

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 September 23, 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 7:08 p.m.

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

Jeff: Do we have any old business? No old business.

Under new business we have Variance request 2015 BZA 09 requesting a Variance to reduce the required 35 foot rear setback to 17' - 8" on a new addition to an existing building located at 5353 St. Rt. 14, Ravenna for Ron's West Branch Bait and Tackle. Is the applicant present? I need you to come forward to be sworn in. Swears in Ronald W. Cable Jr. 8525 Whippoorwill Rd. Ravenna, Ohio. Ok, the nature of your request is that you want your building quite a bit closer to the property line that it normally would be allowed in this district this is an RL?

Jim: CR.

Jeff: Ok, and our zoning requirement are normally a 35 foot space between any construction, any buildings and the property line. Tell us why we should let you put your building about half that distance from that line.

Ron: The first thing is when we bought the place we were under the assumption we were under a five year plan, the bank had it write up, so as we're in to the fifth year, our business is kind of taken off and with Frank at Cotton Corners up there across from McDonalds that drive threw is closed well, we've pretty much doubled our inventory in beer. We're up fifty to sixty percent for the last three or four months and we are getting more and more request and we have nowhere to go. The one thing we are trying to do down there is we are trying to clean the place up. For years it has kind of run down and we are making good attempts and strides to get there and we want it resided and make it a real nice thing and put a full size drive thru in for all the request.

Jeff: You don't have an enclosed drive thru now, you have a drive by, but not a drive thru?

Ron: Back by the store there is a door and we just go through there.

Jeff: What is, it's not immediately clear from this overhead view property line is here (pointing to map) What is on the other side of that line is that a mobile home?

Ron: Yes, this is a trailer and this is their awning patio and right here this is a ten to twelve foot fence for the trailer park and here is my eight to ten foot fence surrounding the property line.(pointing to map)

Jeff: That's a mobile home park behind you?

Ron: That's correct.

Jeff: Any idea how many units approximately? Is it a big park or just a few?

Ron: Four units and then there is a house, a house here and a house here (pointing to map) which is adjoining to this unit. There is five units.

Jeff: So at the moment there is nothing directly on the other side of the property line from where you want to put your building in?

Ron: No, sir parking lot

Jeff: So, there is nothing close to the property line that could be in the way of fire vehicles or anything like that?

Gary: Why did you ask? For the fire protection?

Jeff: Yes, just an idea if there was something on the other side of that line five feet away from the line that cuts your possible clearance down pretty small, but it looks like there is quite a bit of room and you say there is a fence there.

Ron: Well, the way the store is set right now everything is accessible from every direction. You could drive thru there now if you had to.

Jeff: This is your propane service?

Ron: Yes it used to set right here. (points to map) The problem I was having, why we moved it, people from Arnies here would pull in here on a crowded night and flip their cigarettes without thinking and I just couldn't have that anymore. It worried me, it was for safety reason too.

Jeff: Any questions, comments from the Board?

Claire: I have one question, what are your hours of operation now?

Ron: We just changed them this week due to the weather change, we are from 7:30 in the morning to 8:00 at night.

Claire: You don't have late hours?

Ron: No

Claire: I mean you're not going to have people there at midnight going through the drive thru?

Ron: No

Gary: Is it the same for summer time hours too?

Ron: Actually we open at 6 in the morning and we are apt to stay open until 9 more of summer time, camper time, about the same time Arnie's restaurant is open. They kind of quit serving around 9:30 or so.

Gary: What is this right here? (points to the map)

Ron: That is a dumpster

Gary: Ok, are you going to leave that there?

Ron: Yes, that dumpster is right on the corner of the property and there is still plenty of access, we have talked about moving it over to here, we are just not sure.

Gary: My question was from the corner of the building to the dumpster is what? Ten feet?

Ron: No, it's more than twenty. The dumpster is further away from the property line. There is more room to even take it closer to the line if need to be.

Jeff: I would like to swear in our Zoning Inspector, I have some questions for him. Swear in Jim DiPaola, Zoning Inspector. Don't we require some kind of screening around the dumpster?

Jim: For a new facility, yes. That has been there for a while though.

Jeff: Yes, it has quite a long time actually

Jim: New facilities we require a enclosurer.

Ron: What is the reason for that?

Jim: Appearance, sometimes people with small dumpster like to over fill it.

Ron: The reason why I'm asking that is a lot of times they are locked for what I've seen and these people here they get trash pickup and sometimes I say, hey, if you have something big and you want to get rid of it right away just I throw it in the dumpster and they have actually even use it.

Jeff: That sort of is another reason why there are locked is so everybody doesn't come by and use your dumpster. But, if it's ok with you that is not a problem. It would be nice to have a chain link fence with the strips or something like that. You mentioned cleaning the place up and making it all look better that would be a good addition just to hide those a little bit. It is significantly disturbing to the Board and the Zoning Inspector that this construction was started without any permits.

Ron: I understand that

Jeff: Did you not know that you need a building permit?

Ron: I grew up in Pennsylvania and I did a lot of my own drawings myself and I was thinking that was what I had and I figured that is what I needed to start and if anybody came I would hand them over and they were like oh, no, no, no. I'm learning quickly here what I needed to do now, which I had no clue when I came here. Like a Variance, I had no clue about that at all.

