permit for the trailer. It was agreed that this is part of their new construction permit. There is not a separate permit for the trailer.

- **Premier RV Fence & Gates** – The sidewalk has been added but the fencing and gates have not. This was all part of the agreement with Mr. Millsop and his Lawyer at the beginning of the year. Mr. Kimmel advised we need to send another violation letter and we will follow up with this.

Privilege of the floor: None

Ms. Stugmyer made a motion to adjourn. The motion was seconded and passed. The meeting adjourned at 7:44 PM.

x 
 Dennis Gordon, Chair