

RAVENNA TOWNSHIP
BOARD OF ZONING APPEALS

JEFF GAYNOR, CHAIRMAN, REMY ARNESS
GARY LONG, DOROTHY GRIFFITHS, AND CLAIRE MOORE

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The Ravenna Township Board of Zoning Appeals met August 26, 2015 at 7:00p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 44266.

Chairman, Jeff Gaynor brought the meeting to order at 7:00 p.m.

Roll call was made with board members present: Jeff Gaynor, Dorothy Griffiths, Gary Long, Claire Moore, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary. Absent was Remy Arness. Thank you, the record will show that we are minus one member, but we do have a quorum.

Old Business:

Jeff: Old business is a variance request 2915 BZA 07 requesting a variance for Ravenna Moose Lodge #1234 to add 45 camp sites to their 100 acres. With at least 70 acres usable. Will the applicant come forward please?

The applicant is not present at this time he is working at the Cleveland Clinic.

Jeff: Are you the applicant's representative?

I can be

I actually was the applicant and I stepped down so I know basically everything about this.

Jeff: Ok, I need to be able to question one of you two. I need you to come forward and be sworn in please. Swears in Gary Reedy, 3631 Homestead Rd. Ravenna, Ohio.

Jeff: Thank you and your relationship to the other folks in this proceeding.

Gary Reedy: I, just friends. Members

Jeff: Your Moose Lodge?

Gary Reedy: We are all brothers and sisters.

Jeff: You don't call you folk's members?

Gary Reedy: We are actually brothers and sisters, we are all members.

Jeff: Last week we tabled the discussion of pertaining to this request pending a few things. One was the inspection of the property of our Zoning Inspector, Jim DiPaola, Let's swear you in also Jim. Swears in Jim DiPaola.

Jeff: We have a note from Jim who doesn't have the entire evening free, so let's start up with this. August 26, 2015, met with the members of the Moose Lodge and viewed their site and discuss feasibility of a fence. The Board had talked of a fence between the Moose property and the property owned by all properties on Hayes Rd. basically. Partly because there is a shooting range. Is the gentleman who has the shooting range here? That's you, ok, thank you. Jim's opinion and it carries some validity is that the distances involved and the terrain and so forth would make building of the fence across the property very difficult and I think a lot of the Board probably feels that too even though we haven't seen it, we have heard discussions of how rough the property is, but we are also concerned about the Moose members trespassing on the properties on Hayes Rd. especially the one with the shooting range. I have been handed a list of rules from the Moose lodge. Has everybody on the Board seen these? Ok. Concerning trespassing and the danger of various things, the swimming and so forth on the Moose property. There are statements about... If you are over 21 you must stop riding at 11:00 p.m. that has been changed to dark. Assumed you mean four wheel drive or other recreation vehicle. Swears in Scott Fischer, 4669 Melverta Dr. Rootstown.

Jeff: We need to take our time now, because the secretary needs to transcribe this recording into the minutes. So it would be a good idea probably when you begin to speak if you would state your first name first. So she wouldn't have to run the tape back and forth to figure out who is speaking.

Gary Reedy: We do have, it was until 11:00, we have changed it since then, since we came to the Board meeting of the Zoning officers, we went back to our officers and have changed it to dark or dusk. There are people that do ride that are not our members, we have caught them more than once and in fact we have pulled them out. We cannot control nonmembers coming onto our property. We can catch them and have them arrested for trespassing and we have not yet. Sometimes the dirt bikes and such are younger people. We do not allow dirt bikes on the property.

Jeff: Your wording here worries me a little bit. It says if you are over 21 you must stop riding at dark. There are a lot of people that don't have to stop riding at dark.

Dorothy: Also, under verse 2 it says under 21.

Gary Reedy: It should say anyone should not ride after dark. We will have changes. Again I'm still speaking. These are able to obtain when we met with Mr. DiPaola this morning. These are not 100% correct, because our office manager was unable to get everything off the computer. We do have in more detail, which is on my computer and I wasn't aware until tonight when I walked in that you did not have the detailed list.

Claire: Did you see that list Jim?

Jim: No, I just made them aware that they needed to bring it to the Board, the Board wanted to see them.

Gary Reedy: When this started, I was in charge of getting everything ready for the Zoning Inspection. Since then I have stepped down and Kenny Roosa has I have let him take over from there, because due to my personal business and I'm here to help out because Kenny Roosa could not be here tonight.

Gary Long: Are we to understand that this is not the final draft?

Gary Reedy: That will not be the final draft, no.

Gary Long: So it's not.....

Gary Reedy: It is close, but it is not the final draft. For instances if you will notice I hand wrote dark in, because I just read these prior to coming in myself.

