

BOARD OF ZONING APPEALS

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

Jeff Gaynor called the the September 13, 2017 meeting together at 7:00 p.m. R/C: Jeff Gaynor –here, Remy Arness –here, Joann McEwen – here, Gary Long – here, and Claire Moore – here. Also present was Jim DiPaola, Zoning Inspector and Carolyn Chambers Zoning Secretary. Record will show that we do have a quorum this evening. Is there any old business to come before the Board? New business we have a variance request 2017 BZA 06 from the Neighborhood Development Services, Inc. Requesting a Conditionally Permitted Use for multi-family housing at 5536 S. Prospect St. Applicant would like to construct a 30 unit multi-family building and a community center. The parcel is Zoned Commercial Residential from our book, we find that a multi-family housing situation is a conditionally available usage of commercial residential. Is the applicant here, would you step forward please. Two more things, one if you need something or want something entered into the record it must be spoken here. (points to the microphone) Comments, especially comments from the back of the room are not appreciated and they are not helping your focus any. Swears in Jonathan Moeschl, I live at 753 W. Market St in Akron, Ohio.

Jeff: Your connection with this?

Jonathan: I represent architectural firms for the project.

Jeff: You do not specifically represent Neighborhood Development Services?

Jonathan: Just the interest of the owner.

Jeff: Describe your project a little bit for us.

Jonathan: We are developing a green field sight that the owner has owned for quite some time. We are purposing 30 units, three bedroom, family housing project that also has a detached community building. The project, I'd like to point out is conditionally use approval for the land we are not requesting any formal variance for this project. As I said it's a 3 bedroom project 30 units. The intent of the project and what we are providing here is, number one meeting the needs of the housing in that area for this type of unit 4 to 5 residence per unit. The design of the housing is facing outward for the entries. The interior has a courtyard that will be enclosed, the interior of the unit, the living area, kitchen, living room, dining room they face into the courtyard with the idea and intent is that families can be inside doing things that they need to do, getting dinner ready, doing laundry, the kids can be outside playing getting that exercise that we all know they need these days and they will be in a safe space. As I said, the area is enclosed we will make accommodations for egress and entry into the courtyard, whether it be for emergencies purposes, but the main intent is the security for the children to play in. The sight itself, we are going to have to do some land clearing out there is some that is covered with foliage now, but our intent is to maintain the trees as much as we can on the sight, we are going to be doing a good deal of clearing of the land. It's a flag lot, we'll maintain as much entry of the road of the main access road and that will help us sound both in and out.

We want to emphasize that we are building quality homes for good people. We are maintaining the characteristic of the neighborhood, we feel that would be a nice asset and add to both the neighborhood and the township.

Jeff: Characteristics of the neighborhood. I don't completely agree with you there, but that's why we are here. So you know anything personally about the expecting tax situation for this property?

Jonathan: No

Jeff: The overhead view of the drawing looks like there is one two lane entrance and egress for this property.

Jonathan: Correct

Jeff: Will there be requirements for folks to occupy this or can anyone rent?

Jonathan: There are requirements, but that is something that I won't be able to answer specifically.

Jeff: What general directions might those requirements be?

Jonathan: I refer that to the owners they are here. If you want them to come now they can do that. If you have any design questions as far as design that's more my area.

Jeff: There is city water in this location, is that right? Don't know if the water department signed off on this or not.

Jonathan: I don't know if they formally have yet.

Jeff: What type of heat?

Jonathan: It is all electric. We'll have a force air heating and cooling.

Jeff: Anybody else

Gary: There will be some questions later, but maybe you can answer some of them now. The 25 foot right of way driveway, in case of a fire and then you would be fighting the fire across the parking area to the building which is about 46 feet and I'm sure our fire chief will ask some more explicit questions about that, but my main concern is the recreational area if we have an accident in there where a child falls and breaks an arm or someone has a heart attack or whatever is the ability of our EMS unit being able to service that area like right now, not a half hour from now?

Jonathan: I'm sure, as you know, with any project like that we will have lock boxes, access keys for fire and EMS. In regards to fire I do anticipate we will have some fire hydrants in that middle court yard so they will be able to pull their truck up, we will have access for fire and if they are trying to getting from a different angle, but yes absolutely any... that's my first job, we are working on a project like that is life safety and that's the first thing, you are absolutely right, that how are we going to learn people from getting in just to make it safe, but at the same time still make it accessible too.

Gary: I'm sure our fire chief will be more explicit with that last question. Of course you can't answer any questions about rental agreements or anything like that?

Jonathan: About rental agreement? No, I don't have that information.

Jeff: I'll ask you to step back at this time and for the owner to come forward. Swears in Stacy Brown, 120 East Main St. Ravenna, Ohio

Jeff: Your basic goal for clientele, for residence for this building?

