



## ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 4/27/2026

The Zoning and Planning Committee meeting began at 7:01 PM with the Pledge of Allegiance.

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

**Absent:** Barry Frey (Zoning Inspector)

Mayor Carter made a motion to approve the minutes from 3/23/26. The motion was seconded and carried. The minutes are approved as written.

**Amendments of the Agenda:** None

**Privilege of the floor:** Kelly Gearhardt regarding 24 East Main Street has submitted plans and was asking if there were any questions from the Commission. Mr. Gearhardt spoke with Tony Burgoyne. Mr. Gordon acknowledged the plans have been submitted and stated he wanted time for all departments to look through them. There will be discussion at the May meeting.

### **Zoning Inspector's Report:**

Mrs. Gray read Mr. Frey's report in his absence:

- 11 permits issued last month.
- Variance approved for Premier RV sign.
- Met with ESC Medina regarding conditional zoning for training locations at 225 Center Street.
- Conference call/Zoom with Jeff Large (ODNR) on the flood emergency management program.
- Training reported as highly informational.

**County Planning Commission Report:** Mr. Gilson's report from April meeting included:

- Text amendments for Harrisville and Sharon Township approved.
- Modifications and replat for Cobblestone development; entrance for new VA clinic planned.
- VA clinic details:
  - Location: Cobblestone Development off Route 3; right-side entrance with a private street to the clinic on the left.
  - 20,000 sq ft outpatient services; no radiology or physical therapy initially.
  - Serving ~26,000 veterans; groundbreaking hoped for mid-May; services targeted for fall 2027; ~70 staff.

- One variance to be addressed next Wednesday; construction hoped to start this summer.

**Pending/Completed Legislation: None**

**New Business:**

- **ZA 2026-001** – Rezoning of Property on Greenwich Road Parcel # 012-21A-07-259 from Commercial to R3 Residential.
  - Mr. Piscitello spoke explaining him and his wife Kathleen would like to move back to Seville. They have had this property survey completed and three of the lots will remain the same as the other residential lots that are being sold and a larger lot for them to build on. A question was raised whether a non-owner can request rezoning. They do have a verbal price agreement only.
  - Mayor Carter stated she was not in favor of changing this from Commercial to Residential because just a year ago, the owners asked to split and rezone the other lots residential but kept this parcel commercial since the village does not have much commercial property left and that end was directly across and right next to commercial.
  - Mr. Burgoyne stated there is some utility and stormwater implications. The Village is planning utilities for the existing residential lots and splitting this parcel into four lots would change the current utility planning assumptions. Mr. Piscitello stated they intended to complete the utilities and stormwater for all four lots upon purchase.
  - The Commission will study material and revisit this at the following meeting. According to the Zoning Code Book, the Commission has 60 days to make a decision to recommend to Council.

**Old Business:**

- **Autumn Meadows Phase 6 Discussion**
  - Planning Commission has not seen new plans since the last meeting with discussed concerns however, residents in the area have been given plans stating that is what is going in.
  - Current proposal adds more units to an approved cluster development.
  - Prior approval granted cluster lots in exchange for a minimum open space specified on the signed plat.
  - Adding units may reduce required open space, risking non-compliance with the original agreement.
  - Access concerns: remaining open area lacks public access; maintenance and enjoyment require access.
  - Fire Chief Geiger discussed the proposed road is narrower than Ohio standards. If they continued with 22 ft width, he would recommend there be no parking on either side of the street. He would prefer the road be 26 ft in width. An easement would be needed if the water line remains and

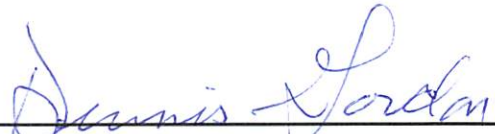
hydrant placement must meet standards. He also stated the Cul-de-sac center should be solid for emergency vehicle maneuvering.

- The Commission needs to review the original plat and minutes on open space requirements. They will review any plan changes submitted.

The next Zoning and Commission meeting would normally fall on 4<sup>th</sup> Monday which in May is Memorial Day. The meeting will be the following Tuesday May 26<sup>th</sup> at 7:00 PM.

Ms. Stugmyer made a motion to Adjourn at 7:26 pm. The motion was seconded and carried.

X

A handwritten signature in blue ink that reads "Dennis Gordon". The signature is written in a cursive style and is positioned above a horizontal line.

Dennis Gordon, Chair