

RAVENNA TOWNSHIP ZONING COMMISSION

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

The Ravenna Township Board of Zoning Commission met on May 20, 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 6:55 p.m.

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

On the agenda was to approve the minutes from the April 15, 2015 meeting and to review Zoning Code changes for garages.

Ruth Schell made a motion to approve the minutes of the April 15, 2015 meeting and Linda Faltisco 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.

With no Open Public Forum we went on the Old Business.

Jim: We talked about garages last time around and as far as sizes go, I pulled some things off of Carter's web site where it shows packages that they sell. I got to looking around and I remembered that Carter sells packages in certain sizes. So maybe we can investigate minimum and go from there. This kind of shows what they have for a one and two car garages. Bottom of the page under garage is some of their different sizes that they have in packages.

Bob: I was looking on the book, I couldn't remember if they were to put up a detached garage how close are they aloud to be to the house and I think it is 10 feet from the property line sideways, but can they set it right next to the house by it being not attached to it?

Jim: They have to keep it 15 feet from the house is what the Zoning Code says.

Bob: I was looking that up I wasn't sure what to look for and I didn't....

Jim: That would be back in section 6 under accessory building. It should say that it has to be 15 feet from the house and then its 10 feet from another storage building and as far as the property lines go, it depends on the area. Where you're at its 15 feet where I'm at its 10 feet places like Skeels and McElrath are maybe 5 feet to 2 for the existing ones, but it varies from place to place and then those three areas High density, residential medium, and residence low and you're in low and I'm in medium.

Bev: We must be Grandfathered in, because our garage is closer than that to our house.

Jim: Everything that was built before the code was adopted changed in 2009 we don't use the term Grandfathered anymore, we use the term non-conforming use or it is just a non-conforming, because it doesn't meet the code, but the code says non-conforming building can continue to use it. Now, if you would tear that non-conforming building down and it would be gone for two years you couldn't put it back in the same place you would have to meet the code.

Bev: We bought it in 1969

Jim: I also pulled out the latest application that we got in about a week ago for a new house and I printed off what their plans are for an attached garage which the dimensions are highlighted. (Passes out the print) This is pretty much standard with the houses being built today that is 20x24 pretty much standard for an attached garage. These are a couple of things that you need to look at for the next couple of weeks to decide and come up with numbers that you guys like that are fair and kind of follow what the packages are that are out there and what minimum standards are doing.

Jennifer: Looking at Carter verses the regulations that are there it says it cannot exceed 22feet in height. Here are the three Carter at 24 better.

Jim: Height or width?

Jennifer: Its width, I'm sorry

Jim: The 22 foot is to that it can't exceed that. I use to be the peak. The last time it was changed in 2009 it is now to the eaves and to me that is excessive.

Bob: That is two story

Jim: 22 feet high to the eaves that is pretty much two story. But if you build like the guy did on Hodgson over by me, to the edge of roof you're not at, you're maybe a 12 feet or something like that, but if you go the peak for the barn style roof then you're at 22.

Bob: It's in the air quite a ways

Jim: So, by say, 22 feet to the eaves, he could have one heck of a garage, almost a four story garage.

Ruth: When ours was built there's bedrooms over the garage, so you can't do that anymore right?

Jim: No, not for a detached garage for a attached garage that is fine, but a detached garage you're not allowed to have living area in it.

Linda: What about a loft, I have a loft

Jim: You're allowed a loft, but you just can't, like the guy out on McCormick road that decided that he was going to put a bathroom and a shower in his three car, four car pole barn, well, it had a loft in it so since he already had a bath and shower downstairs, he decided that for when relatives came over he was going to extend it upstairs and they would have their own separate area to stay, which is stretching it, but then he started renting it out to KSU students. So we made him an offer he couldn't refuse. He signed the agreement and it was notarized he would not use it for living quarters.

Ruth: We have a furnace in our garage and that is right below my bedroom. At one time it was never enclosed, but when we added on and put new siding on it they enclosed that furnace that has to be enclosed I think now.

Jim: It does and fire rated. That is kind of where we are at with some of the garage dimensions and that, so there is something for you to look at and mull over, because I would hate to have someone go out and buy a package and then come in to get a permit and find out that they can't. So it would have to be a minimum, my friends that is at Brimfield Zoning has decided to have a hip replacement so I haven't been able to talk to him for a while. Any questions on garages or comments or anything like that on garages that I can answer for you?