Stacy: What we are looking for at the family property is some place for our residence that is not just a place to live, we provide services there as well. Particularly at this sight there will be, because they change with each market. There will be early childhood education, consumer counseling, educational assistant, tutoring program, job training, GED, resume writing and job placement and family and community services will do this on sight. These services, when we place a building in service, they are not just for the residence in that building. Our community room is opened up and any resident in the community wants to come in and utilize those services can do so as well. The rent will be in the \$700.00 to \$800.00 dollar range. There are about 312 families in the marketing area that are eligible for the preferred housing project for the market study and about 80 to 90 % of the market is from Portage County.

Jeff: What do you expect your situation to be pertaining to the State Property Tax? Are they paying normal amount for this sort of building? Is it a no tax situation?

Stacy: No, it is not a no tax situation. They will pay the property taxes on the building.

Jeff: I keep hearing that your other facilities are not paying property taxes.

Stacy: That is not true.

Remy: Are you a nonprofit organization?

Stacy: We are a nonprofit organization.

Remy: As a nonprofit you pay property taxes?

Stacy: We are the general partner of this property, this is the fourth property and it will pay taxes as do all our projects.

Gary: Do you know what the tax base is for this piece of property?

Stacy: Legal and Auditor work and if you look at some of the other projects that we own in this area you can see we are paying taxes as well.

Jeff: We can all understand that you would like to do something with this property, the question comes up that there is just one entrance and egress and in general this is not a great situation. The area surrounding the property in the back will no doubt, if you will notice, is heavily wooded making it not likely to create an access there in the future. But what can you tell us about that?

Stacy: I can tell you that is a little out of my league, but we will work with when we put our plans in for the conditional use what the zoning requirements are here. We put our application in and we can look at the zoning requirement in and made sure we met the zoning requirements for the conditional use permit. Generally once we get this far, if there are changes that the municipality wants to see, we work with them to try to incorporate what they want too the plans and drawings and the fire department. I heard your question there, there would be a meeting with the fire department and find out exactly what they want to see, what they are looking for on the individual project.

Claire: What other projects do you have?

Stacy: Harvest

Claire: Is that the one off of Summit?

Stacy: It is, we have Prospect

Claire: Is this low income housing?

Stacy: It is affordable housing. It is not subsidized housing it is affordable housing. It will be put in with the affordable housing credits from Ohio Housing Finance agency. Like a family of four. It would be fundable with tax credit through the Ohio Housing Finance Agency.

Claire: What does that mean? So you are saying it is not subsidized?

Stacy: It is not subsidized tax credit.

Jeff: Where does the tax credit come from? Who is paying less tax?

Stacy: No one, what happens is we are the indicator. We have a higher corporation for housing. They have investors in an investor pool. So they get the investors.

Jeff: (Explains what we have been talking about, because it was hard for the audience to hear. We moved the speaker to face the audience so they could hear better.)

Stacy: The funding comes from Ohio Housing Finance Funding Agency. Which is OHFA, a tax credit. These tax credits are for the housing agencies they go out and get investors basically. These investors put money in a pool. Then we apply for these tax credits that will help with finance agency yet. These investors purchase basically a credit. It is not really a purchase, but to simplify it lets call it a purchase. These investors take the tax credits over a ten year period on their taxes returns. That money then goes in, that's the equity that goes into these projects. The income level for a family of four, so the board people they can make up to \$39,420 and the family of 5 can make up to \$42,600. There is no subsidy it is simply a tax credit that is where the funding comes from to build the project.

Remy: No section 8 or anything like that?

Stacy: You can't deny a section 8. It is not a section 8 project, it is not one that is subsidized, but if someone comes in with a voucher and they meet all the guide lines, no felony in the last ten years, a credit report and all that, we can't deny that person by law we can be sued.

Gary: What is the benefit to the investor?

Stacy: They can take those tax credits on their tax return over a ten year period

Gary: That Federal?

Stacy: That is Federal.

Jeff: Ok, back to the water question. Will we know whether or not there is sufficient water resources for this project?

Stacy: I can bring the engineer up who does all the water.

Claire: The project you have on Harvest, is that the same type of housing?

Stacy: That is senior housing, but, yes it is that type of housing.

Jeff: That is it for now, would you step back please. Swears in Mark Kozac, Ravenna Township Fire Chief.

Jeff: Have you looked at the overhead blue print there of the proposed building?

Mark: Yes

Jeff: Have any opinions?

Mark: A few concerns, egress is one and there is only one way in and one way out, which you talked about. Being that they are townhouses I'm going to guess off the top of my head that they do not need a sprinkler system, which is somewhat concerning with the interior courtyard

being locked. So that means egress issues of a mixed use community building. I guess we'll go to Portage County and up to see what is needed in that building and what is not. Water is another issue, we don't know about that yet and calls in general is another issue to look at.

Remy: Will your trucks be able to navigate this property as purposed?

