

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

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

Jeff Gaynor called the meeting of December 12, 2018 to order at 7:00 p.m.

R/C: Jeff Gaynor – here, Remy Arness - here, Claire Moore - here, and JoAnn McEwen – here.
Jim DiPaola, Zoning Inspector and Carolyn Chambers, Zoning Secretary. Absent was Gary Long
Jeff: Do we have two sets of minutes to approve, because one didn't get voted on because Claire

wasn't her for the meeting.

Carolyn: Yes, October and November

Jeff: Next time, new business this evening in Conditional Use 2018 BZA 05 for the First Christian Church requesting to put a church at 6251 Gladys St., Ravenna, Ohio. Are the applicants here? You have to be up here by the microphone so you can be heard. Swears in Rick Hawksley, architect, 160 N. Chestnut St., Ravenna. Introduces a few other people from the church.

Jeff: Reminds them if they want to speak they have to be up here by the microphone so they can be recorded in the minutes. Mr. Hawksley.

Rick: As you can see from my letter, we are asking to be able to use an existing building that was formally office building an office building and warehouse and the building is a little bit over 5,000 sq. ft. and as a Conditional Use, I think it meets the conditions with just a couple small variances. I have a letter that we have obtained all the parking that I required within the distance that is required and I have a letter to that effect. The only variances we need is this parking is to close to the property on this side, because it is resident property.

Jeff: We have a copy of that map don't we?

Rick: I think in that letter there is a map that looks like this. The parking proposed on the north side as well as on the south side are not within, they are closer than the 50 feet required. The parking here on the north is up against another parking lot for the ambulance service. This parking is a residential property on that side.

Jeff: And 50 feet is closer to the property line that should be, right Jim?

Jim: Yes, this is an existing parking lot and it's been there for a while so it's basically grandfathered in. It's not a new parking lot, otherwise a new parking lot would have to be 50 feet or request a variance. They are just making different use of an existing facility.

Jeff: You are going to remodel the outside, is that correct?

Rick: The main thing we are doing on the outside is we are going to remove the garage door and put in glass and then put a canopy over the entry. That's the primary thing we are doing at this point, we will be modifying across and we will be putting a sign on the route 14 side of the building, but that would be something we come back for a permit later on.

Jeff: Any other questions from the board members? Swears in Jim DiPaola, Zoning Inspector.

Jim: As stated earlier the existing parking lot so they just have to modify that parking lot was built another time under another Zoning Code so, that time it met all the requirements as far as that went. This is just a conditionally permitted use and it is an existing building and the Zoning Code allows the conditionally permitted use of the church.

Jeff: Ok, you have obtained parking, this is permission to use the parking area, not ownership or anything like that.

Rick: Correct

Jeff: Somewhere it says an ambulance service, you had a comment about that I think?

Rick: They have an agreement from the ambulance, we require additional spaces and they have the ambulance place and 33 I believe from the learning center, I believe, which is up the street a little bit. (points to the map) so between those we have parking.

Jeff: That sounds ok. Anything else?

Remy: So there are 33 spaces in addition from the 4 from the ambulance service. You have an existing 21

Rick: Yes, we might be one shy. We have 4 plus 33 that is 37, plus the 21 that is on the side.

We only need 38 total, we already have 21 we actually have more than we need.

Jeff: How many spaces did you have at your previous property?

Rick: 70

Jeff: Any other questions? Is there anyone in the audience that wishes to speak on this matter?

Step up to the microphone. Swears in Marilyn Castleman, 6235 Gladys St. Unit 1. I am president of the condo association. First thing I have a question. What is the front going to look like? I just wanted to say that the neighbors and everybody agreed that it's fine. Now, one property is owned by a property management in California, so I left them a note, I left them a voicemail to tell them what's going on. It doesn't really matter. When it comes to the condo, someone is renting their condo. I just thought I'd leave a voicemail to tell them. So I checked with everybody, the owners and everyone agrees its fine.

Jeff: Anyone else?

Remy: You are going to be in operation just on Sundays?

Rick: There will be some special times during the week other than church.

Jeff: When are you expecting to open this church? Swears in Todd Sisley, 5599 St. Rt. 14, Ravenna.

Todd: There is some building stuff we have to do on the inside to make it usable space. So we are figuring probably six months, if we can do it sooner we will. Right now we are using Ravenna High School.

Jeff: Anyone else? Well, the chair will entertain a motion pertaining to this request.

Claire: I move we accept the Conditional Use 2018 BZA 05

Joanne: Second

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

Motion passed

Jeff: Your request for your conditional use has been Ok'd there is an appeal period that if anyone wants to appeal this decision any action that you take at this time is at your own risk. Best of luck with your move. I know it had to be hard moving out of that beautiful old church. Your part of the program is at an end here, but you are welcome to stay. We need to vote to journalize tonight's decision.

Remy, I so move

Joanne, I second

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

Motion passed.

Jeff: Do we have any minutes we can vote on? We can vote on the October 10 minutes. Do I hear a motion for the October 10 meeting?

Joanne, I move we accept the minutes

Remy, I second that

R/C: Joanne McEwen –yes, Remy Arness – yes and Jeff Gaynor – yes Motion passed

So November will have to wait.

Remy: I move we adjourn.

Meeting adjourned at 7:20 p.m.

Respectfully Submitted

Carolyn Chambers
Ravenna Township
Zoning Secretary

Copies to: File
Trustees (Coia, Artz, Gibson)
Zoning Inspector (DiPaola)
Board of Zoning Appeals (5)
Applicant(s)