

RAVENNA TOWNSHIP ZONING COMMISSION

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

The Ravenna Township Board of Zoning Commission met on March 17, 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, Jennifer Collier, Ruth Schell, Bob Vair, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning inspector.

On the agenda was to approve the minutes from the February 17, 2016 meeting and to review zoning Code changes for signs and storage containers.

Jennifer Collier made a motion to add the word “around” in the minutes to make it make more sense. Bob Vair made a motion to approve the minutes with the correction and Ruth Schell second it. R/C: Bob Vair – yes, Jennifer Collier – yes, Ruth Schell – yes, Linda Faltisco – yes, and Bev Kibler – yes. Motion passed minutes approved with correction.

Under Old Business:

Bev: Is that what we talked about last time, I’m assuming, Jim

Jim: Is there anything more that you guys come up with on the Pods? Any thoughts, questions or anything?

Jennifer: It seems to me like some other entities of details that get lost in the means. I thought that Rootstown was a little more to the point when I was reading Brimfield Township it went on and on and on and if I had to enforce it I would be jumping from page to page to page just to try and figure out of the things that were involved. You’re the man that has to deal with it.

Jim: It’s easier to enforce if it is black and white clear cut and doesn’t ramble a lot. If it says what it needs to say real quick.

Bob: That’s Rootstown? Which one did you say on there? Rootstown sounds half way reasonable. I didn’t get them all read, but I see your point. I can see the pod sitting there for thirty days if you’re are doing something to your house, but not permanent. I don’t know whether you can buy those pods or not.

Jim: You can’t buy the pod, but you can buy the container. The shipping containers for that. But, the pods for the shipping container are similar but the pods have a different way of looking. The containers you can buy them any size for just the price itself and come in and drop them down. The pods, I guess it should be for temporary use storage containers should be limited to a certain number.

Bob: One of them is thirty days

Jim: That’s fairly reasonable. We limit the temporary signs that more people plant there is a limited time...

Bob: There was a pod over on Summit Rd. before the round a bout, about three or four houses back and that sat there for quite a while. It’s gone now, maybe they were remodeling and couldn’t get the stuff out.

Jim: Something like that when people run into a problem and it's a temporary thing, we just tell them if you need an extended period of time just come back in

Linda: Don't you go out and see for yourself what they are doing and how long it would take them?

Jim: yes, if it is something like a restoration thing I kind of rely on the insurance company. We had a place that burned up on Red Brush Road, they came in and set a modular home down for a year so the people just lived out their back yard while the front house is being done. That was something that the BZA just gave them a temporary permit for that. I can enforce the code, but I can't make variations of it. So any time anybody needs a variation, we sent them to the Board of Zoning Appeals. If it would be like that where somebody said I'm going to have to have a storage container out front for ninety days or one hundred days we just say go to the Board of Zoning Appeals and get a variance for that, because they can make it a temporary thing. I drive the township once a month so if there is something going on that is out of place I'll notice it.

Bev: It would be hard to do timing on a lot of things, it depends if the people are doing the remodeling themselves it may take a little longer then if a professional is in there tearing it apart so I can see where you say they can come back and get either a variance or come back and get another permit.

Jim: Sometimes those are people we run into problems with, because they will take the insurance money and do the work.

Bev: Actually this Medina one is the shortest of all the ones about signage if you look at the Medina one. We definitely have to have it six foot off the ground. Does it say everything you want it to though Jim? He knows better what we need than we do.

Jim: The only thing that's..... one of the things that I like is having a diagram.

Jennifer: I also like the table

Jim: That's why we went to the table instead of it being written out, because I can just go down through the table and pick out which area we're in and tell people right away what to expect. I like to put in eventually diagrams and stuff like that.

Bob: Which one has the diagram?

Bev: The Medina one.