Jeff: Zoning and such things vary significantly from place to place. The rest of this is plans of the building? It is a pole building right?

Ron: Yes

Jeff: This addition and the rest of the building will harmonize visual they will look like they belong together?

Ron: The new section is going to be the correlated steel, the steel siding and steel roof and on the back side it is all going to be that and then. Phase two or next year, hopefully next year that's when the whole store is kind of going to get another change. It will take about another year or two to do that.

Jeff: So previous owner is Tim Woolf?

Ron: Jeff Hamilton is who we purchased it from.

Gary: Where is the entrance and exit for your drive thru going to be?

Ron: The entrance would be coming in between the propane and this side and the exit would be coming out.

Remy: How would that be marked and where would the parking and everything else would be going on?

Ron: You mean over here?

Remy: Yes

Ron: Well, right now there is the mailboxes here and there is an enter sign and then on the side of the building right now I've got a great big banner that says drive thru, ba, ba, ba and it has an arrow showing the back of the building. We are going to have a lighted sign or we haven't got that far. What we want to do signage wise you know we don't know if we want to put it on the roof, we don't know if we want to put it on the side of the building yet or not.

Gary: You will need to talk to Jim about your signage.

Ron: Yeah, I found that out too.

Jim: And you are not allowed to put signs on the roof. Just so you know.

Ron: Oh, is that right? Ok,

Claire: Jim will keep you well informed.

Ron: It is pretty much pronounced now, when you pull in you can see that the driveway goes behind the place.

Remy: So no one will be confused as to the driveway and park? You know how McDonalds and other places have the painted lines, arrows, so nobody knows not to park there.

Ron: We actually have grass planted and we are going to get more shrubbery and things like that.

Jeff: Your lot back here to the drive thru is gravel is that right? You just have some asphalt up front?

Ron: Yea, asphalt right there and floor of the drive thru will be concrete.

Jeff: Yea, are we ok with that? I'm asking that of the Zoning Inspector as far as the dustless parking lot and so forth is required it is Grandfathered.

Jim: Yea, he is good.

Jeff: Questions, comments?

Remy: Just real quick Jim, just how much space does the largest fire truck need? He's putting coolers in, compressors and etc. electrical fires if the bigger truck had to get back to the back part of the building, how much space would it need?

Jim: The average truck is about ten feet wide.

Remy: Ten feet

Gary: He's got seventeen. Did I read that right?

Jim: It would depend on what's going on as to where they park

Claire: That's a large parking area, you could get to the building from any direction basically.

Ron: You could even park in front and you could pull the hose anywhere.

Gary: You don't have city water down there do you?

Ron: No

Gary: I didn't think so any waters would be trucked in?

Ron: Yes

Jeff: Well, it looks like you are going about things properly now that you have found out what needs to be done. Questions?

Remy: Does the Zoning Inspector have any objects to the design and plan?

Jim: Nope the fire chief doesn't either.

Dorothy: Apparently none of your neighbors do.

Ron: They are glad to see it cleaned up. I hear it all the time.

Jeff: You said trailer park back here, is this a park where people are paying rent for their lots or do they own this trailer owners?

Jim: Yes, it is, the former name was Jolly Time Mobile Home. It's been an old trailer group that has been back there for years.

Ron: It is slowly going away I think they had like fifteen at one time.

Jim: And the thing with our present Zoning Code it does not allow any new belongs and if the mobile home is removed it doesn't meet Zoning Code so they can't put it back.

Jeff: So something else might be back there one day? Ok, any other questions, comments from the Board? Chair will entertain a motion pertaining to this request.

Claire: I move we accept it

Jeff: No conditions etc.? I don't think we spoke of any. Do we have a second?

Dorothy: I'll second that.

Jeff: Would the secretary take the vote please? R/C: Claire Moore – yes, Gary Long – yes, Dorothy Griffith – yes, Remy Arness – yes, and Jeff Gaynor – yes, your variance request has been accepted. There is a period during which interested parties might file an appeal, legal appeal in court and any action taken during that time would be at your risk. It is probably thirty days, but I'm not technically allowed to tell you that, because that is legal advice.

Ron: Do you send letters out?

Jim: We will, there is a certificate that Jeff's signs and we give it to you. But, since I'm sitting here and know it was granted you can bring your plans and stuff and I will issue a Zoning Certificate.

Jeff: That is it as far as you're concerned, we have a few little Board things to discuss and so forth, and you can stay if you want to, but you don't need to. We need to vote to journalize this decision.

Remy: I so move

Gary: Second

R/C: Remy Arness – yes, Dorothy Griffith – yes, Jeff Gaynor – yes, Gary Long – yes, and Claire Moore – yes. Motion passed

Jeff: Any other business the Board wishes to discuss before we have our discussion with Jim?

Gary: We need to approve the minutes from the last meeting.

Jeff: I'm sorry thank you. Do I have a motion to approve the minutes from the last meeting as presented to us?

Gary: I move we accept the minutes of the BZA meeting of August 26, 2015

Jeff: I'll second that. R/C: Claire Moore – yes, Dorothy Griffith – yes, Gary Long – yes, Jeff Gaynor – yes, and Remy Arness – abstain, (wasn't here). Minutes approved anything else the Board wishes to discuss?

Remy: I move we adjourn.

Jeff: Any objections? We stand adjourned

Meeting adjourned at 7:30 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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