Mark: As long as it's within our Zoning Codes, yes. We might have problems trying to pass vehicles if one vehicle needs to get around another one which goes back to the one egress and why we would want two. But we as a fire code, have the authority to set fire lanes and things along those lines and we work with the building department on that. But the preliminary updates can have a lot of laps without seeing more detailed plans.

Claire: Technically with this type of housing do you see this as a possible drain to our.....

Mark: I ran numbers back to 2004 for Renaissance Place and we have about 20 calls a year to that place whether that's emergency medical, service calls, fire most of those are EMS calls. EMS calls are expensive about \$400 or \$500.00 for us to run and depending on the type insurance the person has they do or don't have insurance we do not recuperate our money on that.

Jeff: Based on this drawing though, at this point, you would definitely turn this down because of the one.....

Mark: We need more information on this, it's not enough, this is a preliminary drawing that needs a lot more work for us to be ok with it.

Jeff: What other information do you need?

Mark: Well, eventually we will need to see more detailed sight plans, we need to see fire plans, we need to see what's going into the community building, will there be a sprinkler system will there be cooking, what kind type of use is it going to be? I heard mixed use, a mixed use is a general that applies to a lot of stuff in a lot different directions and there's just not enough here to make a good detailed decision on that and I haven't heard from Portage County yet on that either on their review. So based on the site plan there's not enough information for us to be comfortable with it.

Remy: Is there going to be fire hydrants?

Mark: Yes, there are some fire hydrants marked on it we will probably move them and put them in different areas, but usually when you work the architect after you get detailed set of plans that's when you start moving stuff grading stuff and seeing that the fire protection isn't all that which is the basic site plan that information isn't there so we don't know it is just a guessing game.

Gary: What is the average calls from EMS to Renaissance Place?

Mark: It is about 20 calls a year and about 90 to 99% are EMS calls.

Gary: About 2 a month?

Mark: Yes, I don't know the population of Renaissance Place verses the population of this purposed facility, but with Renaissance being so close it is a good comparison for us. We have been as high as 35 over the years and as low at 15 in other years so it all depends on who is living there and what type of medical problems they have.

Gary: When you make a call on EMS is the sheriff department also called the same time?

Mark: It depends on the call. Shortness of breath, chest pain, somebody fell, we are not going to get the sheriff a call. Domestic violence, drug use, somebody got hurt because of something along those lines or a 911 hang up we will get the sheriff office for that. Sometimes we get a sheriff officer, because he is in the area and they get there before we do, it is hit or miss there also it depends on how busy they are.

Gary: Just for everyone information, I researched this for the last four years, well actually four and a half years and as far as calls to the sheriff's department, there were some EMS calls in there but most of them were for domestic violence or juvenile problems or drug problems and they averaged two a month also. So as far as safety services is concerned we can roughly say there will be four a month. Based on five years history.

Jeff: Swears in Bob Warner Environmental Design Group with the civil engineers with this project my address is 450 Grant St. Akron, Ohio we are in charge of doing the sight layout and the civil engineering design for the project. The question regarding the water, we don't have a formal, the water is divided by the city of Ravenna there is a sixteen inch water main on Prospect St. we don't have formal approval from the city of Ravenna, but sixteen inch water main should be very adequate to serve the sight. We have quite a few sights more of more units than this that is served by a six inch water line.

Jeff: Any other questions

Remy: You're also dealing with wooded area on this property with the civil engineer?

Bob: We are in charge of everything outside the building. I can mention that if you look at your sight plan if you look to the right hand side of the page, our property does abut an unapproved side street and come off of Portage. If it is a requirement of the township to have the secondary access we have the ability to clear some woods there and make a connection to Portage Street. That would come into the back end of the development so if required that is an option for us. Say the entry drive is 25 foot wide generally a fire access has to be at least 20 but your code requires a 25 foot driveway which is what we provided which is pretty much at least exceeded or is standard for modern city streets. Streets in the city of Kent are required to be 24 foot wide curb to curb, so you've got wider street there, so even though you have one access way in the width of that roadway is pretty much similar to any city street in northeast Ohio.

Gary: Sewer?