Linda: Page 73

Bev: Page 74 is the diagram

Jim: The other thing I want to put into a diagram is to, if you mount the sign on a building it's different than putting sign out front and you're allowed so much of a percentage of what the front or that wall of the building is and that is what I'm been trying to find is a diagram of a building that this is this and this is what you have to do and that then looking at changing our permits to have diagram with them too so that they know what a side yard is and a front yard is. Not have something happen like down in Edinburg. Corner lot, a corner lot setbacks are the same for both spots so if your house is facing the street and it's a 25 foot setback your side yard is a 25 foot setback, The Zoning Inspector in Edinburg didn't believe that so everybody else's house on the street has like a 25-30 setback and this house is like 10 feet off of the sidewalk and the Zoning Inspector lost his job over that, because the Zoning Inspector told everybody that had their in a dark place and they weren't reading the code right. So they had a nice row of houses in a nice subdivision, that's a newer subdivision too, and they have a house that sits on the corner that is right up by the sidewalk. I definitely want to keep the table that makes it easy for anyone to read and if I'm not there Carolyn has to answer a question its right there. So has anybody thought of a height?

Bev: You mean the exact wording?

Jim: Just the number for as far as height goes.

Jennifer: From the ground.....

Bev: How high a sign can be up?

Jim: From the ground to the top.

Bob: That would make a difference in the size of the sign.

Bev: Yes, that could make a big difference in the size of the sign.

Jim: Higher up in the air, it should be a little bit bigger. Signs down on the ground I don't have any problem with it being 4x8 is a good size sign, but when you have it up in the air does it need to be 5x10?

Linda: A billboard?

Jim: We have a section for billboards which is huge. Which is called off premise signs the other name for a billboard.

Bev: I would say either 5x10 or 6x12 at the most I would think

Jim: It will be interesting to see what Giant Eagle has, I should have their drawings for their permits in another week. It is going to be interesting in what they are going to put for a sign out front.

Bev: I bet it will be big.

Jim: Their sign on Main St. in the City, conforms with the City's code as far as that type of ground mounted sign.

Bob: Which way is that station technically going to front on 14 or on Main St.?

Jim: You will enter the pumps off of Hazel.

Bev: That's that alleyway there.

Bob: So they won't be going in or out of the main drag?

Jim: They have a driveway cut in off of 14 their Get Go is paying to have a third curb lane put in. So, coming down 14 there will be right in only off of the south bound or east bound. There will be a driveway up 59 and there will be a driveway off of Hazel too.

Ruth: When are they supposed to start construction?

Jim: As soon as they get their stuff to me and I get their permits back to them. Then they have to go to the Building Department, the County Building Department takes a little longer then I do. I'm only concerned about where it set in relation to everything and they have already given me the setbacks. They would like to be in this fall.

Ruth: Who set up that sign that said it was for sale?

Jim: We're not sure who did that. The sign was on their originally when the holding company bought, or originally when East Park went up for sale. ODOT started construction and they took the sign down. Not sure who took it down, but it came down. When ODOT finished that they put the sign back up. The guy from Get Go called me and said we don't know who did it, because I called him and left a nice message that said if you changed your mind it would be nice to tell us and he said like what. So somebody came along and took the sign down again so we don't know who did it, but Get Go does not own the land. There is a holding company in Akron that owns the land and Giant Eagle just leases it and that's the same thing they do with the property in the City, Giant Eagle does not own the property, they lease it.

Ruth: That's not going to effect the grocery store at all is it?

Bev: No, they will just take the gas pumps out.

Jim: They take the gas pumps out, but they will just move them down.....

Jennifer: They are going to? Originally, they said no that they were keeping it because they were looking at two different clients. Like the ones that go to the grocery store

Jim: They may change their mind again, but the last thing the guys told me when I ask him are you going to take those pumps out, because that's where I grocery shop and I like

to get my gas there. They would be smart to leave them, you've got two different types of clientele. The gas pumps at Cotton Corners will not sell to trucks.

Bev: So we won't have any big semi's going in there.

