

RAVENNA TOWNSHIP ZONING COMMISSION

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

The Ravenna Township Board of Zoning Commission met on June 15, 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 7:10 p.m.

In attendance were, 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 April 27, 2016 meeting and to review zoning Code changes for signs.

Jennifer Collier made a motion to approve the minutes of April 27, 2016 meeting and Ruth Schell second the motion. R/C: Bob Vair – yes, Ruth Schell-yes, Jennifer Collier-yes, Linda Faltisco – yes, and Beverley Kibler – yes. Motion passed minutes approved.

Under Old Business:

Beverley: I'm assuming it's still the signs?

Jim: Well, we actually have some changes written out. I haven't got to the signs yet, but we worked on flag lots and then the accessory buildings. The changes are in red (passes out sheets of paper with the changes on them) on the flag lots the wording was just changed in "D" to put the minimum width of the pole at fifteen feet. That would be big enough for a driveway plus some landscaping on each lot. You will also see the page numbers at the bottom have been changed too so that each chapter gets updated not the whole book. Anybody have any questions on that? I have probably had about three or four calls of people wanting to make new lots and they want to know what size do you want that pole to be. We'll let them know.

Beverley: Do you want us to vote on that?

Jim: You can vote on it and then we can forward it to the Trustees. They have a meeting next Tuesday night and I can put it before them.

Beverley: I would say let's vote on it.

Jennifer Collier made the motion to pass the changes and Linda Faltisco second it. R/C: Linda Faltisco – yes, Beverley Kibler – yes, Ruth Schell – yes, Bob Vair – yes, and Jennifer Collier – yes. Motion passed.

Jim: The next one, back to accessory buildings. The change was that except as otherwise specified in this Resolution, all lots shall be permitted as maximum of two accessory buildings or structures, including a detached garage. With the detached garage not included, that gave you three structures sitting on a lot. This way I don't want to limit you to two it helps to keep track of the accessory structures. Down on 4 the height was changed to read 18 feet and then number "9" accessory buildings and structures of any size shall not be located on any lot where there is no principal building. The biggest place we run into problems like that is the allotments. Right now the Portage County Land Bank is working on foreclosing vacant lots out there or foreclosing back taxes. Lots that have back taxes on them, whether they have a house on them or not, they are going to

force the people, once the Land Bank acquires them they are going to make them into bigger lots. So they will have a minimum of 60 foot frontage and be the appropriate size for that and there are some houses out there that the house is gone but the accessory structure is still there. This will help clean up a mess. After that on attached and detached garages it basically tells what can be there and that if you tear down an existing garage that's part of the house they have to put it back. Won't run into a problem like we ran into up here on Brady Lake Road and Woodlawn where the people did away with the garage all together. Then under section 610.04 height regulation, instead of going to the eaves, because we ran into a huge problem with a building out in my neighborhood, where the eaves meet the requirement, but it's basically a two story house that's sitting there so we changed it back to being a piece of the road. Any questions on that?

Beverley: Do we have a motion?

Bob Vair made the motion and Jennifer Collier second it. Motion passed R/C: Bob Vair – yes, Ruth Schell – yes, Jennifer Collier – yes, Linda Faltisco – yes, and Beverley Kibler – yes, Motion passed.

Jim: I'm still working on signs because I am trying to find language that reflects signs in a different words instead of just one sign ordinance for the township that reflects different areas and that.

Beverley: Well, if that's all the old business we have, then we will go to new business.

New Business:

Jim: We have an issue with people and the amount of dogs they have. We need to define more of what a kennel is. Right now our regulations say any lot or premises on which two or more dogs more than three months of age are bred, for sale, or boarded is classified as a kennel and that's where our definition and regulations stop. We have a lady and some other people with just a ton of dogs. Their remark to me is, I have a kennel license, but they don't. You have bought more than one dog license at a kennel price. You pay the dog warden says you can buy a kennel license, but that doesn't mean you can operate a kennel. It means you can have a group of dogs. We need to work on this kennel stuff because this could get out of hand. The main issue we run into a problem now is she is just trying to do whatever she can to make herself happy and her Mom owns the property and lets her live on it and I think Mom bought her the house in Ravenna Township so she can get her out of her house. But, we have other people call and say, how they found Ravenna Township I have no idea. People call from New Jersey wanting to move into Ravenna Township because they were looking for a place where they could keep their eight dogs.