Bob: The sewer is sanitary sewer provided by Portage County Water Resources there is a sanitary sewer that is extended to the property just to the south of ours there is a building there the sewer goes through an easement runs pretty much back to the backend to that building and it is in an easement all the way to our property line and we will be extended our sanitary sewer. We met with Portage County Water Resources and they say there is no problem, in fact their ordinal design is to extend that sewer all the way to our property then our property was sub divided a number of years ago, but they only spent the money to run the sewer up to serve the building that is there now. We don't... we have gas available although our project does not intend to use gas for that it is an all-electric project. Our storm sewer, we are providing retention areas within the sight, so we have basically the water resolved. The sight is designed to drain from the outside of the development towards Ravenna not the center

courtyard, but the center of the parking lot and then from the sight generally flows the high side of the lot and an easement that is towards Prospect Street so we are going to be capturing all the water from the roof and the pavement running it down along the center line at the roadway and then just the east side of the community building we are going to have a pretreatment of the storm water with is a mythologies which is you collect that water and roughly a six to twelve inch pool that drains threw a type of medium that cleans the pollutants out of the water trapped the sticks and leaves and all that stuff and then it takes that to a standard retention pond which is located to the Prospect St. side which then would have retention which is not a wet pond, but is designed to be dry. It would dissipate over a 24 or 48 hour period, soak into the ground and run any overflow in a hundred year storm event or that water would be directed to go down along the right hand side of our entry driveway and then there it's got about a 500 foot splash, but it has the ability to soak into the ground or dissipate over the width of our property.

Jeff: Could the owner return for some more questions please.

Gary: Has your organization designed or developed a rental agreement for your tenants?

Stacy: Yes,

Gary: Could you draw on that for a little bit? What does it contain?

Stacy: The rental agreement will include the security deposit, the lease amount, the terms with the attachment, such as the rules and regulations, there are other amendments that are attached to it as well. Lock out and other things that go along with that.

Gary: But, your rules and regulations include noise and pets and the maintenance of the apartments building?

Stacy: Yes, it does

Gary: How will you handle noise control?

Stacy: Well, they can't disturb the people life anywhere. If we get one complaint you talk to them and see what we can do, two, three or four complaints then they are going to be evicted.

Gary: How about Pets?

Stacy: No pets

Gary: How about smoking?

Stacy: No smoking

Gary: How about drugs?

Stacy: NO!

Gary: How about alcohol?

Stacy: Well, I can't.....

Gary: Are these in the rental agreement too?

Stacy: As far as alcohol?

Gary: Yep

Stacy: No

Jeff: These will be nonsmoking?

Gary: Including the recreational center?

Stacy: Yes, any other questions?

Remy: Do you have a copy of that with you?

Stacy: No, I do not but I can get it for you

Remy: That's a standard agreement for the nonsmoking?

Stacy: That's a standard agreement for the nonsmoking property. This will only be the second property that we have done this with. Before all of them were allowed to smoke and then we've got our first one we will be finishing up in the next couple of months and then this will be our second one.

Remy: How will you enforce the nonsmoking?

Stacy: They will get evicted if they are smoking same as, it will be a violation.

Remy: How are you going to catch them?

Stacy: You can smell it, if they've been smoking you are going to know it. It is easier to catch that sometimes than it is other stuff.

Gary: How do you intend to maintain the grounds? As the engineer mentioned the retention pond could be collecting sticks, paper cups and whatever might get washed into them and the recreational area where the kids are playing and things like that. How are you going to control the cleanliness of that area?

Stacy: There will be a maintenance man on sight

Gary: Full time?

Stacy: We will give him a 40 hours week

Gary: 24/7?

Stacy: Is he going to live there? That I don't know. 40 hours a week though at least. If we can find someone that lives on sight we are not always lucky enough to be able to find someone on sight that can do that for us.

Jeff: This is specifically single family housing?

Stacy: One family per unit.

Jeff: You are familiar with the Supreme Courts definition of family?

Stacy: Yes

Jeff: I think that is it for now, thank you is there anyone else here specially involved with this application? Thank you, would Mrs. Artz like to speak? To be sworn in to speak? Swears in Patsy Artz 6638 Peck Road Ravenna, Ohio Ravenna Township Trustee.

Patsy: A couple questions to ask. I guess one of my biggest problems is how many acres is that?

Jeff: Seven and change

Patsy: Over seven. You know it is not far from the underpass and if you exceed that and if you get a storm that underpass someone is going to get either injured, killed or drown. I also am worried about the residence behind there. Retention ponds aren't only enough and they don't always drain in 48 hours, especially that low lying area there. I wonder about the residency that is kind of a low land that's back there, when you drive through there all woods lands and no lines you are going to have a lot of problems with people being there. That's a big concern for me and I'm also concerned with the tax base that I feel probably NDS we put all our resources, our fire department, whatever else we have to put in there that we are going to lose

money. It seems like every time we have situation like this our fire department is over maxed often times and we have to get other fire departments to help us and that worries me and I don't see much income from that area at all. So I guess that is my biggest problems, like I said I'm worried it's not wide enough there is only one egress and that is in the back it doesn't come out on Prospect?

