

RAVENNA TOWNSHIP ZONING COMMISSION

BEVERLEY KIBLER CHAIRMAN, RUTH SCHELL,
JENNEFIR COLLIER, LINDA FALTISCO, BOB VAIR

The Ravenna Township Board of Zoning Commission met on July 15, 2015 at 7:00 p.m., at the Ravenna Township Trustees Meeting Room at 6115 S. Spring St., Ravenna, Ohio.

Chairman, Beverley Kibler brought the meeting to order at 7:00 p.m.

In attendance were, R/C: Beverley Kibler, Linda Faltisco, Ruth Schell, Jennifer Collier, and Bob Vair, Carolyn Chambers, Zoning Secretary and Jim DiPaola, Zoning inspector.

On the agenda was to approve the minutes from the June 17, 2015 meeting and to review Zoning Code changes.

Linda Faltisco made a motion to approve the minutes of the June 17, 2015 meeting with one change, on page four (4) we need to add the word “not” before the word be required, Jennifer Collier second the motion. R/C Bob Vair-yes, Jennifer Collier-yes, Ruth Schell-yes, Linda Faltisco-yes, and Bev Kibler-yes Motion passed, minutes approved.

OLD BUSINESS:

Bev: Jim, it's your turn.

Jim: Really, you should have received in the mail the updated language for the two different sections. I learned that you can strike things out, print them in different colors. This is how it would look with the purposed changes as of today. Section, page 6-7 at the bottom, regulations of accessory buildings. The new language would read as it is with the part that was deleted is excluding the attached and detached garages and that's struck and it would read including a detached garage. The reason is to keep the number of accessory buildings down to a minimum, because we could have somebody put up two accessory buildings that could add up to 1200 sq. ft. and then they could start adding these little teeny tiny accessory buildings and have these little teeny tiny things all over their yard which is just a maximum. We had somebody put up over on Hodgson drive an accessory building with 1200 feet per floor and we don't have a restriction on how you calculate it and this would be the aggregate amount so they could not have a 1200 foot first floor and a 1200 sq. ft. second floor. It adds, whatever, you put on your lot, one or two buildings, whatever, everything has to add up to 1200 for small lots and 2000 sq. ft. for a bigger lots.

Bob: Commination of all buildings?

Jim: Commination of all buildings all floors everything, because without putting that restriction on there you could wind up with somebody having a half acre lot with a sky scrapper on it.

Linda: It would look funky wouldn't it?

Jim: You drive over on Hodgson Drive and it looks way out of place.

Bob: Way out of place for that neighborhood, it's bigger than them houses there.

Jim: Yes, it is

Bev: So other than the ones that are grandfathered in from the previous?

Jim: Yes, explains where Hodgson Drive is. It looks way out of place like Bob said.

Linda: So what do they have to do?

Jim: They don't have to do anything. They're going to be left as it. This is.....

Linda: Are you going to fine them?

Jim: No, there is nothing I can do. If the Zoning Code changes, they are grandfathered in, they're an existing structure. But, what we want to do from here on out is make it so that it stays reasonable and that is the same way with the height. The height 22 feet to the eaves is a little over two stories tall that's too much, even 18 feet may be too much, but at least it's down about four feet and that should be alright there. One of the things we don't do now, which I'm going to do once this changes is anybody that wants to put any size accessory building on their lot will have to get a permit period, for whatever size and then anything over 192 sq. ft. has to be on a permanent foundation, but we are getting these people that are getting all these teeny accessory buildings and they are shoving it up to the property line and they are starting to get out of hand. I hate to regulate things until we have a problem and we are starting to have a problem with them. So that is why number 9 was put in there that accessory buildings and structures of any size shall not be located on a lot where there is no principle building. I have a gentleman who is the biggest pain in the back side, he has the lot where his house sits and his garage is way out of proportion for it and then he has a vacant lot next door where he stores his construction equipment on and he wants to put up an accessory building, he has one on his property now that is falling down and this junk building has got to go. So he wants to put an accessory building on a lot where there is no principle building and it's like, no, we are not going to do that. If you want to put an accessory building on that lot then you're going to have to combine it, that's the same thing I have to do. If I want to put an accessory building on my vacant lot then I need to either put a house on it or combine it with the lot my main house is on and I don't have a problem doing that.