Dorothy: But it will be amended to dark?

Gary Reedy: Yes mam, it will be amended to dark. Violators of our members will either be ask to not bring their four wheelers out any longer or being dismissed from the Moose club. But, we cannot stop nonmembers from coming onto our property, we have tried that. If we can catch them and I personally have in the past, caught the gentlemen and or ladies, and got their names and phone numbers and a lot of them were under age. So, I called their Mom's and Dad's, that is all we can do other than have them arrested, we can do that. We have even had the Sheriff come out and they have their names.

Jeff: I understand those not in the Moose lodge could ride and make noise and so forth and you only have limited control over something like that. What were some of the other aspects we wanted to take control of? Well, let's finish this part of it first. How does the rest of the Board feel about a fence between the Moose property and the properties on Hayes Rd. which is pretty much what we were talking about?

Dorothy: I agree with Jim, I don't think one can enforce something like that.

Claire: If you went out and saw the area and you do believe that it's not a good idea, I will go along with that as long as you been out there and looked at it.

Jim: I've been out and looked at it and it would be very costly to put a fence in and in speaking with the members today, they have already discussed what solution they have with Mr. Casiato.

Claire: What would be the.....

Jim: When I spoke with Scott and Gary today they said they had talked with Drew about an orange type fence to put up between their property and his.

Claire: What type of fence?

Jim: A snow fence.

Jeff: Let's direct the comments this way please, because otherwise they don't get on the record and talking and things will be missed. He's got his hand up.

Scott Fischer: We had a short discussion after the last meeting outside, just the neighbors and what not and had some discussion of putting the cyclone fence up and we did find fiberglass rods, 1 inch in diameter flexible but yet ridged and we did locate the orange snow fence that we have on our property and did see some of your signs back in the woods and we want to just wrap that area. It may be just the lay of the land that we maybe 25 feet off your property here 150 foot off you property here.

Jeff: We need you sworn in so that you will be on the record. Swears in Andrew W. Casciato, 5107 Hayes Rd. Ravenna.

Jeff: And the back of your property butts the Moose property, is that right?

Drew: Mine and Mr. Seckman's, the Wilsons and the rest of the neighbors. And they are all of a sudden, because I have a pistol range, we are going to put an orange snow fence up 20 feet off of my property. That part of the property that you have there is also part of the water shed for West Branch State Park and you also have a lot of animals, deer, beaver, fox, coyotes that live in that area and the object of the game I was originally under was that you were going to take the area behind your concessions and the area back there to keep people from going down into the ravine and getting into trouble, because it is dangerous back there, number one the way the lay of the land is and two it would prohibit people taking dirt bikes and or ATV's down in there, my suggestion to you at

that time was in the future stick with either gas powered or electric golf carts, they can't get down there that would eliminate a problem for you.

Jeff: You are talking about the Moose controlling activities on their properties.

Drew: Well, yes

Jeff: That is not your bailiwick.

Drew: They brought up the problem and I gave them a solution. That's the only reason I did that. My concern is that there is a lot of animals and they hunt back in there as well. The Moose lodge does....

Gary Reedy: May I object on that?

Jeff: Yes, go ahead briefly please.

Gary Reedy: Ravenna Moose does not allow fire arms of any kind on the property. If our members are caught with a firearm on the property, they will be terminated from the Moose at that time, no questions ask, no one on our property of the Ravenna Moose members are allowed to carry a firearm. They are not allowed to shoot on any of our property it's not only in our Ravenna by laws it is also rules from international.

Drew: Ok that's great, but you let them bow hunt.

Gary Reedy: No, sir

Jeff: Could we see that in writing when the rule book is put together?

Gary Reedy: Yes sir you may. We do not bow hunt. We started bow hunting, as I told Mr. DiPaola today, we tried that one year and we had approximately three to four people that were interested, we have not had it since. We have also posted in the year 2009, no trespassing signs all the way the perimeter of our property. It is false that you state that we have fire arms on our property.

Drew: I didn't state firearms. I said hunting. Hunting comprise of trapping, fishing, bow hunting all the above, not just firearms sir.

Jeff: Ok, you were speaking....

Drew: Ok, I was speaking about a fence. Going up and putting an orange snow fence up against my property or 20 feet off of my property or anything like that. If they want to take the time to go ahead and do that I'm not going to argue with them about it, but I think it is kind of blowing leaves in the wind at that point, because if they are going to do it from my place, people walk around those fences. What about my other neighbors that are down the road with this? The whole concept that we have with this is security, protection and fear of other people coming in on our properties. Which we have all experienced in the past. I mentioned that the last time we had our meeting. I came up here and initially said I am not against them doing this. But, I want assurance that I'm not going to have another fourteen year old or thirteen year old walk out on a gun range or just to show up on my property period and if you can't give me that assurance by putting something substantial up a snow fence is leaves in the wind. It's not going to do any good and I think anybody that has any common sense is going to realize that. If you can't afford to put a fence up then maybe you need to rethink what you are doing folks.

