

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS
GARY LONG, JoANN McEWEN, AND CLAIRE MOORE*

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The Ravenna Township Board of Zoning Appeals met June 8, 2016 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 7:05 p.m.

Roll call was made with board members present: Jeff Gaynor, Remy Arness, JoAnn McEwen, 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?

Jeff: New business, we have three variance request pertaining to the same property at 1350 E. Main, Ravenna, Ohio would the applicant come forward please. Swears in Joshua Osterhout, with Atwell, 7100 E. Pleasant Valley, Independence, Ohio

Joshua: We are purposing to put in the grocery store at 1350 E. Main St. Our variance requests is for signage on the building as well as the monument sign.

Jeff: Lets go about this a slightly different way. I have three variance request before me and they are numbered so we might as well handle them in that order. The first one is requesting a sign 8 feet in height, what we call a monument sign, where as our zoning restrictions are to be no more than 6 feet. Point out the location of that sign please.

Joshua: Points to the map that he brought.

Jeff: That is on the edge of your property next to the property to the East?

Joshua: Correct

Jeff: That property to the East is?

Joshua: Dollar General

Jeff: Would the sign be interfering with their driveway?

Joshua: No, it would not. It actually sets back further than most pylons or monument signs on this road.

Jeff: You are looking for that to be 8 feet high?

Joshua: Correct

Jeff: Anything else form the board members? Is this the normal sign that you put up? If I drove up to Streetsboro this is what I would see?

Joshua: Yes, and I even included in the package one from Wadsworth.

Jeff: Questions, comments? Are we ready for a motion on this?

Gary: I think it is kind of quiet because it is against the zoning regulations right now, but we have been granting some variance on sq. footages and height, but we are in the

process of getting the resolution changed by the Trustees. If there is no one that has any questions, I would move that we grant the request 2016 BZA 10 as requested.

JoAnn: I second it

Jeff: Short discussion before we vote. What is the sq. footage of the sign?

Joshua: It is 6x8

Jeff: That is 48 so that is larger than 32 is what we are allowed and I don't see any problem with the appearance. There has been a motion and a second motion. R/C: Claire Moore – yes, Gary Long – yes, JoAnn McEwen – yes, Remy Arness – yes, Jeff Gaynor – yes. Motion passed

Jeff: Your request has been granted and as you probably know there is a period which appeals can be filed and any actions you take within that time period are at your own risk. BZA 2016 11 is requesting wall signs on two sides of the building. Again as we see on your pictures here and photographs. You are allowed wall signs not greater than 25% of the sq. footage of the buildings front and side area. It does say one sign per business. Again most of your stores have these signs on two sides of them?

Joshua: This is actually Aldi pro typical elevation, so this is what they put in pretty much every building that they do.

Jeff: How are these signs lighted?

Joshua: They are LED

Jeff: Lighted from within. Not a moving situation? What compromises the sign? Is it the little thing that says Aldi or is it the food market?

Gary: I think it is the quantity. Regulations one and they are asking for two.

Jeff: Basically that is it and it sounds right. Any other questions, comments, anyone?

Gary: I so move that we grant the variance on 2016 BZA 11 as written.

Claire: I second that R/C: Gary Long – yes, Claire Moore – yes, Remy Arness – yes, JoAnn McEwen – yes, Jeff Gaynor – yes. Motion passed

Jeff: We have one more request pertaining to parking spaces and the fact that the zoning would require 96 space and you are going to have 88. Correction 94. Do you have something that shows me the size of the spaces?

Joshua: Right here (points to the map) As far as the regular spots they are 9 by 20 and the handicap spots are all 8 by 20.

Jeff: Why are the handicap spots narrower?

Joshea: ADA regulations allows them to be down to 8 feet. You do have the striping next to them.

Jeff: Oh, the space outside of the parking space itself? We require parking spaces to be 20 by.....

Remy: It's page 197. Section 200.03

Jeff: 9 feet by 20. Any questions, comment by the board? We have 94 rather than the 88 that we were presented with. I don't imagine that to be a problem.

Gary: Could you point out the regular parking spaces? Just take your finger and run it down around.

Joshua: Points to the map and shows them where the parking spaces are.

Gary: So the outer perimeter of the property will be open? For fire safety vehicle.

Joshua: Yes, Shows on the map where a truck could enter and exit. A lot of our spacing is very regimented on trucks getting in so there is no damage and this main aisle is actually 50 feet

Gary: So we will only have that one main exit and entrance?

Joshua: Correct, yes.

Jeff: So the aisle is 30 feet and I think we allow that to be 20 feet minimum. Looks like plenty of room. Some of them look longer than others.

Joshua: There are two rows there.

Jeff: Any other questions from anyone? We are ready for a motion then pertaining to this application.

JoAnn: I move we accept 2016 BZA 12

Remy: I second R/C: Remy Arness – yes, JoAnn McEwen – yes, Jeff Gaynor – yes, Gary Long – yes, and Claire Moore – yes Motion passed

Jeff: Again your request has been granted and again the reminder there is an appeal period and any action you take during that appeal period would be at your own risk.

Joshua: Thank you

Jeff: Do the other folks here have some business with the board this evening? Next step is to vote on the minutes from the May 11, 2016 meeting.

Gary: So move as written.

JoAnn: Second R/C: JoAnn McEwen – yes, Claire Moore – yes, Gary Long – yes, Remy Arness – yes, and Jeff Gaynor Minutes approved

Jeff: We need to journalize the three decisions we made this evening and the first is 2016 BZA 10 pertaining to the 8 foot monument sign. Do I hear a motion to journalize that.

Claire: I so move

Remy: I second R/C: Remy Arness – yes, Jeff Gaynor – yes, JoAnn McEwen – yes, Claire Moore – yes, Gary Long – yes,

Jeff: Motion to journalize 2016 BZA 11

JoAnn: I so move

Claire: I second R/C: Claire Moore – yes, JoAnn McEwen – yes, Gary Long – yes, Jeff Gaynor – yes, and Remy Arness – yes.

Jeff: And last 2016 BZA 12 pertaining to the number of parking places and motion to accept and journalize that decision.

Remy: I so move

Gary: I second R/C: Jeff Gaynor – yes, JoAnn McEwen – yes, Remy Arness – yes, Claire Moore – yes, Gary Long – yes.

Jeff: If there is nothing else before the board I will entertain a motion to adjourn

Gary: So Move

Meeting adjourned at 7:20 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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