

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 21, 2018 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.

In attendance were, Beverley Kibler, Jennifer Collier, Linda Faltisco, Ruth Schell, Bob Vair, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning inspector.

On the agenda was to approve the minutes from the February 21, 2018 meeting and to review zoning Code changes.

Beverley: Has everyone had a chance to read the minutes? Any changes or questions on them? If not do we have a motion to approve?

Jennifer: I approve

Linda: I second

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

Beverley: Old business. One of the things we have to do is journalize the motion we made last time on the medical marijuana and it is not official until it is journalized.

Ruth: Explain that one

Jim: That means it is approved as a resolution, its official. Once you make the resolution it has to be entered into the journal. So that's the official way to do that?

Ruth: So, we didn't do that?

Jim: No, I forgot to do that.

Linda: I make a motion we journalize it.

Ruth: I second it.

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

Beverley: Any other old business?

Jim: I have homework. This is for us to read over and talk about it next month when we meet, Todd Peetz will be here.

Carolyn: That will be April 18th.

Jim: This is what Regional Planning put together for us. Which kind of goes over and discusses everything we talked about last time. The biggest change that we want to make as far as reviews go is the site plan review. Most of the time right now when we do site plan reviews, I do that and I may not be here all the time and a newer Zoning Inspector may not be familiar as far as the site plan review. Up and until we changed the Zoning Code back in 2009, the Boards of Zoning Appeals did some of the site plan reviews, and it used to be split between the Board of Zoning Appeals and you folks to do site plan reviews. So what we would like to get back to is that the Board of Zoning Appeals does the site plan reviews that give an extra set of eyes and an extra set of questions for when someone brings something in that... Like housing developments, building development, a

shopping center, those kind of things where there is a large amount of construction going on. It's just to sit down and look at it and that's what on the second page goes, this is from Bath Township and this is what they have in their Zoning Code about site plan reviews and that and the list of criteria. When Regional Planning went through it and looked at what we have now, they said it was kind of vague, kind of confusing on that and their concern to was there are some site plan reviews that should include Regional Planning, a large scale like that. Because, they get into the soils and the photography of the land and some of the infrastructure that is there. They look at it from if that is consistent with the land use plan that we have in place and belonging to Regional Planning we get 55 hours a year of technical assistance hours so that is something we don't pay for. It's included in our dues, so they have a planner on staff and that's their expertise is looking at something like that. So we want to get it back in their hands, because any large scale development anywhere in the county comes through their office anyway. So, we thought well, we would like to get them to look at it from our particular Zoning Code perspective and that. So, that it kind of spells out so you can go back through and look and see what is in there and see if you have any questions or any concerns about anything if it jives with what's in our present code and that and then Todd's going to be here next month, he can answer questions and kind of give you an over view of what they look at from their planning perspective. One of the last site plan review that the Board of Zoning Appeals did was when they build Forrest Ridge and Westwood Village that was one of the last ones. I sat on the Board of Zoning Appeals back when they originally did that and they actually took us out to the site, they walked us through, they provided all kinds of drawings and then we had a public hearing and it was pretty well involved because that's a pretty good size development out there and a side note. Forrest Ridge is going to complete the last section in there this year, so that's how long all that stuff has been going on. That is one of the other things we wanted to talk about, we used to require performance bonds when somebody built a development. That way in case it went belly up, like a couple places have, there would be money left to clean it up, finish it and do whatever. So we are talking about, that is one of the things that I ask Todd to look at, to see about putting that performance bond in there. So when they come to do a site plan review and take their application out to develop something they would have to put that bond into place. So the Township doesn't get stuck with sewer and things like that. That's what the site plan review kind of entails. Then after you get through that section there is number two which is review of the plan units' development prospect and that's where Regional Planning would come in and when we looked at it, the plan unit development section in our code is a lot. There probably is a lot more in there than needs to be. It talks about formulas for vacant land and these formulas are like long and we thought we could simplify it a little bit and that's why we are going to do the definitions end of it and include Regional Planning in it. I think our section on Plan Units development could be as high as 8 or 10 pages and that is a lot especially when you are trying to do a site plan review and all that, because the sections that deal with landscaping and where things are supposed to be are already in the code. We are talking about cleaning it up and down the middle of the page where the underline is, it starts out Portage County Regional Planning Commission, that's the new language that would be added to that. Anybody have any question or comments on any of the plan unit development and the site plan review stuff? Do you understand what it is?