Jeff: I can't imagine anyone categorically stating that no one will ever enter your property from the Moose property. How can you do that?

Drew: I'm not, but I'm saying a cyclone or rigid type fence of some type is going to be much more restrictive to the average child or young adult that may decide to go out into the woods rather than a very flexible snow fence that you could put a stick on fold over and walk over it.

Jeff: Thank you.

Gary Reedy: Do you have a map of the area with you Mr. DiPaola? The one I submitted. (pointing to map) 45 sites is the maximum you can have without going, just for instances at an ADA restroom if you have 100 people you have to have more toilets and only 50 people so on. You are allowed 45 people with the existing bathrooms that we have. We only have to have one dump station which will be tied into the city sewer system.

Gary Long: So those 45 are going to do away with the 14.

Gary Reedy: Yes, sir they are gone all the campsites will be over here. What's your name sir? Andrew. He's way up here. We have 118 acres. There is a ravine between us and him. (pointing to the map) the large ravine to where a four wheel drive pickup truck cannot get through that ravine. I know, I tried. There is a creek that goes down through that ravine. The only thing that would get through there would be a dirt bike or a four wheeler and that's all. We do not allow dirt bikes what so ever. As far as a fourteen year old walking down through there and back up, whether it be a member's child or a nonmember's child. That's the woods, it's pretty steep to walk up and down that woods. I can't walk it.

Drew: Where's the power lines.

Gary Reedy: You have two different power lines, you have one here and another set right here.

Drew: That is exactly where they said they came from. The young lady that I accosted about two years ago.

Gary Reedy: Did you get their names? Did you ask them if they were Moose members?

Drew: No, they were scared, they said they were from the Moose and they didn't know how to get back and I said I'll take you, no I didn't, I was so flustered, I'll be honest with you, because I had just finished shooting up there and I was a ball of nerves that I was just worried and when I pulled into drive way to stop they jumped out and took off running. They told me they followed the power line, so I'm assuming they followed that and that is all open field and there is another gentleman whose property. That is pretty rough property, I'm not saying it isn't, but look you folks are going to do whatever you want to do with this. All I'm saying is this, if there is an incident and somebody gets hurt, they better have real good liability insurance for crossing over, because if I get sued because somebody gets hurt, rest assured I'm going to drag everybody into it. I have that right to do that and I'm not trying to be a trouble maker, but I think if you are going to run a business and it involves bring people in that aren't familiar with the area, then you need to show boundaries one way or another with it. If you want a fence fine, if you don't want a fence fine. I just don't somebody getting hurt and neither do any of my neighbors, they are concerned about the noise the bands the other thing too, but they are willing to let all that go as long as they know their property is somewhat protected from invasion.

Gary Reedy: We have already stopped the bands at 11:00 p.m. instead of midnight. That's already been set in place. They start at 7:00 p.m. now they must shut down at 11:00 p.m. and.....

Jeff: What would be the number of bands of which you are speaking?

Gary Reedy: We have had probably four this year if that. We have a DJ this Saturday. We had a band last week and I believe it was a month before then we have what we call

the birthday dinner steak fry. In other words if you are a member and you were born in August you get a free steak dinner and that's what we have the bands for it brings our members in the ones that aren't there all the time.

Claire: That was taken care of today with Mr. DiPaola. You'll be getting special events permits from now on and that has the time that they are allowed to operate Jim?

Jim: Yes, we will set times on there.

Gary Reedy: As far as the fences and so on, I personally think that the resolution on that would be to put signs on 25 to 50 feet of no trespassing on both his side and our side if we pay for the cost all down Hayes Rd. marked

Drew: You will pay for the signs?

Gary Reedy: It will be a plastic sign like this that will say no trespassing on it violators will be prosecuted. It'll be on your side of the property and on our side of the property.

Drew: I'm agreeable to that.

Jeff: That sounds pretty reasonable, because I don't care what you put up in a fence somebody is going to climb over it, they're going to go around it, I mean people got through the Berlin Wall.

Drew: I want to readdress an orange snow fence. I've seen deer get caught in fencing like that. I've seen other animals get caught in it.

Jeff: Who brought up the orange snow fence? You folks from the Moose?

Scott: It was actually brought up in last session meeting. Afterwards

Drew: That would be the last thing I would want to see is an animal caught in that.

Jeff: That is probably not a good thing to add to the woods and they don't last forever anyhow.