Linda: Let me ask you this. We have wolves down on Cooley Road.

Ruth: That's Shalersville.

Linda: Oh, that's Shalersville?

Jim: Down past the curve on Cooley? That is Shalersville. So what we need to work out is, right now it says this and I looked up some other stuff. This lady out on Hayes Road has them inside a fence, but they are inside a fence where her horses are. She has her whole yard fenced in and the dogs, horses and everything just kind of roam in this whole fenced area. The one dog has attacked somebody and so the sheriff and the dog warden are dealing with that, but she told them she has a kennel license, I can do this. All she did was buy a group of dog tags, it's like a group rate when you get five or six tags, but you pay a lesser price than what you would pay for individual. So there is no such thing as a kennel license in Portage County even though the State of Ohio says there has to be some kind of a regulations.

Linda: Janet Esposito could kind of help you with that too.

Jim: Yes, she could. But, that is where we are and we need to work on the kennel stuff because there is a lady down on Cooley Road.

Linda: Yes, she has the Lhasa Apso and Linda Novak goes down there. Runs with her dogs and they had them loose and they finally put up a fence.

Jim: She is in a residential area and she is not allowed to have a business like that.

Ruth: That has been there for quite a while.

Jim: The neighbor she was complaining about, complained about her. There is what Ohio Revised Code says about dog kennels. (Passes out info on kennels) that is something you can read over before the next meeting but it's something we can start discussing now. What is your feelings about kennels, the number of dogs and that kind of stuff, because every body's opinion about that is different.

Beverley: So like a veterinarian that does boarding. But they would have a business license for it wouldn't they?

Jim: They should and they should be in the appropriate area. But still you have got to allow for the dogs to run. You have to allow for them to have exercise.

Linda: You see these kennels that are taken care by these people and they sell these dogs and these dogs end up sick.

Jim: I would like to make it where we can find everything out and then somebody wants to open a business like this they come in to get a Zoning Certificate that says they meet all the requirements to be able to do this and not just throw something up overnight. How this lady in New Jersey found us, I have no idea and she called me twice and I basically told her she needed to have a kennel license. So when she said she was bringing eight dogs from New Jersey I would really hate to be in that car.

Bob: I wonder what the requirements of the one in Pennsylvania have then.

Jim: We have that defined for all kinds of animals except dogs. They don't require us to license our cats yet so we are not going to worry about cats. We have them for horses and animals under 200 pounds, animals over 200 pounds. With Horses and stuff you have to have an acre and a half of land for grazing and all kinds of things like that and if you're going to have a kennel which is a boarding place for a breeding place it should be appropriate.

Beverley: Yes, you got to have inside and outside both.

Linda: Very appropriate, because you see some of them and it's like oh my God no.

Jim: The biggest thing to decide is what the number is when they get to a certain number, the kennel license, what should that number be?

Linda: I would say four dogs

Ruth: Depends on the breed.

Linda: Depends on the breeding. If they really know how to breed the dog, because those dogs could be bred five times.

Jennifer: What about the individual that just loves dogs and have eight of their own? Which I have a very good friend in that situation and they are very big dogs.

Linda: Do they take care of them?

Jennifer: Oh, yea

Linda: We are talking about the ones that don't

Jennifer: I know but you have a rule of four then....

Beverley: In your zoning you can't say if you take care of them or not.

Jim: I looked through some of them there are places that have as high as four. We need to come up with a good definition and a good number. The other thing you have to figure out is how much land they have to have and things like that.

Beverley: I would think three or more dogs.

Jennifer: They inherited these dogs and their house is on probably an acre and they also own the house next to them and the house behind them so they probably have three for four acres that they own.

