

RAVENNA TOWNSHIP ZONING COMMISSION

RUTH SCHELL, CHAIRMAN, BOB VAIR,
BEVERLEY KIBLER, BILL STONE, AND JIM JUST

The Ravenna Township Board of Zoning Commission met on September 17, 2014 at 7:00 p.m., at the Ravenna Township Trustees Meeting Room at 6115 S. Spring St., Ravenna, Ohio.

In the absence of Chairman Ruth Schell, Bill Stone brought the meeting to order at 7:00 p.m.

Attendance R/C: Beverly Kibler, Jim Just, Bill Stone, Bob Vair, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning Inspector. Absent was Ruth Schell.

On the agenda was to approve the minutes from the August 28, 2014 meeting and to discuss and review Zoning Code and possible changes.

Beverley Kibler made a motion to approve the minutes as written of the August 28, 2014 meeting and Bob Vair second the motion. R/C: Bob Vair-yes, Bill Stone-yes, Jim Just – yes, Beverley Kibler-yes.

OPEN PUBLIC FORUM – No one

OLD BUSINESS:

Bill: On the new wording for amendment 1 section 624 non-conforming buildings and structures and the language was changed. Do we need to talk about it or approve it to go on to the Township Trustees for the approval?

Jim DiPaola: You can talk about it if you want but, the bottom line is just to approve it and send it to the Trustees for their approval. Bev Kibler moved that we send it on to the Trustees. Jim Just second it. R/C: Jim Just-yes, Bill Stone-yes, Bev Kibler-yes, Bob Vair-yes.

NEW BUSINESS:

Bill: We have new business, I know Jim had something with a garage on a new construction.

Jim: I am still working on language because, what I want to talk to you about is when we left last we were talking about new construction I wanted to know your thoughts that putting wording into it that new construction and existing structures that had existing garages. We just had another person on the other end of Brady Lake Road, next to Happy Day School, that did away with their garage and made it part of their house and didn't get any permits from the building department. So for whatever reason they decided to do since we lost the case for the one at this end of Brady Lake Road there was no need for me to approach them and say you need to put your garage back, because I just don't have the authority to do it. But, the houses that do have, the existing structures that do have garages I would like to add language to that to make sure that it stays there and if they want to take it away then they have to put a garage someplace else. The

garage attached or detached garage that square footage doesn't count towards another part of the code that says they are allowed to have accessory buildings. That doesn't count towards their square footage for the accessory buildings. I think if there is a garage there and with the amount of stuff that people are keeping now a days the garage needs to stay.

Bob: If you build a new home you have to have a garage? Either detached or separate?

Jim: Yes

Bob: With the house or detached.

Jim: Most of your builders today that is just an automatic thing that they include in their plans. But, if they would look into our code as it says now it says "may" so there could be a builder come along and read that and say well, I don't have to have a garage and then you have cars sitting outside, junk sitting outside and there is no storage space. I think for every house, that is built, you need to have some kind of storage space and if you build a slab home you are really stuck for storage space so the garage kind of adds that ability to any house.

Bill: Does the garage have to have a double or single overhead door?

Jim: It doesn't matter.

Bill: You don't have to be able to get a vehicle in it?

Jim: It doesn't say that, it says you must have a garage.

Bill: So, it is more or less a pole building or something that they call a garage?

Jim: Yes, it can be attached or detached.

Bob: Does it have to be one or two car or just a garage?

Jim: The old code said two car and it had a certain size to it too. There are some zoning codes, where they allow an attached garage they allow a percentage of what the square footage of what the house is, but that's too difficult to figure. I figure if you just tell somebody two car garage that is basically 20x20 or 24x24 and that's a good size, if somebody builds a 35 square foot house and it has to be a percentage of it, that's a pretty good size garage. I've been just putting the two car garage on it and then if they have more vehicles and then need to put them inside then they can have an outside accessory building.

Bev: Or, they could put up a three car garage if they want to.

Jim: Sure, they can do that too. The two car would be the minimum that they would have to do and I think that is a fair thing now a days for most.

Bill: Is there a square footage allowed for the size of the garage and the square footage of your house? You have a 20,000 square foot house, which is a monster, which is the biggest, can you put up a 10,000 square foot garage?

Jim: You could if you have the land. Because, we used to only allow accessory buildings on lots less than two acres, we only used to allow 400 square foot accessory building that's not very big. We now allow 1200 square feet on anything over two acres that can be up to 2,000 square feet.

Bob: Does that include pole buildings?

Jim: Yes

Bev: I think you do need to redo the wording so it is not only for new structures but, existing structures.

Jim: After that second garage disappeared out there, it's like well, we have a trend here of people just going ahead and doing something.

Bev: Yes, and then all their cars and junk is just going to be sitting out.

Jim: That is what I have, I found out I have about three houses away from me on Summit is that they closed in their garage so Grandma could stay there and when Grandma stayed

they just kind of let outsiders come in and hang out in their garage. I called that property owner and ask who told you that you could do that. She said well, I just thought I could. The Building Inspector needs to see that and there needs to be somewhere down the line somebody's property if it is not done properly somebody is going to get stuck with something that was not done right.

Bev: Well you would have to have a permit to do something like that too, or should.

Jim: Yes especially if you get into electrical and stuff like that. There are certain ways you have to put buildings up. The Building Dept., since Randy Roberts took over they are real good with us, they do not give out, no matter who the person is, if they come in and try to get a building permit without a certificate from us they turn them away. So, no it's not going to happen. So I find the people that convert things and he doesn't know about it and turn them over to him. Now his inspector is going out looking for zoning code stuff too. One of his inspector's saw something the other day and called him and said call Jim and see if this is right. Which is great, I like that being able to work with that.

Bev: I don't understand why people try to get away with that.

Jim: They don't realize with all the disclosers that you have to do now a day when you sell a property that if they have an inspector come in and they find that then they have to fix it. Especially if it's not up to code then they are going to have to pay big bucks to fix it.

Bill: If there is ever a fire.

Bob: The insurance company pays it though

Bev: They wouldn't have to if they traced it back and found that it hadn't been done right I wouldn't think.

Bill: Without a permit

Jim: And usually I'd say within the last fifteen year insurance company investigators have been on their toes, their doing they hire retired firefighters, fire inspectors to go be there investigators. I will have to get language to add that to it now.

Bill: So that is what you are going to do now is get some more language for the next meeting.

Jim: I'll put it in the mail when I get those sections.

Bill: Ok, then we will move on to the Open Public Forum again and there is nobody there.

Bev Kibler made the motion to adjourn the meeting at 7:10 Jim Just second it.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

cc: Trustees (Coia, Artz, Gibson)
Zoning Inspector (DiPaola)
Zoning Commission (5)
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