



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 5/26/2026

The Zoning and Planning Committee meeting began at 7:18 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 Jessica Harper-Bigley (Recorder).

Mayor Carter made a motion to approve the minutes from 4/27/26. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor: Missy Reig asked about the ages of those attending ESC. Mr. Gordon responding that it could be a wide variety of ages up to 21 years.

Zoning Inspector's Report:

Mr. Frey's reported he had 6 permits issued, zero violations and one variance application received in the last month.

County Planning Commission Report:

- Approved with modifications: Just north of Dinwiddie Parkway development converting a large lot into 75 sublots and extending two streets.
- Approved with many modifications: a 16-sublot development on 49 acres in Sharon Township.
- Approved: Homer Township zoning text amendments for home businesses.
- Approved variance: The Homestead Stone Park Phase One, permitting construction on the VA clinic before the private street is completed.

Pending/Completed Legislation: None

New Business:

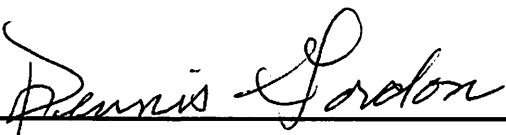
- **CA-26-02** – Educational Service Center of Medina County, requests conditional use for local commercial zoning at 225 Center Street, Seville Parcel # 012-21A-07-154. Zoning Code 606.02 B #2 Government owned or operated buildings and #11 Educational Facilities.
No action needed at this time. The committee will table until next month.

Old Business:

- **Follow Up for ZA2026-001 Rezoning of Commercial Lot to R-3 on Greenwich**
 - Mr. Piscitello requested rezoning a commercial lot on Greenwich Road to R-3 to build four residential lots.
 - He and his wife have a verbal agreement to purchase the property but require rezoning approval before finalizing.
 - No formal, written purchase agreement was submitted with the application.
 - Linda Stallard, representing the current owner, offered to provide an immediate written statement of intent to sell, confirming a verbal agreement has existed for about two months.
 - Legal counsel recommended denying the application due to the absence of a required formal written agreement.
 - Filed April 22; per zoning code, action is required within 30 days which precedes the next scheduled meeting.
 - Members strongly preferred keeping the lot commercial, citing scarce commercial land in the village and a prior, well-received presentation from current owner designating the lot as commercial.
 - Concerns noted: proposal for four houses differs from the adjacent area's original

MOTION: Mr. Gordon made a motion to approve permit ZA2026-001. The motion was seconded. Upon Roll Call: YAYS – NONE, NAYS: Gordon, Gilson, Carter, Stugmyer, James. Motion fails. ZA 2026-001 was not approved.

Mr. James made a motion to Adjourn at 7:37 pm. The motion was seconded and carried.

x 
Dennis Gordon, Chair