Drew: If you are willing to go ahead with the signs, I will meet you half way with that and do it. I know Mr. Seckman would like to also have his property included with it and if you would take care of all the homes on Hayes Rd. with that signage, then I think it would be agreeable. I am only speak for myself, but I have discussed this with my neighbors and there is a concern on it and they all wanted a fence. If we can't have a fence then I think signage would be appropriate.

Gary Reedy: The signage would be both economical to the Moose and agreeable to the Moose. We will pay for the signs and we can either give them to the home owner let them install them on their own property or we will install them for them.

Jeff: You would put yours up on your side?

Gary Reedy: We would put ours up on our side probably 20 foot off the property line back toward us so everyone knows that when they get to that 20 foot mark they are not allowed to go any further and if the homeowner wants to put his up that way he puts it up appropriately that's to each and every individual homeowner has that option.

Jeff: We are basically talking about signs attached to existing trees and etc.

Gary Reedy: yes, sir

Drew: If you are going to do that, I'm satisfied with you folks posting the signs.

Gary Reedy: I still have to, the members of the Ravenna Moose and officers will have to go to each and every individual resident on Hayes Rd. and have them make the decision which way they want it done.

Jeff: That sounds reasonable, there aren't that many of them it shouldn't take you to awfully long.

Drew: Where are you going to put them when you don't have trees?

Gary Reedy: I believe there are trees all the way through there.

Drew: If you take the opening with the power lines going across there that runs between my place and Mr. Seckman's there is approximately a 300 ft wide area that's where some of the kids have come through in the past. That would be an excellent place to put more signs.

Gary Reedy: We will get with the homeowners and let them decide on their side of the property where they would like them.

Jeff: That sounds pretty reasonable. That's all you can do really, kids, just tell them not to. Ok, I think that issue is taken care of at the moment. We have concerns about what we have talked about the four wheel activity and so forth ending at dark. The definition of dark can be a little ambiguous, but would you like to state a time?

Claire: 9:00 and I think you need a start time too. Not before 9:00 a.m. and not after 9:00 p.m.

Gary Reedy: That's agreeable.

Jeff: As you said you don't allow dirt bikes to start with.

Gary Reedy: No.

Jeff: Because of the noise and so forth.

Gary Reedy: I'm going to refer that to Scott Fischer.

Scott: It is noise, because most dirt bikes are more of an open exhaust. Our campers don't even want to hear four wheelers with modified exhaust if we fine them they are shut down and they are not allowed to come back until you have a fixed the problem.

Jeff: Yes, that is in your rule list here. Parking lot is going to be gravel in your driveways and so forth between the campsites?

Scott: Asphalt grinding

Jeff: That should be dust free then Jim.

Jim: Yes, that's like what we have out back here, the asphalt grinding.

Gary Long: That's around the campground?

Jim: If you need nothing more from me I have to leave.

Jeff: Well, we don't want to see you leave, but we understand.

Gary Long: We talked about the mufflers and I understand that and you don't allow dirt bikes and I understand that and you don't like loud four wheelers, I understand that, but going along with this four wheelers there is a topic of dirt and dust control. How are we going to combat that without water, because water I'm not even going to listen to.

Scott: That is a temporary issue with them just putting the gas line in. That will eventually grass over, the seasons done, the kids are back to school this week or next week. It's done for the season for all intended purposes. That will definitely fill in. It's probably down to 4 to 6 foot wide now, but we are continuing just to take....

Jeff: Is it an area that you could block off for a while until there is regrow a little better?

Scott: Oh absolutely. There is really only one way to get there from our property.

Jeff: The dust, you know if you live across the street or whatever and it's blowing your way it's a big problem. We would like to make certain the neighbors and anyone else has a working phone number that folks talked about last week. The number that's in the phone book not reaching anybody. Is that accurate?

Claire: Yes, the lady that was here last week.

Scott: That was four years ago, if you can pull that up on transcript, she said she tried that four years ago when we were still physically down at the club down the street here.

Claire: We just want to make sure that if your neighbor has a complaint that night or that day that they have a good phone number and there will be someone there to take care of that complaint.

Gary Reedy: I in detail all the way around the property, including the east side of route 14, I included all those property owners also. I'm sure we can sent out a letter to each and every one. What happened was when we moved from the west end of town to the east end of town, the phone book put in our fax number and we no longer have that fax number.

Jeff: So normally you would have a phone number in the book available for problems?

Claire: So there will be someone there, number one they can get through to somebody and there will be somebody there that can answer that complaint right now?

Gary Reedy: The complaint meaning what mam?

Claire: If a neighbor is complaining about noise.

