

# ***RAVENNA TOWNSHIP ZONING COMMISSION***

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

The Ravenna Township Board of Zoning Commission met on November 30, 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, Bob Vair, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning inspector.

On the agenda was to approve the minutes from the August 31, 2016 meeting and to review zoning Code changes.

Ruth Schell made a motion to approve the minutes of August 31, 2016 meeting and Bob Vair second the motion Bob Vair – yes, Jennifer Collier-yes, Ruth Schell – yes, Linda Faltisco – yes, and Beverley Kibler – yes. Motion passed minutes approved.

Old Business:

Jim: This is Chapter 7 Dog Kennels and finalized, I have the wording for the book that you are to approve it tonight so I can forward it to the Trustees on Tuesday. That just shows the changes we outlined before and to get it approved and it goes into this whole section which is Chapter 7 Conditional Use.

Jennifer: The last sentence. The purpose of which is to reduce the tendency of animals to bark “or” fight. Change the word “for”

Jim: That’s an easy fix.

Beverley: Now that you’ve had a chance to read it, do I have a motion to approve?

Bob: I have a question first.

Beverley: Ok

Bob: I and J I don’t quite understand. All outdoor runs shall be separated by an 8 foot wall so that one run doesn’t see the other and the next one down says all outdoor runs shall be fenced with woven wire or other approved material.

Beverley: That would be the outdoor part of it, right?

Bob: The outside not the inside? They put solid walls inside and the others outside.

Jim: Correct

Beverley: Any other questions? Do we have a motion?

Bob: I make a motion to accept this.

Jennifer: I second R/C: Linda Faltisco – yes, Ruth Schell – yes, Bob Vair – yes, Jennifer Collier – yes, and Beverley Kibler – yes.

Jim: Thank you, I will give these to the Trustees on Tuesday. To go along with it the Conditional Use has to be listed in the Zoning District and you have agreed to only allow kennels and residential low density, where there is a lot of land and commercial and general industrial and so that in Chapter 5 needs to be updated and the changes are in red on this one. They are different sections. The first one on top is Residential Low density section and you’ll see the page numbers are different and the other ones are in other areas Commercial Residential, General Commercial and General Industrial. When I give these

to the Trustees there is a legal process that each one has to be listed separate in the paper and that so, that's why there is a lot of trees killed here.

Beverley: At least they'll get something in the paper.

Jim: Then it all fits in Chapter 5.

Jennifer Collier made the motion to add the new wording to the Zoning Code. Linda Faltisco second it. R/C: Linda Faltisco – yes, Ruth Schell – yes, Bob Vair – yes, Jennifer Collier – yes, Beverley Kibler – yes.

Jim: Thank you I will forward this and that is all I have under Old Business.

Beverley: Is there new business?

Jim: Yes, we have started to see an increase in storage buildings, the fabric covered ones and people are buying these because they think they can skirt the Zoning Code and the Building Code and they are dirt cheap. You try to put up a storage building and you are going to have a few thousand dollars invested in it. We have a gentleman right now over on Fairhill that has until tomorrow to clean up his property or the fine is \$100.00 a day. He hasn't done it, but what he has done is go out and purchase two of these fabric shelters and thrown them up on his property. (Passes out flyers on the fabric shelters.) (Discussion of the flyers.) Most of the time the people that have these, they just let them go and the fabric starts to hang off the wire hoops. I wanted to address these and see if you guys wanted to address these specific. There hasn't been anyone else in the county that has changed their zoning yet. I know Rootstown and Brimfield are looking at these also, but it is something that I think needs to be addressed and I don't know if I can prohibit them.

Bob: For vehicles or farm equipment or outside garages that's what they are built for.

Jim: There are metal ones out there that the farmers are using which is ok because they put down a nice concrete pad and then they are anchored to the ground and there is a building code that they have to address on that. These are the ones that are smaller, like one vehicle that you were saying there is just one vehicle.

Bob: There is one on the corner of Hommon Ave. and Lakewood. The roof came off last fall and he still hasn't fixed it.

Beverley: You don't want people putting these up for their garages, but they have talked about needing on the properties instead of normal garage

Bob: This also could be used as a temporary shelter or something like that.

Jim: We do have something in the code that addresses temporary buildings, but it doesn't...

Beverley: It doesn't address this kind.

Jim: That's what I need to talk to the Prosecutor and then another week I have a Regional Planning meeting and I want to talk to them about it too.

Beverley: I say the sooner we get the jump on it the better.

Jim: Yes, because they have just really started to pop up I drive the township about once a month and I've notice in the outline area where they have especially off the main highway where people don't think you'll see them, they just kind of tuck them back in there. I've had conversations with the gentleman that has the business up at 14 and Rockwell, because they were advertising their buildings as come drop it on your property and we'll see you later. So I called them up and said when people come in here's our Zoning Code and the man said we talked about checking with people. They have to make sure they get the right permits when they do and he was nice enough to do that, but places like Menards, Lowes, Home Depot other places are selling these fabric ones to people that did have \$400.00 versus a couple thousand and throw it up on my property. But, I want to take a look at it and as soon as I find some stuff, I'll send it out in the mail. But

that is just something to think about, kind of go into the code and see what you think if we should amend the code or write a new section to it. Hopefully by the next meeting which will probably be in January we will have something on the garages and stuff that we talked about. I'll put it in the language and that way you will get it so we can pass it on to the Trustees.

Bob: Now like this guy has already bought his two things and puts them up and it's compliable what's he going to do he's already got him up?

Jim: Well the saving grace that we have so far and that is what I'm starting to use is that the code says that anything over 192 sq. ft. need to be on a permanent foundation so most of these that is put out is over 192 sq. ft. so it needs to be on a permanent foundation and you need a Zoning Certificate for it. So the people that have put these up already, especially the guy out on Fairhill, I'm going to start with him, I told him that when they put the first one up and then they went ahead and put another one up that they needed a Zoning Certificate and I have already forwarded that stuff to the Building Inspector and said it's over 200 sq. ft. they need to get a building permit for it. So he is working on his end since he just took over and found that Ravenna Township is a hot bed of issues.

Beverley: I say we get the jump on it

Jim: That's what I'm going to try to do. I know the Chairman of the Rootstown Zoning Commission and he and I talk a lot.

Beverly: We don't need to be the last one in the county to get something

Jim: It's just that all of a sudden these things are starting to pop up.

Beverley: They are probably advertising these things a lot more.

Jim: Yea, they are

Bob: Everyone that I see in here is over 200 sq. ft.

Jim: The other thing that Rootstown just took on is carports. They passed their legislation for carports and I used the same thing for the lady across from the building here that put up a car port and I used the thing if it is over 192 sq. ft. that you need to get a Zoning Certificate and the company didn't have a problem with it and neither did she. But Rootstown specifically addressed carports because there is no wall at all, it's open. That's all I have.

Beverley: Any other new business and no open public forum can I have a motion to adjourn?

Ruth Schell made the motion adjourn. Linda Faltisco second it.

Meeting adjourned at 7:25 p.m.

Respectfully submitted by

Carolyn Chambers  
Zoning Secretary

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