

# ***RAVENNA TOWNSHIP BOARD OF ZONING APPEALS***

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS  
GARY LONG, JOANN McEWEN,, AND CLAIRE MOORE*

*6115 S. Spring St.  
Ravenna, Ohio 44266  
330-296-9616 phone  
330-297-1938 fax*

The Ravenna Township Board of Zoning Appeals met October 12, 2016 at 7:00p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 44266.

Chairman, Jeff Gaynor brought the meeting to order at 7:00 p.m.

Roll call: Jeff Gaynor, Remy Arness, Joann McEwen, Gary Long and Claire Moore. Also present were Jim DiPaola, Zoning Inspector and Carolyn Chambers, Zoning Secretary.

Jeff: Record will show we have a quorum. Any old business anybody wants to bring up before the Board?

New Business – Conditional Use permit for Michael Legan, your request is for an auto repair shop at 6117 St. Rt. 14 Ravenna, Ohio are you Mr Legan? Would you come forward please, I will tell the entire audience that any comments you wish to be heard and wish to be on the record must be made in this general location here so it can be picked up by the microphone. Swears in Michael Legan. The nature of your request please.

Michael: I am requesting permission to open a auto repair shop in Ravenna

Jeff: Ok, we have a map here, but we don't have a site plan for the property, you know what I'm saying? A picture of the lot with the building on it.

Michael: I've brought a picture with me (passes out picture)

Jeff: I see there are three signs there.

Michael: Those are purposed signs

Jeff: So these are fake photos?

Michael: The description was very vague, I had the logo done and I did what I wanted to do.

Jeff: Where on this property is it located?

Michael: Right on 14 right next to Darla's flowers. There is a front building and there are three buildings behind us and off to our left.

Jeff: So there is plenty of room around your building for access and moving vehicles and etc.

Michael: Yes, I want to leave the front of the building open I don't want cars parked there, any cars that will be worked on will be alongside of the building or along the back.

Jeff: We would prefer that also, we had a serious problem with another auto car shop parking 9 times more cars outside than he had originally requested. So, questions comments from the Board?

Gary: Couple, this areas right here (points to the map) is there where you are proposing to put your building, right here or back here?

Michael: The building already exist and it's right here on 14.

Claire: It faces 14?

Michael: Yes, at one time there was batting cages there and it's the same building.

Gary: This is a Conditional Use application, I don't understand what you are asking.

Michael: I purpose opening a auto repair shop and I was told I had to get a application requesting a conditional use.

Jim: According to our Zoning Code it is a conditionally permitted use and you guys have to approve that.

Gary: Ok, I'm following that then

Michael: Another thing, I didn't want to interrupt you, but the building is huge 5,000 sq. ft. and I want to use the back end for auto repairs, the front end of it I am using for winter storage, motorcycles, bikes and so on.

Claire: You are going to use the entire building?

Michael: Yes, but in the front areas I have an office area and the rest is storage.

Jeff: Are their lifts there now?

Michael: Yes

Jeff: So it has been used for auto repair in the past?

Michael: Very briefly.

Jeff: Your narrative page says signage will consist of an 8 foot by 8 foot sign that will be mounted flat directly on the front of the building, another 8 foot by 8 foot will be fastened to the flat north side. Our Zoning book chapter 10 page 214 under nonresidential districts and mixed use residential commercial, it that where we are GC?

Jim: Yes, General Commercial

Jeff: Well for all nonresidential purposes is ok, maximum area of all signs will not exceed 25% of the sq. footage, which it probably doesn't, ok.

Michael: You take that whole side of it, it doesn't.

Jeff: But, it also says additionally one sign per business. So if you wish to add more signs you would have to come back for a variance for that, is that accurate?

Jim: Yes

Jeff: So one sign per business is automatic more intervention on our part. It did mention waste will be collected.

Claire: Do you have any other auto repair business?

Michael: No, by the State of Ohio I have lifts. I am waiting for your approval on this

Claire: You are not operating anywhere else right now?

Michael: No, no

Remy: Are these all the parking spots you purpose?

Michael: Yes

Remy: Are these customer parking or the vehicles you are working on?

Michael: Customer parking, I do have spaces by the bay for the vehicles I am working on.

Remy: So there will be no cars outside that you are working on?

Michael: No

Remy: Any handicap parking?

Michael: I thought about having the first spot, I can make it handicap assessable

Jim: The zoning requirement is that there would be at least one

Michael: Ok, then I will make that very first one.

Jeff: Ok, yea, that is generally required.

