



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 3/23/2026

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

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

Mayor Carter made a motion to approve the minutes from 2/23/26. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor: Tom Bombard of 5359 Greenwich Road spoke and introduced his daughter Jennifer Park, who is here to read a statement written from father. They gave copies of the statement along with attachment to all members and asked this be attached with the minutes when posted.

Zoning Inspector's Report:

Mr. Frey approved 7 permits and sent out 0 violations. He processed one Variance Application for Premier Auto/RV Application for a sign and one Conditional Zoning Application for 24 East Main Street.

County Planning Commission Report: Mr. Gilson's report included the Highland Development which is north of Wadsworth. There is a possibility there are coal mines in the area and they have gone to great lengths to find them including core drilling. The requests to build in those areas have been tabled.

Guilford Township did a lot of Zoning text amendments. They mostly reviewed their definitions and clarified their existing code.

Mr. Gilson stated to make sure to always look at the most recent code of anywhere you live because townships do change their codes quite frequently.

Department of Planning Services has a workshop series for 2026. There are 6 workshops, one per month. Please see attached.

Pending/Completed Legislation: None

New Business:

- **Conditional Zoning Application CZ-2026-001** received from JGL, LLC regarding 24 E Main St, Seville, OH (parcel 012-21A-17-080). The applicant is requesting condition Zoning Code 608.03 C #17A-I and #18 regarding multi-family dwellings.

MOTION: Mayor Carter made a motion to approve CZ-2026-001 conditional zoning for 24 East Main Street. The motion was seconded. Upon Roll Call: **YEAS:** Carter, Gordon, Gilson, James, Stugmyer. **NAYS:** None. Motion passes and conditional zoning is approved.

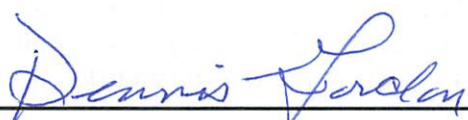
- **Code Book:** The draft from 2024 has been updated with most recent changes and corrections have been made to the formatting. The updated version is posted on the Village website.
- **Fee Schedule** – Tabled until April.

Autumn Meadows Phase 6 – Nils Johnson of Cunningham & Associates spoke regarding the plans for Autumn Meadows Phase 6. There were many questions and concerns from the members as well as audience. Mr. Bittaker stated he was concerned about an older water line that was installed back in the sixties that runs right through the new development according to the plan. Mr. Gordon commented it is too early to make any decisions on this plan with all the concerns they have. The Developer would also like to offer the undeveloped land to the Village. There was discussion on whether the Village is even interested in the property. The Village does have an easement for the walking trail that runs through it. The Village does mow along the trail to keep it clean but the rest of the area consists of woods and swamp.

Old Business: None

Privilege of the floor: Thomas Chmura, President of Autumn Meadows Village Cluster Home HOA spoke about concerns of the new Autumn meadows development and the condition of Woodland Blue Street in their development. He also provided a letter to the members with their concerns. He introduced Jennifer Case of the Autumn Meadows Village HOA, who expressed her concerns as well. She explained it was not their HOA who approved the Woodland Blue Street to be built this way and the HOA inherited this private street from the developer. She feels all residents of Seville pay taxes and deserve to have proper roads. Many feel that all streets within the village should be inspected by the village. It was pointed out that Woodland Blue would be used during construction of the new development and there is no way it will withstand the traffic from large construction vehicles. She feels it would be helpful if the developer replaced the street when they are doing the new street for the upcoming development.

Mr. James made a motion to Adjourn at 8:06 pm. The motion was seconded and carried.

X 
Dennis Gordon, Chair