



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 10/27/2025

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

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

**Absent:** Dave Gilson (Member), Tom James (Member),

Mr. Gordon explained we do not have a quorum so we will not be able to vote or make any decisions this evening. The minutes from 9/22/25 were unable to be approved at this time.

**Amendments of the Agenda:** None

### **Privilege of the floor:**

John Nemastil of 116 W Greenwich mentioned he came to speak a couple weeks before council about the Ordinance 2025-57 with regard to recreational vehicle yard restrictions. He has a trailer in his driveway and it has current registration and plates. He would like to continue to keep it parked in his driveway year-round because of the value of things on the inside. Mr. Nemastil mentioned he moved out of an HOA and feels like this code is like an HOA rule. Mr. Gordon remembers him speaking at the last council meeting and he would like to discuss this further with the other committee members when there is a quorum.

Paul Burns of 6 Electric St spoke with the zoning inspector earlier today. He is having an issue with neighbor's driveway which is gravel with overgrown grass. The zoning inspector informed him the gravel driveway had been grandfathered in when the zoning code was changed to not allow gravel driveways however, half of it is on their property. The zoning inspector informed him he would talk to the solicitor with how to proceed. The question is since the driveway is half on his property, how can that be legal? There was a civil case between the neighbors that has been settled and the judge did grant ingress and egress to get into the property. Mr. Immel said he would talk to the mayor after the meeting. He will not comment on litigation. This is a civil matter.

**Zoning Inspector's Report:** Mr. Frey approved 4 Zoning permits, 23 zoning calls and no violation letters.

**County Planning Commission Report:** There is no report

### **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:**

- **Plans for the Old School.** Tony Burgoyne of W.L. Burgoyne Advisors who represents the Village of Seville spoke regarding the school property. Our understanding is the petitioner came to our village with the idea to turn the old school property into something usable. The issue that has come from the solicitor's review is that it is in R3 district and not an option because it does not conform to the zoning code. The idea is to take the school and modify it for living quarters with a number of units and provide appropriate parking. With the additional land available on the property, they want to section them off to R3 lots and develop it. The petitioner has come to the Village and has done his due diligence to check the impact to the Village's water and sewer utilities, and has confirmed there would be no significant impact. The question at hand is whether the use is permissible. What has been suggested is a modification to the zoning ordinance to allow for this type of residential development to occur. It could be done in 1 or 2 ways: Simply add it as a conditional use or 2: look at the development type, which is cluster living. If you do consider that, it could be permissible the zoning ordinance under 604.02 C5 and C6. It provides language with respect to cluster housing as long as the cluster house conforms with 905E. Re-purposing an existing school building and being able to utilize a dilapidated building makes this a different case, and is something that this committee will continue to look into. A lot of communities that we represent, are experiencing tax paying business leaving the community and schools consolidating and communities are having to come up with innovative ways to use these vacant buildings. This is an issue we are seeing across the county and the state. Coming up with creative uses like this is something we would encourage the Village to consider.
  
- **High Street location-Contend with infill and abandoned properties**  
Mr. Gordon stated there are questions whether the fill has extended beyond what we discussed with the landowner that was agreed upon. There has been a lot of activity.  
Tony Burgoyne of W.L. Burgoyne Advisors spoke stating he remembers the owners of 110 High Street petitioned to sub-divide that land into 3 potential buildable lots utilizing the one western most lot where they wanted to construct a home. As the plans started to change, we started to identify environmental concerns that the county had along with the Village. These concerns impact the wetland and the townhouses next to this property. The village did authorize the owner to allow for fill for the most western most edge outside the perimeter of the flood plain limits which is in alignment with the special flood hazard ordinance. Encroaching into the wetland area was not part of the conversation. As it grew into sub-dividing the property into 3 lots, we have had several conversations with

owner giving them specific guidance with respect to coordinating with FEMA and US Army Corps of Engineers. We have even given them all the background information to help them find somebody to coordinate this. He stated his office will go down there to take a look. If they are in violation, he would recommend some sort of action be taken by the Village. Mr. Gordon agreed. Mayor Carter stated even the edge of the road is broke up where they are pulling in and out of while they are bringing fill in.

**Old Business:**

- **Premier RV Discussion**

The Zoning inspector stated that Mr. Millsop called him to come out to see what he was doing with the fence. Mr. Frey went out today and stated Mr. Millsop has extended the fence 90 feet further than the site plan to the west to plan for extra parking for the future. Mr. Immel stated if he does not comply with the current site plan, then it is in violation of zoning code. If he wants to submit an amended site plan, the committee would need to approve it. As of right now, it is not approved. He would have to come up with another site plan or fix the fence to be the same as site plan shows. Mr. Millsop asked again if he could just extend the fence now to prevent him from spending more money to remove it later when he needs to extend it. Mr. Gordon stated again, he would need to amend the current site plan or he will be in violation of the zoning code. He asked how this would affect going to court on Tuesday, and Mr. Immel stated he cannot answer and he would need to consult with his attorney. Mr. Millsop asked if he fixed the fence to what the site plan shows by Thursday, does he still need to go to court. Mr. Immel stated he cannot answer that and Mr. Millsop needs to talk to his attorney. Mrs. Stugmyer asked Mr. Immel if the additional site plan for the extended fence require anything else. Mr. Immel stated it may require a variance and it may require a conditional use permit as well as an amended site plan. There are a lot of things that it could require.

- Recreational Vehicle parking – Addressed above at Privilege of the Floor

**Privilege of the floor:** Kelly Gearhardt of 245 Main St. Wadsworth who is wanting to develop the old school as stated in conversation from Mr. Burgoyne. Mr. Gearhardt passed out some pictures of what he did with an old factory building in Wadsworth that used to be the old Injector. The project was done about one and half years ago. It is full with ten tenants with office spaces and the front has 4 residential spaces.

Ms. Stugmyer made a motion to adjourn. The motion was seconded and passed. The meeting adjourned at 7:30 PM.

X



Dennis Gordon, Chair