

RAVENNA TOWNSHIP ZONING COMMISSION

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

The Ravenna Township Board of Zoning Commission met on July 20, 2016 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, Beverley Kibler, Linda Faltisco, Ruth Schell, Jennifer Collier, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning inspector. Absent was Bob Vair.

On the agenda was to approve the minutes from the June 15, 2016 meeting and to review zoning Code changes for kennels.

Jennifer Collier made a motion to approve the minutes of June 15, 2016 meeting and Ruth Schell second the motion Jennifer Collier-yes, Ruth Schell – yes, Linda Faltisco – yes, and Beverley Kibler – yes. Motion passed minutes approved.

Old Business:

Jim: I have a note here from Bob Vair and he suggest a maximum of two dogs for less than one acre a maximum of three dogs for an acre and a half or more so a maximum of five dogs for farmers with 15 acres or more.

Beverley: Now is that with a kennel license or not?

Jim: In general

Beverley: So if they are breeding they are going to have more than that at a certain time.

Ruth: Most of it said it was for breeding purposes.

Jennifer: I am kind of against of limiting it to two and I think we are getting too much into people's lives. People might have three or four and depending on what kind of dogs they are and how much they want. If taken care of not, restricting on how many you have but on how to take care of them. What they are noise wise, it depends on when they let their dogs out of the house. If they want to have five dogs in their house that's their business. I guess it's how much we want to govern in people lives.

Beverley: It says from 8:00 a.m. to 11:00 p.m.

Linda: I was told after 11:00 to call the sheriff.

(Discussion of barking dogs)

Jim: There is no such thing as a kennel license. They say they have a kennel license and they can have as many dogs as they want. Portage County does now have a kennel license. I talked to Dave McIntyre three different times and got three different answers about dogs.

(Discussion of dogs attacking and how he can catch them and fine them)

Beverley: Some people have more than four dogs.

Jim: The health department can come and get involved if it is not kept clean. On getting a Zoning Certificate the Trustee set the charge on that

Beverley: I like the wording on the Pennsylvania Code. The only thing we would have to change in the wording is the county, state and township we would have to put in to make it a more permanent type thing.

Jennifer: I liked the Independence one.

Beverley: Yes, it is more descriptive than the Pennsylvania one. Operation and maintenance I like that idea. I don't think you really need ten acres. I would say five maybe you don't need as much as a horse would, I would say five on the kennel.

Jim: On the one from Pennsylvania is that a good definition?

Beverly: Yes, I would say that is a good definition for a dog kennel.

Jim: (Reads what the ORC says about dog kennels.)

Beverly: It would say boarding or training.

Jim: Ok, we will use that for the definition and as far as standard kennel.

Jennifer: So one says ten and one says five so you guys are saying five?

Jim: Yes, five acres is good?

All agree.

Beverley: I don't understand where they say 150 feet from the property line and a horse can be 100. 500 feet seems like a long way. Most normal are 100 feet maybe.

Jim: They are 100 feet or above.

Ruth: 200 as opposed to 500.

Beverley: I would say 400

Jim: If you set it at five acres in residential, the minimum frontage is 100 feet. Most place that is Residential Low Density is a 100 feet. It would have to be 50 feet from the side yard.

Beverley: 50 or 75 feet and go to 200 or 300.

Jim: You tell me what you want in there and we'll type it up.

Jennifer: When you said residential at one and a half, 150 to 200 is that on five acre lots?

Jim: Yes, there are lots out there like on Hayes Road where the horse farm is that is five acres but it's only got 100 feet deep.

Jim: We have a code rule where we differentiate where we draw the line 400 pounds and under you have so many acres that has to be fenced in and above 400 pounds you have to have a lot more acreage. Fenced in acres for animals is a minimum of an acre and a half. That does not mean the front yard, it has to be behind the house.

Jennifer: The setback should go behind the house.

Jim: Any accessory building has to be a minimum of 50 feet from the house and that was done years ago because of the fire code and I can tell you from the fire we had the other day the property was probably 60 feet from the fire and it warped the siding of the house. So that 50 feet rule doesn't really matter.

Jennifer: So that 50 foot setback for any building associated is 100 feet from the back of the residence.

Jim: You probably could set something up like that.

Beverley: I would say 75 maybe at the most.

Jennifer: Property line, if you got this long narrow lot and your house is here and their house if here you try to put your stuff in here and the property lines not.....

Jim: The setback is in residential 15 feet from the side yard and 20 feet from the rear property line. So I don't think they should be able to put a kennel 15 feet from the property line. It's got to be 30 feet or 50 feet something like that.

Jennifer: So if you got 150 foot wide lot you could have it in the middle 50 feet now.

Jim: It has provision for a buffer. (Reads what it says about a buffer in the Ohio Case Law) It would have to be a fence or evergreens.

Beverley: The problem with evergreens is they don't come clear down to the ground.

Jim: What they did in this one they specify indoor and outdoor kennels. They specify that there are no outdoor kennels because of the noise ordinance. So if somebody has a kennel, it's like a dog shelter, they have to be on the inside with an outside run.

Beverley: That would make more sense. They aren't outside all the time.