Gary Reedy: The only thing they can do is call the administrator or one of the officers, which the bartender does have each and every one of their numbers. As far as them complaining prior to noon or sometimes after 9:00 at night. Sometimes we are closed at 8:30 or 9:00 because the business is slow. We do not open until noon. So if they are going to do it, we have an answering machine. The administrator comes in the next day answers the answering machine as long as they give their name and property address and phone number I'm sure we can address that.

Gary: This Board was under the understanding that there was someone on the premises, an officer, 24 hours a day, and seven days a week.

Gary Reedy: Not at all time no sir.

Gary Long: That was made in a statement last week or two weeks ago.

Gary Reedy: That's not true, they are not. I'm not sure why they said it unless it was misconstrued and they said it improperly, there is not an officer living there.

Gary Long: You're going to make me go to the minutes aren't you?

Jeff: Well they also have recourse with the Sherriff's department too.

Gary Reedy: Oh definitely, yes. We're there probably 23 hours a day, but we are not there 24. We have three members here that are campers they are also officers, right now.

Jeff: I like your rule here that says it is unacceptable to wear any item of clothing with offensive or obscene logos or language. Some of the stuff kids and adults wear these days are just mine boggling.

Gary Reedy: I have invited Mr. DiPaola out to one of our orientations. I don't know if you are aware of what our lodge stands for, our actual international. We have what we call Moose Heart up in Moose Heart Illinois and we take in orphans. They actually, we have actually had two from our lodge that went there. It's as big as Kent State University. It has its own football team, its own basketball team, its own swim team, its own golf team.

Jeff: This is a Moose Lodge.

Gary Reedy: Moose Heart

Jeff: Moose Heart, sorry, where is that?

Gary Reedy: Moose Heart, Illinois about 20 miles or 20 minutes south of Chicago and they do not have to necessarily be a Moose member. It's the children have nowhere else to go and we sponsor them. We also have what we call Moose Haven, which is just south of Jacksonville, which takes care of the.....

Jeff: Those are good deeds, not terribly relevant right at the moment.

Gary Reedy: I was talking while he was looking for that.

Jeff: Do you want to continue to look some more or do you want to address this before we move on.

Gary Long: No, you go ahead.

Jeff: We would like you to step back now and we would like to invite, specifically at the moment, non-Moose member nearby neighbors etc. Does anyone else wish to speak?

Claire: Someone had their hand up back there a minute ago.

Jeff: Come forward please, swears in Scott Shipley, 5652 St. Rt. 14, so it would be across from the Moose club. And your concern?

Scott Shipley: To start off with the ATV riding, being woke up at least twice this year between 1:00 a.m. and 2:30 a.m. in the morning with people riding the ATV's and they were, I don't think they were trespassers at the time and I'm almost positive and as far as ATV's there should be a distance they have to stay away from the neighbor's property and there should be, especially the neighbor across the street his house is right next to the Moose club and they will ride right near his house. I know he hasn't complained.

Jeff: They are crossing 14?

Scott Shipley: No, no, I'm saying they will ride close to his, you know within 100 feet of his property and of course the noise. I'm not saying it's all the time. It has gotten better. When it first opened it was terrible even in the winter time. Every Saturday night.

Jeff: We are going to make some more rules regarding when they are allowed, you know the hours and so forth that they can have the bands playing and so forth and they are going to need a special event permit for that.

Scott Shipley: When they have a special event, that's fine. The Boys Scouts are camping there for a week. It doesn't bother and we don't understand why someone that would want to drill a hole in their property they wouldn't be allowed to, but how come they can put campers over there?

Jeff: That's a little different situation. Campers are usually transcend and don't stay in.

Scott Shipley: These are seasonal campers aren't they?

Jeff: Yea

Scott Shipley: Ok and they will be there all year?

Jeff: Some will probably. But it is not actually residences. Nobody actually lives there, they go out on the weekend.

Scott Shipley: A neighbor would be more respectful than somebody that is just there for the weekend.

Jeff: Well, we are hoping the rules that we are going to make will help reduce the problems there. They have shown us the rules that say no ATV riding after dark which varies so much from time to time. I think we are going to put a time, an actual time on that. Again they will need a special permit for the bands and be limited to the hours that we set for that also.

Scott Shipley: Really the bands they could have them every weekend as long as they were quiet by 11:00 or so, it won't bother the neighbors.

Jeff: I guess that is what we are looking at. I guess 11:00 p.m.

Scott Shipley: A lot of it, some bands might be real loud and some are just acceptable.

We are talking a 1,000 feet away and you have got to shut the windows and you still hear

the music through the windows. You have got to turn the TV up louder and it is bothersome.

Jeff: I know, I live across the road from Sun Beau Valley, but Sun Beau Valley was there when I moved there so I accept that.