????? Yes it does

Patsy: What about the Ohio State 59 have you ask for an egress? Because often times they are not allowed for an egress. Like the one in Edinburg they are building another project out there and they would not let them build anymore because they didn't know all the details of the egresses into and off that road because it was pretty full. That is a danger to me. Parking and you have a fire department, people are going to die because they won't be able to reach them. Unless you have no parking everywhere in these sub divisions. Everybody had to park out there because a fire truck can't get through and ambulance can't get through there are so many problems here especially in that area like I said the underpass and the water retention I can see accidents, I can see fire, there are so many problems here. Thank you

Jeff: Thank you. We will talk to some of the other property owners and neighbors here in a few minutes. NDS supporting statement with their application says, the project will maintain the essential character of the area. That's a fairly ridiculous statement to state my opinion, there is nothing like that anywhere near there. The Renaissance Place up the street, but nothing like this. Land value, it's a little hard to say what makes land value go up, what makes them go down, but we don't have any prove, but it is kind of hard to imagine an apartment building going up next door would increase your property value. My opinion. In also the opinion of Neighborhood Development Services will create additional requirements for public services and that sort of thing, EMS, fire etc. 30 units you are going to have 150 or 100 people at least there so of course you will be adding to the work load of the emergency technicians and police and so forth and the school system. I imagine the number of your folks would like to speak, I would request that very often in a situation like this is a few people speak and we understand their concern and we note them and they are on the record, then another person comes up and voices the same concern and another one comes up and voices the same concerns and we understand that you want to speak and it gets pretty repetitive some times and doesn't necessary add to the overall picture. With that in mind who wants to be first? Swears in James Hadden 4287 Skeels St.

Jeff: Your comments please.

James: I live in Portage County Skeels St. The complex is going right in back of my home. What is the main entrance that they are going to be using? What street? South Prospect St. there was a surveyor out about 4 or 5 days ago. She was by where we live and on Leasure St. a little street but it is never developed and we been maintaining it for 65 years. We been using gravel, snow plowing we do all that stuff. The Township says they don't do anything, but it has been so long that they don't use it and it's our responsibility to maintain it. The lady said that they're going to be trying to use that street to come through the complex to get their trucks and everything threw that's the street they are going to be using. I told her that was private

property on the other side and it has not been maintained for 65 years ever since we lived there. My sister goes to class 3 days a week, my nephew goes 3 days a week, my sister goes to cancer treatment, my Mom is 91 years old and her bedroom window is right on the street and if they say they are not going to use it, but then a few years later here they come using it. That would be very bad for us, very bad and like I said, we have been there for 65 years and it's going to be right in the back, right in the back. The trees cut off my property, my property is where the tree line start for their project. It's going to be worse with the noise, with the traffic and I pray to God if you build this you do not us this street that we have been using for 65 years and as I said the bedroom is facing that part and all the noise is right in the path and you know it would be the worst thing that ever happened to us, the worse thing. A couple more things, you were saying it is going to be a gated community like, what does that mean?

Jeff: No. Perhaps you heard them talking that the atrium area here will be closed, but not the driveway.

James: Now you also have a lock here?

Jeff: There are quite a bit of people in the County that would be eligible for this housing. That's all we know at this point.

James: Ok, so it's for the county, it's not for Summit or anything like that?

Stacy: The marketing is for the County, how many people that's the number I gave you. There are over 300 eligible households in Portage County.

James: That traffic right now is horrible and you are talking about 33 or maybe 4 people in a household even 3 people and each one has a car, that's a lot. It's not good for people like me that choose to live in a place for 65 years and all of a sudden we have a turn set like that. That's all I have to say. I'm 68 and I'm not well it's just not good for our community.

Gary: Before we go for anymore comments, I would like to reiterate to the Board a couple of things. It has been pointed out two or three times and I want to point it out one more time that's how I believe and I really think it is very important. We have this egress issue whether we open up a road or whether we open up a road or whether we don't open up a road. I am very, very concerned that if we are at the beginning of the day or the end of the day and Mark's crew has to go and do a fire, if we have to have the EMS, we've got a school bus in there delivering children or picking up children and above all noise control for the existing neighbors. I think those are points we have to take in our decision tonight. That's all I have.

Jeff: Would anyone else want to come and speak in tonight? Swears in Joann Stikes, 5558 S. Prospect.

Jeff: Let me interrupt you a little bit before we start. This is Skeels this is Prospect (points to the map) Can you point to her house. I go back to Portage, I run the length of this project.

Remy: You have the house that sits farther all the way in the back

Joann: Yes, the Wilmington house

Jeff: You have the house that sit adjacent to this property then?

