



ZONING & PLANNING COMMITTEE REGULAR MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 9/28/2026

The Zoning and Planning Committee meeting began at 7:05 PM.

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

Absent: Barry Frey (Zoning Inspector)

Mayor Carter made a motion to approve the minutes from the public hearing and the regular meeting from 8/24/26. The motion was seconded and carried. The minutes are approved as written.

Amendments of the Agenda: None

Privilege of the floor:

Diane from Seville Gardens (senior manufactured housing community) proposed collaborating with the Village on housing needs. Diane and her husband are interested in constructing modular homes over 1200 square feet on traditional foundations with two-car garages, compliant with all zoning codes. She stated that Electric Street was identified as a potential location for revitalization. Mr. Gordon stated that Electric Street is currently zoned industrial and would require rezoning. The committee advised Diane to prepare a site plan for detailed discussion.

Zoning Inspector's Report:

Mrs. Gray reported for Mr. Frey. He had 5 permits issued and 3 violation letters sent.

County Planning Commission Report:

- **Walnut Ridge Estates (Sharon Township):** Development approved after core drills found no evidence of old coal mines.
- **Reed Subdivision (Wadsworth Township):** Preliminary plan for 3 sublots on 17 acres approved with modifications due to wetland and drainage issues.
- **Bohaty Development (Medina Township):** Plan for 74 lots on 76 acres presented; concerns about soil suitability and potential land slippage on two lots.
- **Westport Cove (Medina Township):** Preliminary plan for 13 sublots on 15 acres approved with modifications addressing pond filling and a capped gas well.
- **Liverpool Township:** Zoning text amendments approved with modifications.

Pending/Completed Legislation:

[ORDINANCE NO. 2026-57](#)

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, APPROVING A REPLAT OF VILLAGE LOTS 77 THROUGH 82 AND PART OF VILLAGE LOTS 83 AND 84.

ORDINANCE NO. 2026-61

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AMENDING THE SEVILLE VILLAGE ZONING CODE SECTION 1403.02.

New Business:

- **Development Agreement**

- Discussion on creating a development agreement for new developers.
- Developers would post a bond to cover village expenses (engineering and legal fees).
- Remaining funds after project completion would be returned to the developer.

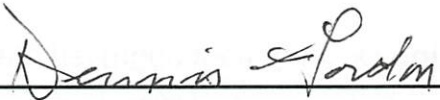
Mr. James made a motion to recommend to Council to move forward with developing this agreement. The motion was seconded. Upon Roll Call: **YAYS:** James, Gordon, Carter, Gilson, Stugmyer **NAYS:** None. Motion Passes

Old Business:

- **24 East Main Street Lot Split** – We are waiting for confirmation of capital improvements before we can move forward.
- **Zoning Fee Schedule** – Still under discussion. No exact figures have been formulated at this point.
- **Zoning Code 808 Discussion** – This is still ongoing discussion addressing parking on lawns and tree lawns.

Privilege of the Floor: None

Mayor Carter made a motion to Adjourn at 7:19 pm. The motion was seconded and carried.

X 
Dennis Gordon, Chair