Jim: The outdoor kennel is prohibited and an indoor they have to have a run to get into. (Passes out the information of Ohio Case Law)

Beverley: If we want to do a minimum of 200 frontage?

Jim: I would go with the largest of what we have is 100 feet. If some of these people that is out there they could have 100 foot frontage and a long lot and they are well within their rights and that is an argument that we would not win in court. I think a minimum of 100 foot frontage should be ok. The ones out on Hayes Rd. are all 100 foot and maybe 150. So that would keep it out of the residential density area, the RM area like where I live it would keep it out of there and the following areas. Like if someone in the allotments wants to have a kennel. So sit down and figure out where on a chunk of property, a kennel should be based on the information you have.

Jennifer: I like 50 footed side lots, but I would put the rear lots at 100, because you don't know their back yard is. You want to get that protection.

Jim: You want to stay in the distance too from the neighboring house that would have to be 100 feet or so from the neighboring house. The restriction we have for wells and tanks and that is that they have to be at least 175 feet from any residence. So if it sits in the back corner of your lot, not only does it have to be away from your place, but it has to be away from the adjoining residence too.

Jennifer: So are we grandfathered? Our garage isn't that far from the house.

Ruth: Ours isn't either

Jim: If you're well was put in before 2009 then you're ok.

Ruth: So if I would go to sell my house it would be grandfathered in?

Jim: Yes

Ruth: Good

Beverley: So you are saying a 100 foot from the next door neighbor's house rather than from a lot line?

Jim: I would say I would put in a lot distance from the distance from the property line, but I also put in a requirement.....

Beverley: From the property line so that someone might build close to the property line

Jim: A buffer would be nice too.

Ruth: Outdoor kennels are prohibited.

Jim: That would be a fenced in area with a dog house. The dog would have to be housed inside like the animal shelter is it would have to be inside but they would have to have an outside run to go through. That would cut down on the noise quite a bit.

Beverley: We wouldn't need this if it was screened from the road because if the house was out closer to the road and it was back behind the house it would kind of be screened anyway.

Jennifer: I guess I would set the hours.

Beverley: If I were to set them I would say 10:00 or 11:00 p.m. to 8:00 in the morning that they would have to be indoors.

Jim: Once this stuff gets in place there will be an education. People will have to understand that somebody having five dogs on their property is not a kennel and if they have problems with the dogs there are people they can go to, the dog warden and humane society. But if they are going to be a kennel and they are calling themselves a kennel

then there are rules they have to follow. We have to work on being fenced in and fenced in from side properties

Jennifer: Fenced in the whole area or just runs? If they let their dogs out for runs and that is fenced in then why do they have to fence in another area?

Jim: If they are an inside kennel rather than an outside so if they are inside the runs and everything has to be fenced in.

Beverley: Outdoor kennels are prohibited some of them are outdoors all the time and that is not fair to the animal for one thing.

Jim: So what would you like for a distance from a kennel to an adjoining house?

Jennifer: Five feet

Jim: Five feet

Jennifer: Must be behind primary residence, the whole property.

Jim: Distance from property line.

Jennifer and Ruth: Fifty

Jim: Must be fifty feet from all property lines, side and rear.

Beverley: Because we set one hundred feet from the house didn't we?

Jim: Their house as well as the neighbor's house?

Jennifer and Ruth: Yes

Jim: Do you want screening like trees or something like that from the neighbors?

Ruth: How about shrubs?

Jim: Shrubs cover a multitude of things, we have in the Zoning Code the use of screening things are.

Ruth: I would say yes we need that.

Jennifer: If you got runs and the fencing is with the chain links is that adequate? I would think that would be adequate.

Beverley: I would think especially with the hours set at 11:00 p.m. to 8:00 a.m. they would have to be in.

Jennifer: Dog do bark, we talk.

Jim: Do we want 8:00 a.m. inside or 7:00 a.m. inside.

Everyone agreeing 7:00 a.m.

Jennifer: So then they would have to apply for a certificate.

Jim: We give the property owner a certificate that says yes you can do this and then the building department has to see that certificate before they issue a permit. (Explains how a man wants to rebuild after a fire and the building department wouldn't give him a permit unless they got a certificate form us) Even after we get this done it goes to Regional Planning and it also goes to the Prosecutor's office so he can look it over. So we probably won't adopt it until December or January. It's going to be a whole new book anyway with all new chapters. So it's going to take a while. As we get through all that, my hope is to have it complete rough draft by November.

Beverley: I kind of like the part under Operation and Maintenance of Kennels I like that they have it in writing what they are going to do, because if it is verbal they can always change.

Beverley: Do we have any old business? Any more new business?

The tape didn't record very well, all muffled and very low. I got what I could from the tape. This is what was discussed and approved for working for Jim to type up and get approved.

1. Outdoor kennels prohibited
2. Indoor kennels
3. Screening/Buffers/Fencing with sides
4. 100' to adjoining house & principle house
5. Behind Primary Residence
6. 50 ft. side/rear property
7. 11:00 p.m. to 7 a.m. Inside
8. Use PA language
9. Apply for certificate
10. Independence language on operation and maintenance plan

Beverley: August 17th will be our next meeting.

Jennifer Collier made a motion to adjourn at 8:05

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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