Joann: Right, exactly

Jeff: Your comments please

Joann: Good evening everyone. I too have major issues about this project. First of all, some of you people coming in here are out of Akron. Aren't there places in Akron and then we have Renaissance Place, we have the harvest places, we have apartments here, we have neighbor development houses in our community and we asking you what are you thinking? You are going to put that many people in our wonderful neighborhood? Are you understanding me? Why are you doing this? It's a form of red lining, you feel you can come in and Bogart and we lay down and take it? This is a wonderful community and we got other people that age. We have babies coming up and we have teenagers, we have college students, we have a wonderful community and we do not need this. First of all it's too many people and your saying low income, there is no such thing. Are you as rich as Lebron James? Then you are low income, I say we have a church on the corner, we have a church around the corner, we have wonderful people in our community, we keep it clean, we monitor drugs, we don't allow this and all of a sudden you come in and ask all these wonderful people that come in her to do all this on their own, like you are saying no water, no sewer, no electricity and we get a deal cut and here you come. That's my point and I think it is horrible. It's a form of redlining, it's a form of bogarting we do not want this!!! I live right next door, next door. Next door there is a building 5536 and that started out as a nursing home, wonderful and now it has developed to another place for young woman, wonderful, wonderful. But you come in here with all these people, Please think this over, go back over to Akron and build. Of all things we have a beautiful community center, it is open to the public. It is something that is used all the time and you want to have your own little place nobody else can come in to. Somebody needs to be educated. There is a wonderful motorcycle gang guess what they're going to use. Think this through, if you think that you people can bogart us, it's over. You don't have access, you don't have this, you don't have that and once you build it you are going to leave. You're not going to make rent. I live right next door. I'm not going to put up with it. That is a beautiful place and you loose and you're taking those kids and you are on the outside of it. I am just so pissed!! I'm just tired of it. Thank you Jeff: Thank you. The lady in the back want to speak also swears in Peggy DiPaola, 5551 S. Prospect St.

Peggy: I wanted to talk about this high density going into this community. Because Mrs. Stikes is right these are single family homes around here and I went out and got a map of the area and I think this area of the township has been taken advantage of, so here is in the yellow part is the township and this is the city and this is my property. (points to the map) We have Renaissance Place on Prospect St. we have Harvest Rose, then we have this new development that NDS is putting in and we also have some low income here (points to the map) and now they want to put this in. This area of Summit Road and this township area and this township area of Prospect St. Is going to be over burdened with subsidized high density housing and that's not fair we all are single family. We don't want another high density piece of housing in our neighborhood. The second thing is it does change the character of the neighborhood, because it is high density and it is multi family living there other than our single family homes that we have. The traffic that you talk about coming out on Prospect, because we all know that when we pull out of our drives and I marked those so you could see, here's Summit Rd. (points to

map) and here's Prospect St and here's Hayes Road that comes out, so we have this light down here and we have a light at Lake St and this light at Lake St when it is going by Summit it's pretty quiet and all of sudden it picks up for us so during hours of 7:30 in the morning and the school buses and people going to work. From about 2:30 in the afternoon when the high school lets out, until about 5:30 to 6:00 at night it is very difficult to get out of our driveway. If they add another driveway there is a minimum or potential of 60 vehicles going in and out that makes it nearly impossible. You add one or two cars and your neighbors next to you and we have six cars and there are three houses back that use our driveway and then of course there is Skeels St. Now you are going to add another minimum sixty vehicles and I think I understood they were going to use community center and have people come in that didn't even live there, that is going to be even more traffic. The other thing is, just so you know, we live next to Harvest Rose which is 62 and over since it's been built, my neighbors here, those people walk through her yard, they trespass on our property, I put a fence up and they started climbing the fence, these are 62 and over. So we have issues and I talked to Mr. Vaughn and nothing has been done about it. So the other thing is, if you are going to go ahead and let this happen, I hope you don't, but, if you do, I hope you would require them to have minimum lighting and down, because right now where I live with Harvest Rose it light up, it is brighter than the city of Ravenna, they have a light on the house, a light outside the road, there is lots of lighting. I know my neighbor has trouble sleeping because the lights are in the window. I hope you order down lighting so that these people that live next to them don't have the problem that we have where you can't sleep at night. I had to go buy different shade because it's so bright, we move out in the township, why? We want to live out in the country. Those are some of the issues about that.

Jeff: Thank you

Gary: I have a question for you Jim, while we are talking about traffic.

Jeff: Swears in Jim DiPaola Zoning Inspector

Gary: Jim, my question is, we talked about traffic and congestion in this area and my question is before any building, whether it be the one in question right now or something other. Isn't there a traffic survey that has to take place with the State of Ohio to survey that and determine whether we can or cannot do it or if we have to widen the road or add a road or anything?

Jim: They would have to go to Portage County Engineer for access onto Prospect St. and get their approval and that would have to be done before any building takes place.

Gary: Thank you, that's all I have

Jeff: Anyone else? You are still sworn in.

Joann: The house to the right of me up front, Testa and they moved and came in there and built. Well they built the house up a bit, the water drains into my yard and in the summer I cannot cut the grass down close to the street, Prospect St and when it rains it is an outrage and I go to both these people and I say look you have torn up my yard and you don't have to do that you could put in a drain and they say oh, no.....

Jeff: Excuse me for a second please, this doesn't specially pertain to what we are talking about there are authorities that you could go to, to address this problem.