Jennifer: I guess I'm not sure what you are asking us to do?

Jim: To consider this language for the code

Jennifer: Ok

Jim: To consider adding this to it. Section 3 is Adult Group Home with Adult Family Home which is under the Ohio Revised Code. We've run into some problems in Portage County where these place have just popped up in the middle of a residential area and nobodies known it. The Ohio Revised Code says that they are a permitted use and it is very specific about where they are permitted uses and what exactly zoning and township can do and can't do. We cannot exclude, that's against the law. So the section M is for the Group Home and that's the definition of what the group home is and how it's handled through zoning. When you get back to N which is the Adult Family Home, the township has a little more teeth in regulating that and under that it does say that a political subdivision, which is the township, that is an ordinance of resolution that establishing planned units development districts, which we have, we have the ability to exclude residential family facilities from this district. So any zoning area where we have a planned unit development we can say that zoning code that we exclude the family group home. Not the adult group home. Todd can explain that a little bit more in depth. Just read through it and see how it fits with you on things. It's kind of tough to regulate some of these things when you don't know what's going in and while there are rules and regulations they have to follow their not always inspected as regularly as they should be. Probably the only organization that inspects them on a regular bases is the fire department. But as far as the rest of it goes, I'm sure they have license renewal that have to be done on probably an annual bases.

Linda: Shouldn't they be checked for that?

Jim: They should be, but that's not our job. That's not Zonings job, there is an oversight through probably a Family and Community Services, Community Services group or somebody like that from the State, but if we all know a state organization their inspectors are very few and they are over worked.

Bev: Food and everything would have to be because if they are serving meals to these people it would be the same as a restaurant, I would think.

Jim: I don't know, I do know that their cooking facilities have to have an extinguishing system in them, but I don't think that the health department regulates them or not.

Jennifer: No, but MRDD does regular.

Jim: That is what we are looking at. Like the group home they found on over in Franklin Township that just popped up and there's a place for everything and we want to make sure that those places are included, but someone has to keep an eye on them and usually if something's found wrong it is usually the fire department that finds things wrong. The next page on page four. Mobile homes verses manufactured homes. The State of Ohio has now taken over the inspection and regulating of building modular homes, which is a manufactured home. The definitions have been upgraded, the nice thing is that specifies the criteria for manufactured homes and a manufactured home has to have a permanent foundation where a mobile home does not. So that is one of differences on mobile home verses the manufactured home. Ravenna Township does have, in their Zoning Code, that mobile homes are not permitted, new mobile homes, the ones that are existing were there we are stuck with them, but once somebody wants to pour a pad on their land and put in a mobile home, they can't do that.

Bev: Just the mobile home parks?

Jim: Just the mobile home parks are allowed to do that. Now that they have manufactured, the Department of Commerce now regulates mobile home parks and so

they're going to step up their inspections and their makeup of their board is totally different, so the problems with these people that experience in these parks are going to go to at least get addressed. Nobody can come in and put in a new mobile home park, it has to be a manufactured home park which included being on a permanent foundation and those kind of things. Trailer parks, as we knew them, will no longer be, has to be a new one. Still working on regulating the ones that are here.

Bev: Eventually those trailers wear out and I would assume if it's in a park that they can put a new one on that same.....

Jim: Yes, they can and part of the discussion that we are having down at the State right now is do they have to meet the minimum sq. footage for a residence of that town? They put one in the township, they pull one out and put one back in ours is 11 hundred sq. ft. so that is a double wide. You are going to have a tough time meeting 11 hundred sq. ft. in a single trailer it's going to be about that long (stretches out his hands)

Bob: Say if one over here burns, say at Bramleys, if that one burns they want to put one in it has to be at least 11 hundred sq. ft.

