

**RAVENNA TOWNSHIP BOARD OF TRUSTEES**  
**MINUTES OF PUBLIC HEARING OF AUGUST 5, 2014**

---

The Ravenna Township Board of Trustees met at the Ravenna Township Trustee's Meeting Room, 6115 Spring Street, Ravenna, Ohio, on August 5, 2014 to hold a Public Hearing. Trustee Chairman Vince Coia called the meeting to order at 6:33 P.M. Roll call showed the following present: Trustees Vince Coia, Pat Artz, and Hank T. Gibson; Fiscal Officer Gail Pittman; Department Heads Darrell Stephens and Jim DiPaola; Assistant Fiscal Officer Nancy Soldan. Fire Chief Steve Bosso was not present. No one was present in the Audience.

This public hearing is called to address the property at 3286 State Route 59 owned by Mr. Paul Platz also known as parcel #23-357-00-00-010-000. Inspections by Zoning Inspector Jim DiPaola, Fire Chief Steve Bosso, the Portage County Building Department, and the Portage County Health Department were performed on July 8, 2014 in accordance with and an Administrative Warrant obtained. Reports from the inspections showed the property is in deplorable condition. All parties inspecting the property deemed it condemned and recommended that it be demolished as soon as possible.

**RESOLUTION #14-334** A motion by Pat Artz to adopt the following resolution:

- Whereas,** Section 505.86 of the Ohio Revised Code provides that a board of township trustees may provide for the removal, repair, or securing of buildings or structures that have been declared insecure, unsafe, or structurally defective.
- Whereas,** a structure situated upon the real property located at 3286 State Route 59 in Ravenna Township, Portage County, is insecure, unsafe, and/or structurally defective.
- Whereas,** the Ravenna Township Board of Trustees has previously requested the Portage County Building Department, Health Department and the Ravenna Township Fire Department to perform inspections upon this structure located upon the real property to determine whether such structure is insecure, unsafe, and/or structurally defective.
- Whereas,** this matter has come before the Ravenna Township Board of Trustees ("Board") for a Hearing to determine whether this structure situated upon a parcel of land in the Township of Portage County, Ohio with a permanent parcel number of 29-343-00-00-005-000. And with an address of 3286 State Route 59 ("Real Property") is an insecure, unsafe or structurally defective structure pursuant to Ohio Revised Code Section 505.86
- Whereas,** inspection reports have been submitted to the Board and made part of the Township record in this matter.
- Whereas,** the Portage County Building Department has determined that the structure located upon the real property is a structurally defective building, which needs to be removed.
- Whereas,** the Portage County Health Department has determined that the structure located upon the real property is a structurally defective building, which needs to be removed.

**Whereas,** the Ravenna Township Fire Department has determined that the structure located upon the real property is a structurally defective building, which needs to be removed.

**Whereas,** neither the record owner(s) of the Real Property, nor any lien holders thereof, presented sufficient evidence that would support a finding that said premises and structure located thereon did not constitute a structure that is insecure, unsafe and/or structurally defective.

**Resolved,** that the Board has determined that the present condition of the premises and structure located upon the Real Property are a public nuisance, creates a dangerous situation, and that the structure is within the parameters of an insecure, unsafe and/or structurally defective structure pursuant to R.C. 505.86.

**Resolved,** that the Board hereby orders that the building described in the attached inspection report(s) be removed pursuant to R.C. 505.86 (“Structure”)

**Resolved,** that the Board hereby orders that the Structure located upon the Real Property shall be removed by the 5th day of September 2014 and if this Structure is not removed within such time, the Board may cause the Structure to be removed at any time thereafter that is convenient to the Board and at the expense and cost of the owner(s) of the Real Property in accordance with R.C. 505.86 and this Resolution.

**Resolved,** that the Board may obtain proposals from contractors for the removal of this Structure.

**Resolved,** in the event that the owners of the real property do not remove the Structure by the date provided above, and this Board subsequently exercises its statutory right to remove such structure pursuant to R.C. 505.86, the Board will move to take steps to collect its total costs for removing the structure by directing the Township Fiscal Officer to certify the total costs, together with a proper description of the lands to the County Auditor who shall place the costs upon the tax duplicate, with said costs being a lien upon the Real Property from and after the date of entry, with such costs to be collected as other taxes and returned to the Ravenna Township General Fund.

**Resolved,** that the Fiscal Officer is directed to serve, by certified mail, return receipt requested, a true copy of this Resolution on the owners and lien holders identified in the lien search.

Hank T. Gibson seconded the motion, and the roll was called on the question of its adoption. The vote was as follows: Mr. Coia, yes; Mrs. Artz, yes; Mr. Gibson, yes. Motion Passed.

## **ADJOURNMENT**

A motion by Vince Coia seconded by Hank T. Gibson to adjourn the meeting at 6:35 p.m.  
R/C: Mr. Coia, yes; Mrs. Artz, yes; and Mr. Gibson, yes. Motion Passed.

ATTEST:

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
TRUSTEE

\_\_\_\_\_  
FISCAL OFFICER

\_\_\_\_\_  
TRUSTEE