Joann: What I'm talking about is you're talking about drainage and I'm thinking about all this drainage on my property. I'm concerned about drainage. Thank you

Jeff: Anyone else at this time? Swears in Jenny Moore 5511 S. Prospect St. Ravenna. Where is that compared to Skeels road?

Jenny: I'm at the underpass. Right by Peggy. There has been a lot of problems there with people walking through. There was different ones walking through. There was a lady and a man with a baby stroller and kids and there was elderly people a man walking too, so I've seen this in the past of different people walking through on our property. It is a private road for us, but they come down through there.

Jeff: This is actually not part of the property in question this evening.

Jenny: I'm talking about the people going through the Harvest Dr. place down there. They go down there to visit people in that area. Also one evening we heard a loud shot, it sounded like it was coming through our air conditioner, there is like four or five bangs in our air conditioner, our window air conditioner and so I don't know, but it sounded like a gun it was very loud and don't know where that you know.....

Jeff: These are more concerns that need addressed by the sheriff's department.

Jenny: I wanted to ask you too about dogs. Is there going to be dogs over there?

Jeff: I believe there is a no pet rule.

Jenny: No pets at all, that's good, because my dog was just attack by a neighbor's dog recently and killed so we didn't want stray dogs running around in the neighborhoods.

Jeff: Again this is the sheriff's department animal control situation.

Jenny: I just wanted to know if there was going to be any dogs running loose in that area.

Jeff: Understandable, there shouldn't be any. Thank you. Chief

Mark: I looked in my records, I believe I said 350 to 400 EMS calls it is actually 550 to 750 per call I just wanted to change that.

Jeff: Parts of that would be covered by insurance?

Mark: Medicaid pays about 3.00 if that and Medicare pays about 300.00 and depending on what he paramedics do on the call it could be billed anywhere 550 dollars to 750 dollars plus mileage.

Jeff: Thank you for correcting that. Would Trustee Artz like to speak again?

Patsy: Yes, You know what I find interesting is, looking at these plans, first of all I have a question why does that map say situated in the City of Ravenna? (Points to the map). Why? What I see here is a profound lack of foresight. On NDS situation which is discussing, everything. First of all the egress is impossible, I've been on that road in and out and I'm surprised you wouldn't have gone to the State they didn't get to the City of Ravenna or the Township, how far did you look? Couldn't you see that, that egress and all those people and the underpass and all the problems that it going to involve. The problem is you don't care! (Applause and yelling) Every time Ravenna Township somehow, we don't get taxes and it cost our fire department, we lose money, we collect 20% or less form NDS? Less, than that 52% so the 48 guess who pays for it? Citizens of Ravenna Township, we have to go for a levy, because we can't afford it and they don't care about you people that live in the back, (Inaudible) they

don't care about any one of you. I think it's time and I'm going to tell you what's going to happen. They are going to go right to court and sue us and who knows what will happen, because we've been there before. But they could care less about you (inaudible) I looked in the phone book under a Government agencies NDS is there. They are not a Government Agency, everybody thinks they are. They are a private company to make money!!!! (Applause and yelling) Once it's done that's it. (Applause and yelling) Jeff and Gary: Patty, Patty

Jeff: We need to quiet down a little. No displays of eruption please. Would you like to come forward and speak? Swear in Desire Perry 4293 Skeels St. Ravenna, Ohio

Desire: I think you passed a rule that you have to have three lots to build now, right? You have to have three lots to build?

Jeff: You are saying that a little bit incorrectly there is a minimum of the frontage the length along the road. Then in this area's most of the lots are 30, 35 feet so you would have to get those surveyed and combined into one lot.

Desire: So most of them would have to be, you would really have to have three lots out there to build?

Jeff: Pretty much so

Desire: Right, so most of our properties are two lots. So what would be wrong with you all selling us a lot, like we had before? I ask to buy a lot in back of me, because my property is real small and I clean up that property any way and I played on that property as a little girl, so to me that's always been my property. You all came and surveyed it or whatever. We always took care of that property when it was nothing but woods and blackberries and strawberries, whatever, that was our playground and we need that property even if we want to expand our house or have a barn we would need that extra lot right behind us and so even if you could donate it to us, because you have the money to donate it to us. So you could get a project like that instead of trying take things from us, you should think about trying to help us. (applause)

Jeff: Thank you. Swears Jim Worley 4200 Skeels St. Ravenna Township

Jim Worley: We have a reason people bought a house out there. They want to build right behind where we are going to live. Then the next thing we got 500 to 600 motorcycles riding though there all the time. How many people want to move there? You going to have a thousand people living in that place. The police they are scared of them or something (inaudible) Now you want to come and take over, where's our rights? We don't have no rights no more? If we did, there's no black people on the police force. You can't call them, I'm not pointing fingers, but I'm telling you everything.....

