

RAVENNA TOWNSHIP ZONING COMMISSION

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

The Ravenna Township Board of Zoning Commission met on August 31, 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, and Bob Vair, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning inspector. Absent was Jennifer Collier.

On the agenda was to approve the minutes from the July 20, 2016 meeting and to review zoning Code changes for kennels.

Ruth Schell made a motion to approve the minutes of July 20, 2016 meeting and Linda Faltisco second the motion. R/C: Bob Vair – yes, Ruth Schell-yes, Linda Faltisco – yes, and Beverley Kibler – yes. Motion passed minutes approved.

Under Old Business:

Beverley: Jim you have the floor

Jim: Here is the thing on dog kennels. I took a look at every bodies notes and comments and went back and looked through the code and one of the things that I thought of was that we should make this an conditional use so that whenever what district you decide to put it in they would have to go before the Board of Zoning Appeals and if it is a commercial endeavor they really need to prove what they are going to do. So there's A through N and I hope I covered everything that we talked about. I did change five (5) acres to ten (10) acres after I got to looking at it. By the time figure in the separation you want between everything and went back and looked at the codes we had looked at last time they pretty much all say ten (10) acres. About 500 foot in front so that everything is away from everything. So I went and put that in and I also put the part about disposable waste I know the one thing is that they also have to have a plan and when I ran through some other stuff they were very specific and I thought it couldn't hurt to be specific on this. Then we have to go back through the definitions and put in a definition of kennel owners, kennel and then boarding houses.

Ruth: Do we have any kennels in our area now?

Jim: No

Ruth: This is just in case?

Jim: Yes, this is just in case, because we have had inquiries from people about wanting to have wolf preserves and all kinds of other stuff and we thought we would at least get kennels in there so we have something. (Discussion of old kennels and farm animals)

Bev: I think it looks good

Jim: We have to decide if we want to make it a conditional use for all six zoning districts or do we just want to limit it to... it would be kind of tough to have ten acres in Residential Medium Density rather than high density. Residential Low Density you could technically run across that and the one place out on 14 by the tailor park is also general industrial purpose and that is like 20 some acres so they could definitely put something in

there too. So, my thought was to put it in RL, CR, CG and GI that way if it gets out into the business end of it you don't have so much neighborhoods to worry about, but residential which is a large area you could put... or have ten acres there is a bigger size acreage out there that doesn't have anything on it. So that won't get stuck back in the back, we could put that in the conditional use. My goal is by the first of the year is to get everything in hard copy that you have approved and then put it to you for a final vote and send it to the Trustees.

Linda: What about the license?

Jim: I'll let the County worry about that. All they need is the Zoning Certificate from us. The thing with the County, when I started in 2007, I found that it says that for a salvage and junk yards that the Auditor will issue license along with the State of Ohio and the Sheriff will go and inspect them. Well, when I found that I started asking questions and got some people's attention so the solid waste district hired a deputy, Alex Baldwin, who works strictly for them on illegal dumping and stuff. Looks like Alex is going to work on the junk yards, he called me last week and wanted a list of our license and similar junk yards in Ravenna Township.

Bob: What is considered a junk yard? If I had five vehicles sitting in my yard would that be considered a junk yard?

Jim: No, if it is salvageable

Linda: Like the guy on Cooley?

Jim: More like the guy on the corner of the interstate and Cooley. That's a salvage or junk yard. The guys across from Cleveland Road, the trailer park on Cleveland Road that's a junk yard he is an illegal junk yard because he is not licensed. So those kind of things where they bring things in and take parts off of it and then turn around sell it for scrap or anything like that. The guy on Wall St. is a salvage yard and he's got a license for that. The people over on Sprout don't have a license. They did have license at one time, but if you've got five or six junk cars sitting in your yard you are not considered a junk yard, If you do business as far as selling parts and stuff like that you have to be licensed by the State of Ohio. What is your pleasure on which district's to put it in? Between RL, RM, RH, CR, CG and GI? (pointing out all the districts on the map and explaining them)

Bev: Residential High and Residential Medium wouldn't have enough acreage to use

Jim: No, the other four would. We need it a conditional use so that the Board of Zoning Appeals could even put something on it other than what's here.

Bob: Which ones do you suggest?

Jim: I suggest RL, CR, GC and GI because they all have enough acreage to be able to do that. When I looked at the other Zoning Codes they pretty much put them in the commercial and industrial areas and also in the residential low where there is a lot acreages. In the two other ones where there is only smaller lots they didn't put them in there.

Bob: Do we have any kennels around here?

Jim: No, the old place on Lake Street that was a kennel at one time, but they decided to take that kennel and turn it into a house.

Bev: There is nothing where the animal protective league used to be is there?

Jim: Yes, that the house.

Bob: That originally was the animal protective league.

Jim: Yes, the guy that bought that turned it into a house and the guy that was living in there got all kinds of nasty health stuff and passed away. When he turned it into a house he didn't provide much for it. We fought with him for a couple of years and he finally

sold the place after he just walked away from it. There are some people living in it and now there are like three junk cars sitting out.

Bob: I'm satisfied with what you said.

Jim: When we get the final draft and everything I will put it in there along with putting the definitions in the definitions section.

Bob: With the restriction, we might not have any.

Bev: If we do they will be regulated properly.

Jim: That is why I think everybody likes the animal protective league and the dog warden out there together on Infirmary Road.

Bev: Is there any other old business? New Business? Do we want to set a date for our next meeting or do you want to wait until you get something done Jim?

Jim: Wait until we get something done, it will probably be like October.

Bev: Do we have a motion to adjourn?

Linda Faltisco made the motion to adjourn and Bob Vair second it 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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