Scott Shipley: Holiday sands was there when we moved there and they were a better neighbor. They definitely brought in more revenue to the community.

Jeff: Again, we are going to impose some rules there tonight that is assuming the request passes, which we haven't voted on yet. But, we will have numbers for the Moose people and again there is recourse with law enforcement and that is all I can say really on that. There is only so much you can do to control.

Scott Shipley: They mentioned firearms on the property.

Jeff: They say definitely not allowed.

Scott Shipley: Same thing go with fireworks?

Jeff: I don't know.

Scott Shipley: I can understand on the 4th of July, but when it's going on until 1:00 in the morning shooting fireworks off. Especially like this 4th of July when the windows were open and people wanted to get up and go to church the next morning. It was bothersome.

Jeff: There was somebody shooting them off Thursday and Friday right down the road from my place.

Gary Long: There's a ridiculous law in the State of Ohio anyway that you are allowed to purchase firearms, but it is illegal to discharge them. I would call your local sheriff's department.

Scott Shipley: But then we would have to call on the neighbor next door and the neighbor there.

Gary Long: Call your Sheriff's department. There is no since in bringing it up before this Board, because that's an illegal opportunity.

Schott Shipley: I know a lot of things that we mentioned here has nothing to do with Zoning and I agree.

Jeff: It isn't that it has nothing to do with it, but it is illegal to start with.

Scott Shipley: You see right now with the small number of campers there what is going to happen when there if 4 or 5 time the campers there?

Jeff: You are going to be calling the police more perhaps.

Scott Shipley: That will cost the county more and more taxes. Should that be the responsibility of them to enforce.

Jeff: Yes

Gary Long: Or you could tell your 24 hour officer that is on the premises make that call which I will refer to you the minutes of the last meeting dated August 12, 2015 here and I won't read the paragraph before or after, but I will read you a couple of witnesses here.

Kenny, do we know who Kenny is Mr Reedy?

Gary Reedy: Yes, sir

Gary Long: Ok, Kenny starts out, if they have issues and they are calling the lines down on 59 that was over four years ago, you explained that with the fax and so forth. Claire, our Claire, member of our Board said ok. What if they go home tonight and have an issue? Kenny, now you can call the lodge, there is somebody there to answer the phone, there is always someone there to answer the phone or is you have an issue please come over and ask for an officer. Ask for someone that's there. Ask for a Moose officer there

and address the issues. Claire, there is an officer there 24 hours? Kenny, there is an officer there all the time if there is an event going on. Then I ask the question is the officer of the Moose lodge a law enforcement officer and the answer to that was no.

Gary Reedy: Can I answer that statement? He said all the time he did not say 24 hours, when there is an event and so on such going on. They are not there 24 hours. They are there when our business is open. We have an officer in that lodge or on that property when the business is open. Which might be, like I said, from noon til 7:00 at night or noon til midnight. We have a 1:00 liquor license.

Gary Long: So if I'm a neighbor what do I do if something is going on after midnight?

Gary Reedy: Let me rephrase that for you. There is an officer there until we shut down at night. There is always an officer there while we are camping during the weekend and so on. I have one, two, three officers that are there, (point to Roy Kellison). What I'm saying is someone is there 24 hours a day. Mr. Roosa did not say no, he said they are always there when there is a function going on, please re read it. I'm not trying to cut hairs here, what I'm trying to say is, when we have something going on there is an officer around on Sunday afternoon at 8:00 at night everybody is done for the weekend. Roy will be there or myself or a member. I may not be an officer, but it will be a responsible member.

Claire: Ok, we are not going to split hairs on this, let's just get this straight once and for all. I am your neighbor tonight and at 12:05 there is someone over there making noise or riding an ATV. I'm going to pick up my phone and I'm going to call the Moose lodge. Is anybody going to answer at 12:05?

Gary Reedy: Probably not

Claire: But, there is going to be an answering machine, correct?

Gary Reedy: What we can do is revise the answering machine stating that Ravenna Moose lodge we are closed right now, if there is an emergency please call and we will give the person's name and phone number and they can call them direct, whether it be Mr. Kellison.

Claire: Ok, that is what we want. We need to know that if a neighbor has an issue with someone on your property or an event going on at the property that there is a way your neighbors can get ahold of an officer and get the problem taken care of.

Gary Reedy: What we can do is take it to our officers, what we have is an officer of the day when we have bands and so on, alright, we can have an officer of the week where their name and phone number goes on that answering machine and if the next officer, it goes in rotation so that there is always an officer that can be called for that week from Sunday to Saturday night.

Claire: I don't want to make this an issue where the neighbor is having to call the Sheriff's department every time. You guys need to be responsible neighbors that's what this comes down to. You need to have consideration for the people that live around you. That's all I think everybody really wants. We want safety and we want responsibility.