Jim: It's not for trucks, it's for cars and that.

Bev: I saw the Sheets one is marked now auto diesel only on their pumps.

Jennifer: So do you have thoughts on heights?

Jim: I'm waiting to see what Giant Eagle come in with. I think it should be about 12 feet. I think that's reasonable.

Jennifer: Should there be any correlation to the booth height on the building which is a sign.

Jim: There could be.

Bev: If it's not on the building though it wouldn't matter as much.

Jim: I am trying to find definition, because what I call the signs that have the pole, I call them pedestal signs. I don't know what other people call them and then the signs that are mounted on the ground I call them monument signs because they are similar to a grave yard monument. Once we get everything done one of the things we do is we send it to Regional Planning and they look at every body's Zoning Code and they keep track of things like that for planning purposes. One of the things we try to do in Portage County is make it as uniform as possible going from one township to the next. Even though the setup is different where you have Suburban Township vs rural, any type of sign are similar and that makes it easier. Sign companies like that. They would like to know that if they come into Portage County no matter where they go it the same sign they can do. When I started in 2007 Townships didn't talk to each other and the Zoning Inspector's hadn't a clue what the next guy was doing down the road, so way back when we started through Reginal Planning we started it and now we all talk to each other so if somebody has a problem in one Township we all know about it and likely if they are doing something good they bring it to Regional Planning once a month and share it and that's how all these things get out from the other Townships.

Ruth: Communication

Jim: Very important

Bev: Does anyone have anything further on the signs? Do we have any other old business?

Jim: Anything more on the containers?

Ruth: The pods?

Jennifer: Definitely, they shouldn't be allowed to have more than one of them either.

Bob: Is there any storage containers in the township that you know? Not a pod type but a regular transportation.

Jim: Not that I've come across not that somebody is using for... buried back in the junk yard someplace there could be it's a great place to store all their stuff and lock it up with just one set of doors as far as residential or farms or anybody, they haven't caught on to that.

Bev: Any other old business? Any new business?

Jim: I haven't come across anything else yet. One of the changes that was made recently by Rootstown, we've had the skilled games and the State of Ohio has band this and our Township put a more permanent moratorium on it. Their starting to.. there is still a couple around there is a private club in Franklin Township in the Acme plaza over there, but you have to be a member to get in, but it is one of those things where you walk up sign a piece of paper pay five dollars and you are automatically a member. There still is a public one up in Streetsboro on 14 that's open. I don't know how they manage to stay

open, but that's a municipality verses the township. One of the things Rootstown did and we ran into the same problem when we talked about adult book stores the last time we did the revision. Rootstown band them, games and skills are a prohibited use in the township. Where with adult bookstores and adult entertainment and that we put it in the industrial area, because the Prosecutor advice at that time was if we go to court we will probably lose if we prohibit it any place in the township, every place in the township. So what we need to do create a spot for it where it is not noticeable stick it in a bunch of factories and who cares. No neighbors, businesses you don't have to look at and family stuff you don't have to look at. So I imagine the same thing could go for skills games. It's not something that even Rootstown addressed, it's just not something I think we are going to address right now. I just brought that up in case you guys heard something about what Rootstown is doing in their neck of the woods. That is one of things they do they permanently band them and the Prosecutor office has told us rather than put it in the Zoning Code leave it out or put it someplace where it's not noticeable. Because what the State and the Prosecutor goes on is if it's not mentioned in the Zoning Code then it's not permitted and then they should go to the Board of Zoning Appeals because it's not permitted. So just in case you heard something about that. That's pretty much how I like to operate and the Trustees too and the Prosecutor too. If it's not mentioned make them go before the Board of Zoning Appeals that's what their there for. I don't have anything else.

Bev: I don't think we have an open public forum. Do we have a motion to adjourn?

Ruth Schell I make a motion to adjourn. Linda Faltisco second it. Meeting adjourned at 7:30.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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