



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 7/27/2026

The Zoning and Planning Committee meeting began at 7:01 PM.

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

Ms. Stugmyer made a motion to approve the minutes from 6/22/26. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor:

Randy Keller of 127 Pin Oak wanted to state for the minutes that the Variance 2026-09 is not accurate.

- He alleged a previously approved variance (application BZA 2026-09) was violated, claiming the pool was built outside the approved location and presenting a diagram he received.
- He also asserted the Board of Zoning Appeals (BZA) vote was 2–1, which would violate Section 1403.02 requiring three concurring votes for any action.
- Mr. Frey clarified the diagram Mr. Keller was referring to came from the initial permit showing the pool on the side of the house which is not allowed according to the Zoning Code. A corrected drawing was submitted with the variance application and formed the basis for approval.
- Mrs. Gray outlined the process: the applicant filed an initial permit with an incorrect drawing which was on the back page of the permit, then submitted a variance with a corrected drawing. The incorrect drawing remained in the file because it was on the back page of the original permit.
- Regarding the 2–1 vote, legal counsel advised that any challenge should be directed to their office or pursued in court.

Michele Reig of 148 Royal Crest Drive asked if there was any discussions or zoning regulations for data centers on the Flint property.

- The board stated they have had no approaches or discussions regarding a data center.
- There is no current zoning specifically prohibiting data centers.
- Ms. Reig asked about initiating an ordinance to prohibit data centers in the Village.

- To initiate an ordinance prohibiting data centers, a resident should ask a council member to add it to an agenda for discussion and if agreed they can then work with the Village Solicitor to draft it.
- The Mayor requested residents provide factual information on potential harms of data centers to support such an ordinance.

Zoning Inspector's Report:

Mr. Frey's reported he had 15 permits issued, 13 violations and 12 violation letters sent.

County Planning Commission Report:

A 36-acre development in Lafayette Township was approved following a variance for a driveway crossing railroad tracks.

Pending/Completed Legislation: None

New Business:

- **24 E Main Street Project Lot Split**
 - The engineer and Board of Public Affairs recommended tabling the lot split for 24 East Main Street.
 - The recommendation is to wait until public portions of the proposed improvements are completed and accepted.

Mr. James made a motion to table the approval of the lot split. The motion was seconded and carried.

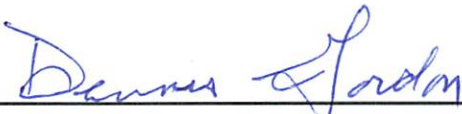
Old Business:

- **Zoning Fee Schedule:**
 - A comparison with surrounding townships and villages was presented.
 - Current fees do not cover administrative costs, especially labor-intensive processes like variances involving certified mail and advertising.
 - The board discussed reviewing and potentially increasing fees to better match actual costs.
 - A work session will be held at 6:00 PM before next month's meeting 8/24/26 to review the fee schedule in detail, with a goal for a new schedule to take effect January 1, 2027.
- **808 Discussion**
 - A gap was identified in Zoning Code 808, which governs RV parking in front or side yards.
 - The code does not address passenger cars or pickup trucks parked on unpaved surfaces (e.g., grass) behind the front lot line.

- Proposal: amend the code to include passenger and commercial vehicles and require parking on hard surfaces such as concrete or asphalt at a thickness to support those vehicles

Ms. Stugmyer made a motion to recommend an amendment to section 808 to include the stated changes. The motion was seconded. Upon Roll: **YAYS** *Stugmyer, James, Gordon, Gilson, Carter* **NAYS** *None*. Motion passes.

Mayor Carter made a motion to Adjourn at 7:34 pm. The motion was seconded and carried.

X 
Dennis Gordon, Chair