Gary Reedy: We have been out there since 2009 and we might have had the Sheriff there twice. One was for a lost child and the other one was on the 4th of July two years ago and they said are you putting off fireworks and we said yes we are and they said well so are the other neighbors, so be careful and the officer turned around and left. We put the fireworks off right at dusk we do it for a half hour and we are done.

Gary Long: Who is we?

Gary Reedy: Some of the members. They brought some fireworks in on the 4th of July only.

Gary Long: Are they licensed?

Gary Reedy: Probably not. (everyone talking) As the gentlemen that spoke just said the neighbors on this side, the neighbors on this side were also doing it.

Jeff: I've seen a hand up a few times over here, would you like to come forward and make some comments? Swears in Roy Kellison, 6255 Wall St.

Ray: I was just going to state that I have been an officer since 1993.

Jeff: An officer of Moose lodge?

Roy: Yes, of the Moose. I've been through all the chairs, I'm the highest degree of the Moose. We've camped there, I'm retired, my wife and I are retired and I am home about 12 hours every other day. I have kidney dialysis, but other than that we are there and my number everybody knows that I'm an officer, they can use my name and my number, call me I will deal with anything and the Moose usually in my experience, if we have a problem we deal with it and we move on. If we have a member that is out of line, we deal with that member and we move on. We are vastly becoming a family organization. There are children and families welcome there at all times. So we want them to be safe as well as the neighbors.

Gary Long: Being a camper,

Roy: Yes

Gary Long: How many campers are camping there at this moment?

Roy: At this moment I believe 12 or 15, I'm not positive.

Gary Long: Could you show me 12 or 15 signed off agreements?

Roy: I should be able to, yes, I don't have them, but yes. We signed one when we come in, campers back there Larry and Sandy they did and we for the most part follow the rules, because it's the rules of the Moose, it's what we live by they say.

Jeff: I have a hand up back here.

Gary Reedy: We have the signed releases from all the campers and the four wheeler people. If you go ice fishing or you go regular fishing, you have to sign off before you do it. If you do any of that you must sign a release from the Moose waiving your rights if you go onto somebody else's property or something like that. We try to accept the Ravenna Moose lodge, we have them, Mr. DiPaola ask for them today and I'm just getting involved in it, we have them, I can bring them to Mr. DiPaola, each and every member have and a nonmember is not allowed to camp there. A nonmember is not allowed to four wheel there. You must be a member on that property to do any of our activities. One reason is liability, second reason is why would we let you in there and you're not paying any money and we all have to pay.

Gary Long: Mr. Reedy, how long are they retained?

Gary Reedy: One year, then they have to sign a new one. Every year they have to sign a new form. It's not just you sign it and you're done. Each and every year, because as you know rules change.

Jeff: Any other comments from the Board? Questions, comments? Ok, we are about to make a motion pertaining to this application this variance request and it's going to have a number of items attached to it. Should I read all of them under the motion? Stipulations and etc., yes. So we may get a little discussion after the word motion, but bear with us. Anything else?

Gary Long: No, go ahead.

Jeff: Ok, the chair will make a motion to accept this variance request with the following stipulations which are mostly we consider very important and going to be watched. This is a special variance granted by the Board it is a privilege and the board has the power of revoking this in the future if we get a lot of complaints if there are various problems that we feel make this unsafe, unkind to the neighborhood, make a lot of folks unhappy etc. this permission this variance can be revoked. We wouldn't do so lightly, because we understand there is a lot going on a lot of money going on out there, but I just want to make it known for certain that it can be taken away if you folks don't hold up your side of the bargain. The stipulations under the motion are that you would need from the Zoning office a special event permit for your bands etc. on the weekends. The signs between the Hayes Road properties and the Moose property signs may be passed out to the neighbors if they want to put up their own, but the Moose lodge will put up the signs along their side of the property. Would we want to put a number on that? Distance apart that sort of thing?

Claire: I think we need to make it every 20 feet or so. I think that's reasonable.

Jeff: Ok, let's work on that 20 feet. We would like, and this is in your rules, and I know you have modified it slightly of late. ATV hours of operation will be from 9:00a.m. to 9:00 p.m. We need, and you stated this is going to be available phone numbers for folks to call, I know you have one in the book, if there are complaints to be made to the Moose officers. Make sure your answering machine, this is as you stated, will have a phone number available on it if there is an emergency of some sort. I don't know what we can do about that. I don't know what to do about the fireworks thing, because everybody does it.

Gary Reedy: You said it's illegal so it's illegal. That's the law

Jeff: That's true it is. (everyone talking) Time set for fireworks? This Board is not willing to set a time for an illegal activity.

