



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 6/22/2026

The Zoning and Planning Committee meeting began at 7:26 PM.

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).

Mr. Gilson made a motion to approve the minutes from 5/26/26. 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's reported he had 7 permits issued, 13 violations and 12 violation phone calls. He received and prepared 7 variance applications.

County Planning Commission Report:

- Cobblestone Park off Route 3: Replat Number Five for 36 acres north of Cobblestone Park Drive; a VA clinic is planned in part of the area.
- Private streets to extend near Route 162; pockets reserved for future development and an open-space lot.
- Harrisville Township requested rezoning of six acres north of Route 71, west side of Route 83, from R-2 restricted light industrial to B-2 highway service business; disapproved due to traffic flow issues.
- Harrison Township approved multiple revisions to zoning resolutions: definitions, district clarifications, conditional uses, home occupations, parking, etc.
- Other items considered too distant to impact the village.

Pending/Completed Legislation: None

New Business:

- **24 E Main Street Project**
 - Applicant met with the zoning inspector and engineer; plans were extensively reviewed.
 - Applicant made suggested changes; a landscape concept with photographs was submitted.
 - Board and engineer indicated requirements are met; landscaping primarily in front.

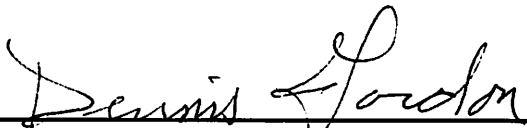
Mayor Carter made a motion to approve the plan for 24 E Main Street. The motion was seconded. Upon Roll Call **YAYS:** *Carter, Gordon, Gilson, James, Stugmyer* **NAYS:** *None*. The project/plan for 24 E Main Street is approved.

Old 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.

Mr. James made a motion to approve CA-26-02 for Education Service Center of Medina County. The Motion was seconded. Upon Roll Call: **YAYS:** *Carter, Gordon, Gilson, Stugmyer, James* **NAYS:** *None*. Motion passes to approve CA-26-02

Mayor Carter made a motion to Adjourn at 7:36 pm. The motion was seconded and carried.

x 
Dennis Gordon, Chair