Bob: Are you going to be able to get by before this gets law?

Jim: Yeah, we'll be ok because he is going back to court and I already have him in court for something else and the judge says if he gets out of whack by one day then the fines goes back to the original court date, so we'll going to be in court long before he's able to do this so that the code will have changed and that to, so he won't be a problem.

Bob: So, it's not going to take long to get this changed?

Jim: No, if you guys vote on it tonight, we should be able to move it along to the Trustees for their comments, that's where it goes next. Attached and detached garages on the next page 6-8. They had in there about calculating floor size and everything, the easiest thing to do is just leave it the way we have it now is that an accessory buildings for under two acres are allowed 1200 sq. ft. accessory for two acres or more are allowed 2000 sq. ft. and also the problem we ran into with the gentleman over on the corner of Brady Lake and Woodlawn where they eliminated a garage that should have been there, so what this does is an existing detached garage structure is demolished, it shall be replaced with a garage structure of at least the same size. So that will prevent that from happening and we have one, this street out here is Spruce St. down at the end of Spruce St. there is an abandon house and they had torn the garage down and they had a beautiful one and a half garage on it and they tore it off and made it into a basketball court. So that home has no marketable value to it.

Bev: I'm curious on how much flooding they had the last time, because that whole road was closed because it flooded clear across it to the other side. I'm wondering if it went through those new walls they put up.

Jim: I didn't have any phone calls from them. So that's what the language is for the attached and detached garages being required and then back on page 10-10 this will be the sign chapter. With what the gentleman did out on St. Rt. 59 by the storage place of putting in an off premise billboard, I can see a problem with that's all commercial, more of them popping up, so we eliminated the Commercial Residential district and we allow them on in the General Commercial and General Industrial and we eliminated farms so they can't come in and stick up a billboard on a farm and that too. That's the only thing we changed in that section the whole chapter ten. That's all I have, so it is up to you guys if you want to pass and move it on to the Trustees or do you want to rethink it, do you want me to do more on it?

Bev: I would make a motion that we pass these as printed

Linda: I second it so we can get the ball rolling

Bev: Any questions, discussions? Ok then R/C: Linda Faltisco- yes, Bev Kibler – yes, Ruth Schell – yes, Bob Vair – yes, and Jennifer Collier – yes. Motion passed.

Jim: Ok then I will pass those on.

Bev: See that wasn't so hard was it?

Jim: Nope, the hardest part was me learning how to do that with the color section.

Bob: You don't have enough young kids they could have showed you a long time ago how to do that.

Jennifer: The number on the pages, I understand it's the new process, but with old numbers how do you fix it?

Bev: Because we changed the things so that we would be making them by the chapter and each one is.....

Jim: The whole book will be redone, you will get a new book.

Jennifer: When we put these in now though.....

Jim: They won't go in now until we redo the whole book

Linda: And when he sees the Trustees.

Jim: Once all the amendments are approved and that and we get this then I'll ask you guys to approve the new format and pass it on to the Trustees. So come the end of the year we will have to reprint the whole book, but it will save us from having to do the whole book every time down the line and we may run into some other things. The Portage County Regional Planning is working on updated the Portage County Sub division regulations, so there may be something in that, that may effect this and they're in the process of reviewing those and they should be approved within the next few months. This is the only problem I run into is these accessory buildings and attached garages and that. Most of the new homes that were issued permits for it's at least a 20x20 garage.

Bev: So at this point we don't need to set another meeting, unless something comes up?

Jim: I have to go down and look at the time frame of when I have to get it, once the Trustees look at it then they decide if they want to change things and they have to send it back to you guys, if not then down the line they have to have a public hearing and stuff like that.

Bev: So we will just leave it up to you?

Jim: Yes, we will let you know what goes on if there is another date needed, but right at this time not.....

Bev: We've gotten changed what we needed to at this point?

Jim: So far, yeah, unless you guys find something else in your readings that looks out of place.

Bev: Do we have a motion for adjournment then?

Ruth made a motion to adjourn

Linda: Second it

Meeting adjourned at 7:15

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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