Gary Long: There is a question, but let's go on and there will be room for questions and answers.

Jeff: Ok, I think I've covered everything you have here. You already require that your incoming guest get the rules and sign the waivers and so forth? Ok, that's very important that everybody knows, pleading ignorance of the law at a later date doesn't help the previous infraction you still make someone made. Yes sir.

Drew: As a past State Fire Inspector, State Fire Marshalls handles fireworks and stuff like that and really they are the only people that handle stuff like that. They should call the local police or sheriff's department, but I'll tell you what, on national holidays common sense usually prevails. I agree with the gentleman here 3:00 in the morning, fireworks are going off. I'm going to be calling, ok, but from dusk to 9:00 or 10:00 or even 10ish, I'm just going to say it's a holiday and I'll go along with it.

Jeff: That's pretty much how a lot of folks feel about it.

Drew: It's an illegal thing and if people are going to do it, they take the risk of it themselves.

Gary Long: One question on the fireworks, Mr. Reedy. The fireworks that is being displayed, are those being sponsored by the Moose club?

Gary Reedy: It is not sponsored by the Moose club. The Moose lodge, I was the administrator, I knew about it, I did not sponsor it, I was aware of it. Our rules were, you

must put the fireworks on and we had certain people doing it. Mr Fischer, I was one of them and I was the administrator, I was in charge. I made them go to the north end of the lake. We shot them over the lake and that was it. Any member that was caught with fireworks, other than sparklers, were shut down.

Gary Long: For your own protection, I would check into the licensing.

Gary Reedy: I understand. I don't need to know, I'm not the administrator.

Gary Long: Someone in authority should contact the State Fire Marshall or the State Fire department or somebody and see what your liability is.

Jeff: Ok I think my motion is complete at this point.

Dorothy: I'll second it. R/C: Claire Moore – yes, Gary Long – yes, Dorothy Griffiths – yes, and Jeff Gaynor – yes. Motion passed with stipulations.

Jeff: Ok, your request to make the campground etc. has been passed. Bear strongly in mind the stipulations that we made and really, really try and be good neighbors, because we can come down on you if you don't. We are happy to see something going on out there, it is a big empty plot and it sounds like it is not useable for much else, so that part of the meeting is over. You can stay or leave as you like and watch us go over the minutes of the last meeting.

Gary Reedy: Can we get a copy all minutes that pertain to the Ravenna Moose lodge please?

Carolyn: Of course. We can mail them to you

Gary Reedy: It's P.O. Box 567, Ravenna, Ohio Ravenna Moose lodge.

Jeff: There is an appeal period pertaining to this permission that allows interested parties to file a legal appeal. Any actions you take before that appeal period is over are taken at your own risk. Thanks for coming everybody, have a good evening.

We did all we could I think, even if you have an 18 foot fence with wire on top of it back there kids are going to get over it.

Claire: I would prefer a fence back there, but I trust Jim's judgement in saying it's not really feasible.

Dorothy: He had a point about the snow fence.

Jeff: That would be a lousy thing to put up there, temporally, but you sure wouldn't want that permanent there.

Claire: Just like them, we have to be good neighbors.

Gary Long: They know what the rules are and they have their ducks in order, I'm a little bit concerned about the enforcement.

Claire: That's where we have to wait and see.

Gary Long: I'm not convinced that everyone in this room told the truth. I'm learning. The only reason that I did not ask to see the waivers is that they were under oath when they were talking to me and it's in the record.

Jeff: I really think it is a good thing that something is going to be going on at that property. We don't want to see too much stuff empty in the township. So we need to journalize. I have no doubt, like you Gary that they put their best foot forward and told us the words that we wanted to hear, but everybody does that.

Claire: We just need people coming back to us and saying look, this is not being followed, and then we have something to put our teeth into. I'm all about that if necessary.

Jeff: I wonder if what shooting out there is just random fireworks or something. Usually you can tell the difference, but not always. Chair will entertain a motion to journalize the decision we made this evening.

Dorothy: I move that we journalize this decision.

Claire: I second it R/C: Jeff Gaynor – yes, Claire Moore – yes, Dorothy Griffiths – yes, and Gary Long – yes. Motion passed

Jeff: The chair would like to hear a motion pertaining to the minutes of the last meeting, August 19th meeting. I moved we accept the minutes as presented and Gary has already second it. R/C: Dorothy Griffiths – yes, Gary Long – yes, Jeff Gaynor – yes, and Claire Moore – yes. Motion Passed minutes approved.

Jeff: Anything else? I'll listen to a motion to adjourn then. Any opposed to adjournment? We stand adjourned then at 7:15 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

CC: Trustees (3)
BZA (5)
Zoning Inspector
File