Linda: In the old code that required it verses may have where the dimensions should have been?

Jim: I don't know, I'll have to look, I have the old one here. It will take me a few minutes to find it.

Bob: Which page are you looking at?

Linda: Page 113

Ruth: The permitted height shall be no more than 15 feet.

Linda: Yes, 15 feet.

Jim: I think Bob can tell you as well as I can that when a garage is on fire that 15 feet just isn't far enough. Things melt and catch fire really quickly.

Ruth: Is that going to change or stay the same?

Jim: I don't see any reason to change it, because there are people that like to put a patio out there or enclosure or they want to have a car port and I don't think the 15 feet is something to worry about. The main thing is just keeping it away from the property line. And there have been a couple of people come in with some really nice ideas about putting up a garage, but I have to tell them it has to be 15 feet for the code and there was a couple of them that wanted a nice little 10x10 patio enclosure or something like that out there, nice area, barbeque pit, but the code says nope it's got to be 15 feet and they said they don't want to go 15 feet. I think sticking to the property line setbacks will work ok.

Bob: This one says on page 113 is permitted height is no more than 15 feet, it don't say 15 feet to what? We are saying eaves, that is fine, but it don't say eaves or peak. Unless it's in another chapter 6 or another section of it.

Jim: Just above it, it says accepted otherwise the maximum building height shall be measured from the finished grade to the eaves. Right above it. I knew it was there someplace, we just stuck it in an odd ball place. So it has a minimum of 576 sq. ft. at the top under B as far as size goes.

Bev: So if I'm reading this right, you can go 15 feet above the eaves?

Jim: No, you can go 15 feet from the ground to the eaves overhang. It used to read 15 feet to the peak, but because of some of the garages most of them now is built with trusses there is engineering specification for that trusses and the farther out you go the higher the truss is and that is why it was dropped to the 15 feet.

Bev: Ok, because it says it shall not exceed the permitted height by more than 15 feet.

Jim: That's chimney, I think the height of the building is on page 112.

Bev: 22 feet in height

Jim: 22 feet to the eaves is taller than this room and that is a really tall building especially when you start putting in residential areas especially areas like where I'm at which is medium density which the lots are tighter that is something I'm going to take a look at with Brimfield Township, Rootstown and Franklin Township to see what their height requirements are.

Ruth: This two story garage it looks pretty high.

Jim: It can get there.

Linda: Frost free, foundation right here that they have to have.

Jim: Yes, and it may be such that according to the area. The different zoning areas maybe each one should have its own restriction as far as height, if you have 20 acres it's not really going to look out of place if you have a certain size. A big building though and something that big you can put up a 2,000 sq. ft. building, but you can also make it like a barn and make it higher like in my area you wouldn't want to put something that big. So the next couple of times I will reopen a whole bunch of codes. See if I can find something that is split like that and I will also talk to Todd Peetz from Regional Planning and see what they come across. Anything else you would like to look at or talk about? There is just a lot of stuff that we need to cleanup and unfortunately there is no way to make it stricter so I can go out and force somebody to do something more.

Bev: Is there any other old business?

Jennifer: I guess my question is back to on these plans that were submitted they are conforming at this point in time and you would approve them?

Jim: Yes, some of the subdivisions, like Forest Ridge and some of the other ones they have their own unique set of requirements, because they're a plan unit development. So, they planned unit development by history do not meet the minimum codes for some areas, because they're planned units go and then they can conform to their own guide lines within reason, but when they do have planned unit development, the Board of Zoning Appeals has to approve it and that is where we would make our arguments on less restricted the better and just about everyone has the restricted setbacks that has been dropped by at least two to five feet.

Bev: Any new business?

Jennifer: The signs discussion?

Jim: I'm working on that

Jennifer: I don't know if you want it, but I printed off the City's

Jim: Ok, great, you can pass it out if you want.

Jennifer: I only made one copy

Jim: Well, we can mail copies when we mail out the minutes and that. Thank you for that. Some of this helps, because when we get into some of the areas where like on Bryn Mawr and that where the city and the township meet there is a lot of differences and we have always had arguments because that area in the city is residential and that area in the township is commercial, so some of the things they are going to do out there will impact some of those people and every time someone at the auto dealership or something one of the other places out there that does something wrong, the people out on Bryn Mawr let me know about it.

Bev: No open public forum. Do I have a motion to adjourn?

Jennifer: I so move

Linda: Second

Bev: Meeting adjourned at 7:20

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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