



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 9/22/2025

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

Present: Randy Eby (Alternate 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).

Absent: Dennis Gordon (Chair)

Mayor Carter made a motion to approve the minutes from the committee meeting 08/18/2025. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor: Kelly Gerhardt of Wadsworth passed out and spoke about plans for the old school. He is looking to turn the school into 5 townhouses and add 5 more townhouses to the property. He is working with Medina County Economic Development as well. This is just preliminary plans for now. There will be more to come.

Zoning Inspector's Report: Mr. Frey approved 8 Zoning permits and sent out 6 violation letters.

County Planning Commission Report: Mr. Gilson reported from the meeting this month: Brunswick Hills Township rezoned a piece of property from Industrial to Residential. Chatham and Homer Townships both had some zoning text changes.

Pending/Completed Legislation:

ORDINANCE NO. 2025-56

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO
AMENDING THE SEVILLE VILLAGE ZONING CODE SECTION 406.03

ORDINANCE NO. 2025-57

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO
AMENDING THE SEVILLE VILLAGE ZONING CODE SECTION 808 WITH REGARD
TO RECREATIONAL VEHICLE YARD RESTRICTIONS.

New Business: None

Old Business:

- **Review ordinance 2025-56 & 2025-57**
 - The committee agreed with the wording in the ordinance for the zone code changes. A public hearing will be scheduled.

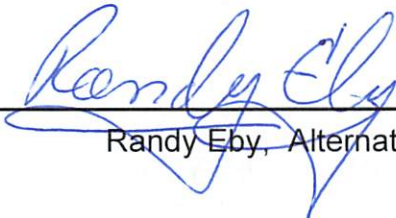
- **Premier RV Fence & Gates**

Mr. Millsop still does not have the fence and gaits constructed or landscaping done. The plan for all of this was approved in 2021. Violation letters have been sent and we have made agreements for his extensions to continue to get the work done. The most recent violation letter was delivered August 29, 2025 and he has 30 days to comply. Mr. Millsop spoke explaining he doesn't like the way the fence is going to look and would like to know if there are other options. Mr. Kimmel explained this was his plan that was approved in 2021 along with a conditional use permit. The Village did not come up with the plan but since we approved it, we need to make sure he complies with it. He can file a variance with the Board of Zoning Appeals to change the fence but that does not change that he will be out of violation if not done within 30 days. The village will be moving forward with the non-compliance of the violation if not done within 30 days.

Privilege of the floor: None

Mr. James made a motion to adjourn. The motion was seconded and passed. The meeting adjourned at 7:35 PM.

X



Randy Eby, Alternate Chair