JoAnn: My question here is if he already put down that he is going to have two signs and he is coming before us now, does he have to come back again?

Jeff: Can we draw a line. Whoever makes the motion make sure that is part of the motion that one sign will be allowed.

Michael: I did research and there is like 6,000 cars per day going up and down that road. I'm thinking I have to capture their attention in some way. I talked to Jim and I will do whatever I have to do to put up the second sign, but I think it is crucial eventually.

Gary: So where we are talking about the one handicap spot, the other three are for customers?

Michael: This first one will be for handicap

Gary: And these are customers? Then what are these?

Michael: Customers. I have to use the last two bays for a car that I'm working on, I'll do that, I currently use the garage I'm working on two on the lifts and two on the ground

Gary: Am I to understand that there are no cars parked outside that you are going to work on, they will all be inside?

Michael: If something gets towed overnight and left outside. I'll have a spot in the back and I'll put it in the garage in the morning. I do not want an eyesore, I do not want 500 cars piled up outside my shop.

Claire: We don't want that either.

Michael: My objective is to look very clean, very nice. I don't want broken down cars, hoods popped open, glass broken and so on.

Jeff: There is an awful lot of that around here

Michael: I've lived here for eleven years and I've seen it all and I don't care for that at all especially my business.

Gary: If you determine one of your customers come in with a repair job and you determine it is not repairable, what will happen to that car?

Michael: They will have to take it somewhere else. If a car or truck is left over and I have it the next day, if they have to replace the engine and there is nothing we can do then they will have to remove it, get rid of the vehicle remove it from the premises.

Gary: In what length of time?

Michael: Preferably I'd have to look into that, I would want it gone in a week. If I have to tow it, I'll tow it to get it off the property. My biggest thing is I have people coming in and I want to impress them, I don't want a bunch of cars sitting there looking like they are broken down.

Claire: Do you presently tow cars?

Michael: No, my buddy, Brian, who is my business partner does and we have a trailer, we have a long trailer we can put it up on and get it out for them or I'll call Gateway, or I'll car Rivers and get it out of there.

Claire: What are the chances that you will have towed cars in there all the time?

Michael: My marketing with this business is strictly dealership, I will open to the public and I will tell a lot of dealerships around town and a lot of them want me to work on their cars, I have four of them lined up already that need cars fixed. They buy them at auction they have check engines lights, they have fixed and turn around in a day or two they get them back and are happy. I will be open to the public though, my goal is to market more in dealerships.

Jeff: How many employees do you expect?

Michael: Me and Brian

Jeff: Some of this would be where you would park normally? (points to map)

Michael: Yes

Gary: Question for Jim. Can we stipulate at this time that repaired cars can sit outside?

Remy: Well, if it's repaired it's not considered inoperable. We are talking more the junk vehicles.

Jim: If you are talking inoperable yea, you can specify.

Michael: What happens in this business too is they ask you to do the work, you do it and nobody has the money to pay and it sits and that's where it would have to be removed at some time. I have no way of screening people and doing credit reports, they tell me transmission need pulled, but when I do the work, it's \$600.00 and all of a sudden it's two weeks and I have to wait two weeks until they get paid. That is typically what happens to the business.

Gary: So that car could sit there for two weeks?

Michael: I used two weeks as an example. I'm not going to wait two weeks.

Claire: Until they decide to pay.

Jeff: But, this is not a junk vehicle at this point either.

Michael: Worst case scenario, I could put them inside, part of the storage building, I could move cars inside the front part of the building. I have an office there and I don't want to be tripping over cars and I do have commitments for RV's and boats and motorcycles to be stored there.

Jeff: Have you spoken to your neighbors about this business?

Michael: Yes, I have

Jeff: The results of that?

Michael: Darla's flowers next door, I have worked on her car and the guys behind us that fixes big semi's he offered to help me. He is the one taking my fluid, anti-freeze, transmission fluid and so on. The natural grain they have no problem with us being there. I did talk to them.

Claire: So you have done all the work to the building? Putting the lifts in and everything?

Michael: I did that.

Claire: You did?

Jeff: Is there anybody else that wishes to speak on this matter?

Not at this time

Jeff: Any other questions or comments from the Board?

Remy: Well, part of our Conditional Use page 156 letter D is that no inoperative or unlicensed vehicles be permitted in an outdoor areas except in a screened in area. Now if you are servicing dealership cars from the auction then technically they won't be licensed.

Michael: They have dealer plates on them. They are delivered with dealer plates on and when I take it back I give their dealer plates back.

