



Zoning & Planning Commission Meeting  
Monday, October 26, 2020

Call to Order:

Chair Rick Stallard called the meeting to order at 7:38 p.m.  
The meeting was held via zoom.com due to the COVID-19 Pandemic.

Roll Call:

Present: Chair Rick Stallard, Mayor Carol Carter, Dave Gilson, Kevin Nehrenz and Matt Sturgeon

Amendments to Agenda:

None.

Approval of Minutes:

Matt Sturgeon made a motion to approve the minutes for the September 28, 2020, public hearing and regular meeting. Kevin Nehrenz seconded the motion. Aye votes all. The minutes approved as written.

Privilege of the Floor:

None.

Zoning Inspector's Report:

None.

Economic Growth Report:

Chair Stallard said they have not held a meeting due to the restrictions of the COVID-19 Pandemic.

Comprehensive Development Review Plan Committee:

After a short discussion about if the park maps need to be updated, it was determined they could still be added to the plan. Dave Gilson made a motion to remove the Comprehensive Development Review Plan Committee item from the Agenda. Kevin Nehrenz seconded the motion. Aye votes all.

New Business:

The Commission has received a Conditional Zoning Certificate request from Jarrett Fleet Services for a 391 sq. ft. sign. At 365 Center Street. Mayor Carter made a motion to approve the Jarrett Fleet Services Conditional Zoning Certificate for a 391.sq. ft. sign. Dave Gilson seconded the motion. Aye votes all.

The Commission has received a Conditional Zoning Certificate request from Jessica Brantner, of Sunset Pines Care Center Assisted Living. Kevin Nehrenz made a motion to approve the Sunset Pines Care Center Conditional Zoning Certificate. Mayor Carter seconded the motion. Aye votes all.

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New Business (continued):

The Commission has received a request from Seville Bronze for a site plan approval for an addition to an existing building. Tony Cerny, Architectural Design Studios, said this site plan is from some time ago and the approval expired. Due to the fire, they would like to reintroduce the expansion. The expansion will provide additional manufacturing space, create a new entrance, and enhance the appearance. Mayor Carter made a motion to approve the site plan submitted by Seville Bronze for an addition to an existing building. Dave Gilson seconded the motion. Aye votes all.

Pending/Completed Legislation:

2019-65 Ordinance to enact Zoning Code Section 147.01 ET AL. with regard to vacant commercial and industrial buildings. Second reading was January 13<sup>th</sup> and tabled. It was discussed that if the Ordinance would pass the Village would need another employee. It was discussed there were enough zoning regulations between the Village codes and The International Maintenance Code to cover the concerns of building conditions. Dave Gilson made a motion to recommend to Council to not pass the ordinance. Kevin Nehrenz seconded the motion. Aye votes all.

2020-46 Ordinance amending the Seville Village Zoning Code Section 611 with regard to the Mixed-use Overlay District (MU). Second reading was October 13<sup>th</sup>. Matt Sturgeon made a motion to recommend to Council to pass the ordinance. Mayor Carter seconded the motion. Aye votes all.

2020-56 Ordinance approving the Comprehensive Zoning and Planning Plan (2019 Update). First reading was October 13<sup>th</sup>. The motion to recommend approval was made last month.

Old & Pending Business:

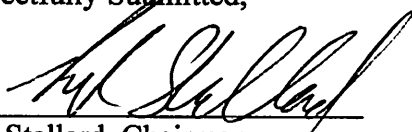
No updates for the Historic Application.

Privilege of the Floor:

Tom James asked for a notice for the site plan approval for the Sunset Pines Care Center Assisted Living. Mr. Bittaker said a notice can be sent out. Mr. James wanted the Commission to know they are not opposed to the Care Center. The request for the additional setback was to keep any proposed trail paths, public or not, 65 feet away from their property lines. It was confirmed if the Care Center expands, they would have to apply for another permit.

Motion to adjourn by Mayor Carter and seconded by Dave Gilson. All were in favor. The meeting adjourned at 7:59 p.m.

Respectfully Submitted,



Rick Stallard, Chairman  
Zoning & Planning Commission