Jim: Those people are the exception to the rule. They take care of things.

Lina: These other people you go in and you see the condition of the dog kennels and you see the condition of the dogs.

Jim: That's what we ran into out on Hayes Road. This girl just decided it was neat to have horses and dogs and she didn't have a clue how to take care of them. I would imagine eventually the horse would wind up.....

Beverley: At Happy Trail.

Jim: Luckily they don't have far to go. For animals it says for bigger animals the people have to provide the building department with some kind of proof they meet the minimum requirements in the Ohio Revised Code and that is the place out on 88.

Linda: Is that down past us?

Jim: No, its right there by what used to be Senior Home Brookside. There's a Ohio... basically there is an agricultural extension of the State of Ohio and they are the ones that say yea you need to meet requirements and things like that. But they don't really like doing that, because they're kind of going out to some body's property and judging them and that is the agricultural extension office. They said that is not quite what they are there for that they are there for advice and if somebody wants to know something. We have to follow the Ohio Revised Code, but yet we can come up with numbers and stuff like that and then that will give me some things to go to and talk to Janet and look Portage County needs to step up their game and make sure that the State says you need to license your kennel, then you license them not give them license but license them in the proper manner.

Bob: That should be inspected every year.

Jim: Yes, and that is some of the things that.....

Bob: That would be the county responsibility

Jim: The County also has the responsibility to inspect all junk yards, but they have not done that responsibility in probably 50 – 60 year. The sheriff is supposed to go out and fiscally visit the junk yards every year and when I approached the sheriff's office about that I was not given a good reception. When I approached Janet about it, I wasn't given a good reception either. It's kind of like when we take stuff to the prosecutor they have to pick their battles and the County has kind of said that is a real time demanding function and it is not a high priority so we are not going to do that. Junk yards are supposed to be licensed by the state so if I find somebody that is not doing what they are supposed to I turn them into the State and let the State worry about them. But still there is a fee charge for that so the County could be getting some money, but that's another battle. We need to figure out numbers so it is fair to people. I know farms that have dogs and I think there is some wording in there to that effect too about the size of the acreage and stuff like that. I just want them to come get a zoning certificate from us.

Linda: Shouldn't there be somebody to check them out first to see if they are reputable to handle this?

Jim: In theory yes, that would be kind of..... you could probably do it, but the Ohio Revised Code would have to have some strict regulations on it and they don't. Any time we want to challenge something the first words out of the Prosecutor's mouth is what's it say in the revised code? That is what they have to defend in court. But, it's a start they

can at least get some things down. Just deciding that rough number and that for the number of dogs.

Beverley: I would say three unless they have a lot of acreage.

Jim: Reading though the stuff that I gave you may give you.....

Ruth: You don't want answers?

Jim: No, I just want to some discussion on what you guys thought were numbers to start with and work from there.

Linda: Now how did he get approved on Cooley?

Ruth: That is in Shalersville so who knows.

Jim: I don't know if his stuff falls under the existing animal stuff that the state has, because they just changed all those rules. Those people do have to be inspected and they do have to meet some requirements.

Linda: But didn't Dick Goddard pass a law.

Jim: They have Goddard's law and it makes it a felony now too, first time offense is a felony to abuse animals for the most part and I think they specially named police dogs, companion animals, service animals and those kind of things. So this is just ordinary care and hopefully the law gives the dog warden and the humane officer a lot more teeth to enforce and get some of these people off.

Beverley: The neighbors have called so many times and have said unless he actually catches the dog off the premises himself he can't take them to court they can only site them and boy as soon as they see the dog catcher truck they are back in their yard so fast. They let them out and they have attack people on the road.

Beverley: Ok, anything else?

Jim: Nope not at this time

Beverley: We don't have any public so we don't have a public forum. So we have a motion to adjourn?

Bob: When do we have our next meeting?

Carolyn: July 20th.

Bob Vair made a motion to adjourn and Jennifer Collier second the motion at 7:40

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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