



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 12/22/2025

The Zoning and Planning Committee meeting began at 7:00 PM with the Pledge of Allegiance.

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

**Absent:** Tom James (Member)

Mayor Carter made a motion to approve the minutes from 11/24/25. 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 4 Zoning permits. He sent out 3 violation letters and had 1 Zoning Amendment Application. Mr. Frey received some documents from Mr. Bombard regarding 110 High Street property which he has passed on to the engineer.

**County Planning Commission Report:** Mr. Gilson reported from the meeting this month: There were zoning text amendments for Litchfield Township. Walnut Ridge Estates which is a development north of Wadsworth on Rt 94 expanded from 20 to 22 lots and a stub street was added to connect to another sub-development. Cobblestone development on route 3 had some minor changes to the development.

**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 – Tabled

### **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. - Tabled

- **New Business:**

- **Zoning Code Amendment Application ZA2025-002** from Mr. Gearhardt which involved the old school at 24 Main Street. Our legal counsel provided appropriate wording to amend the use for zoning code 608.03. With these changes, they would be able to use the old school. It was built

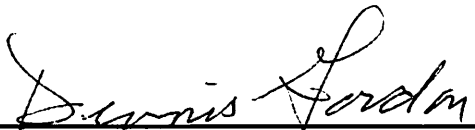
in 1916 and vacated in 2012. The building has set empty since purchased in 2013. With these changes it would be able to be utilized for housing. Ms. Stugmyer made a motion to recommend to council for approval of the zoning code amendment for 608.03 uses. The motion was seconded. Upon Roll Call: **YEAS:** *Carter, Gordon, Gilson, Stugmyer* **NAYS:** *None*. The motion passes.

**Old Business:**

- Recreational Vehicle parking - Mr. Gordon passed out some new wording for suggestion. The original proposal required recreational vehicles to be moved for a designated period each year. They were not permitted to remain in driveways and instead had to be relocated to another site or placed in a rear or side yard on a hard surface. A permit process was also required. The revised proposal allows recreational vehicles to remain in driveways year-round, provided they are parked on a hard surface and have current registration. The permit requirement would be eliminated. Mr. Gilson made a motion to recommend to council to approve these changes for 2025-57. The motion was seconded. Upon Roll Call: **YEAS:** *Carter, Gordon, Gilson, Stugmyer* **NAYS:** *None*. The motion passes.

**Privilege of the floor: None**

- Mr. Gilson made a motion to Adjourn at 7:13 pm. The motion was seconded and carried.

X   
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Dennis Gordon, Chair