Remy: Ok, that is where we are having the stipulation about cars being outside, inoperable.

Michael: Actually, I think we should put X amount of time that will help get them moved. I don't want them there and if it helps we can put together a time frame to get rid of them.

Remy: Do you see your business expanding or higher volume?

Michael: Not at this time

Remy: Is there any place on the property where you could put a screened in area if you get in that situation?

Michael: You mean a fenced in area?

Remy: Yes,

Michael: I would have to talk to Kenny the owner. Like I said the storage is just that storage and in the spring summer and fall I could store them inside the building, I have 5,000 sq. ft.

Remy: We are concerned with the looks of the property.

Michael: Right and that is my main concern so it don't look horrible, I don't want an eye sore.

Jeff: What would you like to see as a time limit for cars to be parked outside? What would work?

Michael: Ten days

Jeff: Again these are repaired cars or unrepairable cars, but they are not junk, beat up vehicles?

Michael: Right, The majority of the stuff I see is repairable as I do work for dealership in Deerfield, Import Auto here in Ravenna and Inter State Certified on 76. They are quality cars a lot of them are just check engine lights, brake problems simple stuff.

Gary: Do any body work?

Michael: No

Gary: No body work

Michael: No body work, we were ask if we could do bed liners, I know how to do that, I don't want anything to do with that.

Remy: What will your hours be?

Michael: 8:00 thru 5:00 Monday thru Friday and 9:00 to 1:00 on Saturday.

Gary: We are going to do one sign?

Joann: I don't see why we can't, if we are going to agree to this, why we can't just do both signs because he has got them both listed, if we are going to do, I don't see why we can't just do it now instead of him coming back. You have the drawings here.....

Jeff: His request is for two signs

Joann: Right, so it is already on the request.

Jim: Actually three if you look at the one that says Auto repair up on the left hand corner of the north side of the building.

Jeff: Is that going to be controlled lighted?

Michael: No, it is going to be painted on

Jeff: It just looks bright here in your rendition.

Michael: The idea is to catch your eyes at night.

Joann: It doesn't make any sense to make him come back if we are going to agree to this.

Jeff: This faces northwest then?

Michael: Yes

Jeff: Any other questions, comments from anyone? We are ready to have a motion on this I believe, the motion should contain a comment about there being no more than two spots used for cars that are being worked on and the time limit which was not decided on yet. Mr. Legan has asked for ten days. Comments on that?

Remy: What's the one handicap spot?

Michael: In front of the building there

Remy: That should be part of our motion.

Jeff: Are we saying ten calendar days or ten working days?

Michael: Ten calendar days

Jeff: Is that acceptable with the rest of the Board?

All say ok. Who wants to make the motion?

Joann: I will, I move that we grant the Conditional Request 2016 BZA 14 for Auto Repair shop located at 6117 St. Rt. 14 Ravenna, Ohio for Michael Legan and with the condition that he have two spots for working cars and a time limit of ten calendar days for parking and a handicap spot and two 8 by 8 signs no larger than 64 sq. ft. per sign and one letter sign saying auto repair.

Jeff: Second?

Gary: I second it.

R/C: Claire Moore – no, Gary Long– yes, Joann McEwen – yes, Remy Arness – yes, Jeff Gaynor – yes.

Jeff: Your permission has been granted, there is a time period to which party interested can file appeals about this decision and any actions taken by you at this time will be at your risk. You may stay if you like, we just have some Board things at this time. Good luck with your business.

(Discussion on Smitty's)

Jeff: The next item on our agenda is the minutes from the July 13, 2016 meeting

Gary: I move we accept the minutes as written for the Board of Zoning Appeals meeting that we had on July 13, 2016.

Joann: I second it

R/C: Remy Arness – yes, Jeff Gaynor – yes, Gary Long – yes, Joann McEwen – yes, and Claire Moore – yes. Minutes approved

Jeff: Do I hear a motion to journalize tonight decision?

Remy: I so move

Gary: Second

R/C: Gary Long – yes, Claire Moore – yes, Joann McEwen – yes, Jeff Gaynor – yes, and Remy Arness – yes.

Jeff: is there anything else anybody needs to say? Do I hear a motion to adjourn?

Joann: I so move

Jeff: Any objections? Then we stand adjourned. Meeting adjourned at 7:30 p.m.

Respectfully submitted by

Carolyn Chambers  
Zoning Secretary

CC: Trustees (3)  
BZA (5)  
Zoning Inspector  
File