Jim: That is what the discussion is right now. Right now they can put it back, they can put something back, but the discussion now down in the State is what if the township, where it exists, has a minimum requirement? They are so close together, there have been some parks that have when a trailer's been pulled out they have to put one back and the only one I know is Summit. But, for right now we have a good definition of what a mobile home is and that's what in here verses what's in our current book there's not much there and we would like to replace some of that language with what's here with what's in there.

Bev: So we can explain between a mobile and a manufactured.

Jim: Yes, and we also have the correct revised code section to put in there too. Then the next one on number 5 is temporary building or structure, model homes. There are some zoning codes that address a model home as a temporary structures and after so much of the housing development is sold the temporary structures has to be removed. It's a model home, it's not to be used as an office or anything like that which is what happened by me on Summit Road. They made it an office and then they turned it into a home there is no basement, it doesn't meet the sq. footage. So this is to add to the language that's in there and all the underlined stuff is brand new to define temporary buildings and structure and how they are to be installed and when they have to be removed. There are two ways to look at it is ones a temporary structure once it's up, you take it out, the ones that are down on 14, Wayne homes has them down on 14 and 76 in Edinburg, they are not connected to sewer or water. So, the unfortunate thing is they can't use them as houses because they don't have any of the hookups in them and they are built not to code because they are display home.

Bev: Schumakers is down there too aren't they?

Jim: Yes, I think Schumakers are, I think Edinburg changed something along the way where they had to be connected. It kind of makes better sense to do it where you have a basement and it's all hooked up, that way you can sell it and not have something sitting there that is kind of a waste of money.

Bev: Or to have that money tied up in a house and then have to tear it down because it is a temporary structure.

Jim: You run the risk of it not being maintained and it starts to look bad and if you don't have a property maintenance code then you are stuck with this eyesore and the company goes out of business and that sort of thing. They have to have permits and all just like

regular houses and page six has an example of a model home in it the language in there and it continues on to page 7. Then on page 8, number 6, my favorite topic, fences. We are going to start regulating fences. We are going to have to because of the number of problems that we wind up with. I hate to do that, but that is the only way we are going to get it straightened around. We are talking about, Todd started out when he put this together about fences in commercial areas and the commercial area they can go as high as ten feet in a non-residential area, if it is residential it goes back to the four and six foot height that we use now and it would also be in General Industry district too. The Board of Zoning Appeals requires the medical marijuana cultivation plant to have fences ten foot high in there and we wanted to make the code consist with what is required there. It also carries commercial residential, general commercial and industrial fencing in the wording in in that. We haven't figured out how much we are going to charge yet, but by giving us to regulate them it also give us the ability to tell people to fix them when they are broken. Then we sometimes cut down, in residential, the accessory building height to 18 feet to the peak of the roof, on page nine that is just the wording for that.

Bev: So that would be a garage, shed

Jim: Yes, so we don't wind up with an 11 hundred sq. ft. structure with two floors in it and somebody living there during the summer. Parking, we have issues all through the township with people parking and this is pulling up parking in their yards, parking in the back yards, there is a guy that decided to park his fifth wheel trailer, camper trailer, and pickup truck in the middle of his back yard. It's not on stone, it's not anything, he just pulled it up in the middle of his back yard.

Bob: Down the street from you? They just put that in there not long ago.

Jim: Yes, the crazy thing is they had it pulled into their side yard and then the guy paid a company to come out and put a swing gate in and then put a pad of gravel behind the swing gates so for some odd reason he decided he wasn't going to unhook it during the winter and just drove it out in the middle of the back yard and park it.

Bob: He had his truck parked up against it the other day.

Jim: We are not sure if someone is living in it or what. But, this is something that I want to hear from all of you what you thing about parking. Yes, no, maybe, I'm sure there are people out there that do it that have a valid reason for not doing it, but some of the places start to look terrible. We've got a guy down here on 59 that parks in his front yard and it's a rental property and then pulls up his driveway parks in his front yard and drives up the neighbors side yard and driveway and he's been doing that all winter and the front yard is starting to look terrible. Then there is people that just pull up in their front yard and park, get out leave their vehicles there and we have people that are parking on vacant lots that's not owned by them. Thoughts?

