



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 8/24/2026

The Zoning and Planning Committee meeting began at 7:44 PM.

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

Mayor Carter made a motion to approve the minutes from 7/27/26. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: Mayor Carter made a motion to amend the agenda and add Executive Session after the second Privilege of the Floor to discuss pending or imminent litigation. The motion was seconded and approved.

Privilege of the floor:

Missy Reig -148 Royal Crest Drive, stated at the Village Council meeting, the solicitor made a comment that the individuals committees needed to make recommendation to council for him to investigate what needs to be done in order to put a moratorium in place for a specific amount of time to not approve any data centers. This would give the Village time to review the zoning code and decide what zoning ordinances would need to be updated. She also stated she has concern for the zoning code amendment for Ordinance 2026-61 and revising the language. Three members of BZA constitutes a quorum and all you need is a majority vote, then two votes is a majority of three. She does not feel that it is a wise decision to change this.

Austin Rych - 197 Captain's Trail, the president of the HOA board at Bates Crossing. He stated he is here to present a proposal for a sidewalk removal in the Bates community. It actually leads off of the main right of way. It pushes off and down into eastern side off of Giant's Trail. This sidewalk section exists within ownership of the HOA board, but there are actually easements with the Village regarding utilities underneath this sidewalk. They would like to ask permission from the Village to remove it for 2 reasons. 1) There are actually water and drainage issue and erosion down at the base of the sidewalk. It is interfering and actually breaking away a lot of the sewer or storm caps down there. 2) There's really no reason for this sidewalk to exist in the community. The base of the sidewalk drops off a few inches and there is concern about it being more of a liability and risk for any pedestrians if they go off the end of that sidewalk. The appearance itself is an eyesore. There have been multiple resident complaints. The plans are to remove it and get more topsoil brought in to re-grade it and allow for better drainage.

Randy Eby spoke to show his support for the Conditional Permit for the Seville Inn.

Zoning Inspector's Report:

Mr. Frey's reported he had 10 permits issued and 2 violation letters sent.

County Planning Commission Report:

- Valley Estates (Liverpool Township): added 14 sublots.
- Habermann Subdivision (Brunswick Hills Township): 80-acre site; 38 sublots.
- Hawks Ridge (Route 3, Montville Township): 35-acre section split into two new blocks; Cobblestone Park across the street revised; 41 sublots approved; 24 acres set aside for future development.
- Multiple township text amendments noted (York, Hinckley, Homer, Lafayette, Brunswick Hills, Liverpool).

Pending/Completed Legislation: None

New Business:

- **CZA-26-03** Seville Inn, LLC, requests conditional use for local commercial zoning at 39 W. Main Street, Seville Parcel # 012-21A-16-141. Zoning Code 606.02 B #7Motels or Hotels & # 8 Bed and Breakfast Establishments.

Mayor Carter made a motion to approve the Conditional Use Permit CZA-26-03 for Seville Inn. The motion was seconded. Upon Roll Call: **YAYS:** *Carter, Gilson, Gordon, Stugmyer, James.* **NAYS:** *None.* Motion Passes.

- **Pickleball Court Discussion – Use Variance**

Logan Norton gave a presentation of a possible idea to turn part of the old Nabisco building into indoor Pickleball Courts. If this were to go forward, he would need to apply for a Use Variance.

- **Zoning Code Amendment 1403.02 Ordinance 2026-61**

Current: 1403.02 Three (3) members of the Board shall constitute a quorum at all meetings. A concurring vote of three (3) members shall be necessary to affect an order, take action, make decisions or act on any authorization.

Amendment: Three (3) members of the Board shall constitute a quorum at all meetings. A concurring vote of the majority of the members present shall be necessary to affect an order, take action, make decisions or act

Mayor Carter made a motion to recommend to Council to make this amendment change in the Zoning code book. The motion was seconded. Upon Roll Call: **YAYS:** *Carter, Gilson, Gordon* **NAYS:** *Stugmyer, James.* Motion Passes.

Old Business:

- **24 East Main Street Lot Split** – remains tabled
- **Zoning Fee Schedule** – There was a work session earlier this evening. There will be continued discussion at a following work session September 28th at 6:00 PM
- **Zoning Code 808 Discussion** – We found some residents are parking vehicles and small trucks on the side of their house on the grass without a pad. There will be further discussion regarding updates to the code to try to prevent that from happening.

Privilege of the Floor: Roxanne Barns of 198 Captain Trail. She wanted to elaborate on the removal of the sidewalk in the Bates Development. As a mother, she has seen the possible dangers and liability for that sidewalk. She is worried somebody will get hurt. She does not see a need for the sidewalk especially the way it is eroding and causing an eyesore. The HOA has plans to remove it and pay for it however, there is an easement with the Village.

Executive Session: Mrs. Stugmyer made a motion to enter into Executive Session for the purpose of pending or imminent litigation including Tony Burgoyne, Jennifer Gray and Barry Frey. The Motion was seconded and carried. Executive session began at 8:11 PM.

Mr. James made a motion to Adjourn at 8:32 pm. The motion was seconded and carried.

X 
Dennis Gordon, Chair