Jeff: This is not the problem we can address.....

Jim Worley: Listen, listen, listen everything got out of control. You all said the same thing when they wanted the property where the motorcycle gang is. We are out of control and we told you all then that they cannot have this in a residential area, period. They got one out there and ain't no one done nothing about it.

Jeff: Jim, do we have any knowledge of this situation?

Jim Worley: You have got to have knowledge of it they go by my house every day.

Jeff: I don't know what to tell you, but that is something that the Zoning Board has any authority over.

Jim Worley: You said the same thing when those people moved into next to me. It's a motorcycle gang, they got one, because they got their names on their backs.

Jeff: I'm not sure what you mean by me said the same thing. I don't recall.....

Jim Worley: The City of Ravenna, they said the same thing you're saying now. It's not going to get out of control. We knew it was going to get out of control

Jeff: It's not what I said, going to get out of control, I said we don't have any authority over that. That's not the same thing we are talking about this evening.

Jim Worley: Yes, it is about these houses coming in. A year from now, you all will say we don't have any control over that. Don't you all have some control over stopping it?

Jeff: Yep, I don't know

Jim Worley: He said yes (applause)

Jeff: Ok the Board needs a few minutes, we always say five, but it stretches to 10 I'm going to call a recess at this time. Meeting back to order please. The Board and obviously the nearby property owners have a number of curious questions here. We think this property would add significantly to the traffic area and create noise, perhaps not more noise than any other big apartment building, but noise that doesn't occur at these properties now. How are we going to police this place so that single family in fact. Apartments are big and we don't know what might happen. The narrative from NDS says this property would not change the character of the neighborhood. That's wrong, I mean it is just obvious, if you drive through the area and picture a 30 unit apartment building next to all these little lots that have housed the good folks for so many years. It's completely out of character. We have had a number of passionate pleas from the nearby property owners, being so concern that this is going to change their homes and most of us are not happy with changes to our homes. Virtually everything else in the area and there are some duplexes, but the vast majority of the housing in the area are single family housing, living, character of the neighborhood is different. We have a question brought up and we don't know for sure on this, but there is a State law about taking down all the trees in a particular area or lot. The State likes to see 50% of them remain. We don't know, but there has been no wetland study done on mention, at least, to us. We don't know if you have permission from Town hall II to build on what is called a flag lot. A lot that has a long narrow section coming in from the road to a much wider area in the back, it kind of looks like a flag on a flag pole. From what we have seen from many years on the Board from myself at least, I've been on the Board for ten years, the catch basin just looks ridiculously small. That again has to go by State laws and so forth, but it just doesn't seem right at this point. The entire project just doesn't seem right. So based on that we are ready to make a decision on this application.

Remy: Also, we can't make an informed decision with the plans being incomplete, lack of details and section 800.05 environmental protection Ravenna Township is a green township and part of being a green township is taking care of our trees and grass and section 800.05 is for a wooded area and is it has been said that it is a nice wooded area. Section C no more than 50% of any wooded lot which is merged with a property to make one lot. So they clear these

trees for development purposes. It demonstrates that additional clearance is minimal clearance necessary to achieve a buildable lot. The flag part, I would not consider it no more than 50% which would clearly exceed explained to me and I want to have this in the record.

Jeff: Thank you

Gary: Based on these issues you just heard there some twelve maybe a couple more with what Remy's comments were, I'm going to move that this variance request based on these twelve or so issues is denied. (Applause) Claire second it.

Jeff: A brief moment of instruction here to the Board remember that a vote for this motion is to deny the application. If you do vote yes it is to deny the application. R/C: Claire Moore- yes, Gary Long-yes, Joann McEwen-yes, Remy Arness-yes, and Jeff Gaynor-yes. Motion passed

Jeff: The vote is unanimous your application has been denied, there is an appeal period during which this decision can be appealed and that's up to do. That is all we are doing as far as official board business this evening, we have some things to vote on within the Board you folks are welcome to stay or leave whatever suits you at this time.

Gary: I move we journalize the results tonight meeting for 2017 BZA 06. Remy, second R/C: Claire Moore-yes, Gary Long-yes, Remy Arness-yes, Joann McEwen-yes and Jeff Gaynor-yes. Motion passed

Jeff: We need to do the minutes. Do I hear a motion pertaining to the minutes?

Claire moved we accept the minutes, Gary second them. R/C: Remy Arness-yes, Joann McEwen-yes, Claire Moore-yes, Jeff Gaynor-yes, and Gary Long-yes. Minutes approved

Jeff: Do I hear a motion to adjourn?

Gary Long made the motion at 8:40 p.m.

Respectfully submitted

Carolyn Chambers
Ravenna Township
Zoning Secretary

CC: Trustees (3)
BZA Board (5)
Zoning inspector (DiPaola)
File