Bev: The ones that park in the road that make it difficult to.....

Jim: We can deal with that, the Trustees are tough to get them to accept putting up no parking signs.

Bob: They won't do any good. We have no parking signs right across the road from me and they park on the road all the time. They take them down or just park they ignore them.

Jim: The problem is the Sheriff needs to enforce it, he's the enforcement agency and the Trustees are kind of reluctant to approach him on that.

Bob: I can't believe there hasn't been accidents the way they drive up and down that road with the cars parked there.

Jim: Our guys are having a tough time plowing on the township road when they have that done too. So, this parking thing is going to be difficult to get active, but once we get it active it is going to be more difficult to get it enforced, but we have to do something.

Ruth: You can put it down on paper, but that doesn't mean they are going to pay any attention to it. If somebody doesn't follow through.

Jim: We at least wanted to get this parking in yard and driveways cleaned up. So Todd included Sylvania Township, which is up around Toledo, their parking ordinance that they have which includes stopping standing or parking prohibited no signs required so I don't know how that is going to fly with our Prosecutor's office, but I would prefer to have signs and I think they would too. It is tough to get the Sheriffs to enforce the parking so many feet from the stop sign, so many feet from the intersection and that, but I think that is a conversation that we are going to have with Sheriffs' office this spring and gets out of hand. That is four pages of their resolution and then Green Township has eight pages and they get into specifics in Green Township, they actually draw pictures and show you what they mean. It starts at 12-1 and goes to 8, they have illustration and they have parking stall requirements, which we already have. They have wheel stop placements and how things are setback from trees, signs and other things, which is a lot. Then in the last few pages of the wording that we may want to insert into commercial residential for the contractor yard and then general commercial for the contactor yard and self-storage unit. That's gives a little bit more versatility for those grind there. So my question to you folks is, do you want to get into regulating the parking, as far as the driveways and stuff goes, roads we know we have to do that, we handle it, but telling people you just can't pull something in your yard and park it that it has to be on a gravel or

Bob: I think there should be something.

Ruth: Yes, there should be. How many people, we don't have that many people to make sure they don't do that. Even if it gets in there, what are you going to do about it?

Jim: I can actually get more done in there, because the Sheriff doesn't enforce what we do and then they seem to, when we tell people that we are going to fine them \$100.00 a day it seems to get their attention. Then they know they are not dealing with the police, they are dealing with the township specifically. I think something needs to be done, you are all residence of the township, do you want that enforced in your neighborhoods? In a way it is common sense that you don't do that.

Jennifer: Can they make their whole yard gravel and use it?

Jim: Good questions.

Bob: I think you could stop it real quick if there was no parking in the front yard period.

Jennifer: What happens when I have a party and I have all the cars parked in my front yard?

Jim: That is different. It's not a permanent thing and I thing somewhere in there Todd put some language in there that addresses that a problem we have with parking on the street is how do tell people you are having a party and you can't park in the street? We got around that in the last resolution we past no overnight parking. So that's the language is that we came up with some of that stuff. You have any questions up to now? Like I said Todd will be here to explain a little bit more in depth from the planning end of it of how he looks at things?

Ruth: Todd is what title?

Jim: Todd is the Executive Director of Regional Planning. He is from Ohio originally, but he cut is teeth on planning the map from down in Florida, down around Cape Canaveral

and some of the bigger areas. He's been a big time planner and he has a lot of insight into thing they deal with on a regular bases that we don't see and that. He's a heck of a person to talk to, you have to tell him to slow down every once in a while, because he gets a head of steam up and he has done a great job of Regional Planning and he's very easy to work with, so he'll be happy to talk with us. He night bring some other information with him too. That's all I have.

Bev: Do we have a motion for adjournment?

Bob: I make a motion

Linda: I second it

Meeting adjourned at 7:40 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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