

RAVENNA TOWNSHIP ZONING COMMISSION

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

The Ravenna Township Board of Zoning Commission met on May 30, 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.

Beverley: Has everyone had a chance to read the minutes? Do we have any additions or corrections? If not can I have a motion?

Bob: I'll make the motion

Ruth: I'll second

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

Bev: To Jim and our old business

Jim: Well, I thought that Todd, was going to be here, but he is not here yet. When I talked to him the other day he was still working on some language and the only thing I have that is addition to what we did before is Chapter 4, we added a section to it that is the very last chapter. The only thing in Chapter 4 is the last section Special Costs Section 700.00. Some of the Plan Unit Developments get into study stuff. There may be some special studies that the Board of Zoning Appeals may require so we need to have a clause in there that states that the applicant would be responsible for the cost and the board may require study the applicant couldn't come back, say a soil study, traffic study things like that that would be put upon the applicant and that is pretty much the only thing that we are planning to do to Chapter 4. Any questions, comments?

Bev: Can we have a motion on this and vote on it?

Jim: You can if you would like and that would take care of Chapter 4

Bob: If there a specific cost on that now?

Jim: No there wouldn't be

Bob: There isn't now, but that is what we are putting in the code?

Jim: Right, if the Board of Zoning Appeals would require someone to do a traffic study, that person would have to go hire somebody to do that and so whatever the cost is they would find out at that time, but they would be responsible. The person that is making the application couldn't come back on the Board of Zoning Appeals and say well you guys told me to do the study, so you guys pay for it.

Bob: Is there a fee for this set up now?

Jim: No, it would be a variable fee, whatever the person would, whatever the company they contract with to do the study, they would set their own fee.

Jennifer: So, do we actually say that they are required to arrange for us that study? Not that we are going to have this and this and they are going to do it for you. So they have to pay for them themselves?

Jim: If you want to change the language to say that specifically, but it pretty much is what the language is. This came right from Brimfield. That would be related to the applicant to figure it out. I'm sure they would argue about it.

Bev: Then make them go to several companies and find out if they can find a more reasonable one.

Jennifer: I move that we add section 700.00 to Chapter 4

Linda: I second it

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

Bev: Now can I have a motion to journalize it?

Jennifer: I make a motions to journalize the addition of section 700.00 to Chapter 4

Bev: Second

Jim: This would be Zoning Resolution 2018 02.

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

Jim: So we have Chapter 4 and Chapter 6 out of 14 chapters. Hopefully by the next meeting we can get the language from Todd and get everything finalized and put in to the book. I would like to have it for you folks for the next meeting. Just have to go back and put everything in order.

Bev: Anyone else have anything that needs to go over?

Jim: The one thing that we have talked about is parking and it is starting to get a wide spread problem in the township with people parking on the street. I think what we are looking at is to prohibit overnight parking on all township roads, for example these people over here, they have a driveway, but there is nothing parked in the driveway and right now everything is parked on the side street the reason being they don't want to shuffle cars around.

Bev: Especially in the winter that would be bad, because then the snow plows have a problem.

Jim: The problem we run into is the Sheriff is supposed to enforce this and the Sheriff said his parking violations is very low and the Trustees at times, they have mixed feeling about it. They don't want to tick off a residence and be mad at the township, but yet our road guys come in in the winter time and complain about it. I am meeting with the Prosecutor next Tuesday that is one of the questions I am going to go to. How are we going to start enforcing this stuff with the no parking ban.

Bev: Well, if they complain then the other residence are going to complain, because the road is not plowed completely.

Jim: We have had residence show up at the Trustees meeting and they complain about the people across the street not only do they not park in the driveway. I took a photograph last week where they have three cars at their house and none of them was parked in their double wide driveway. They were all in the street, parked reversed to traffic. They had to park by the curb. This neighborhood is a nice neighborhood, but the people just park wrong. They park closer to the stop sign than they should.....

Jenifer: So even though the Sheriff is supposed to do this. Is there something that we can allow the road crew to do? When they are out they can put a ticket on their car and after three you get fined?

Jim: The only person that has the power to do that, other than the Police Officer, is the Fire Chief. When I was up at the City I wrote a lot of tickets, but I'll talk to the

Prosecutor. I'll see because Township government is different than City government so I'm not sure how that would be handled.

Bev: I can understand the low priority for the Sheriff department, but a lot of other things that are going to harm more people

Jim: They are under staffed too. It's beginning to be an epidemic if anything else. That is one of the other things that we've had conversations about and I've told some contractors that the day is coming when you build a house you put in either concrete or asphalt. Try to find something that says it's going to be so many feet over so many feet then you have the ability to do it in stages, but the day of people putting long driveways are pretty much over. Everybody wants to build on the smallest piece of land they can it is mostly subdivision and that may be true for all subdivisions maybe just for private homes, but at least subdivisions we will require asphalt and concrete

Bob: Wouldn't that fall under the association or organization stuff for a development like that?

Jim: It could, but the history that we have with homeowners association is that they are very reluctant to enforce their own rules. The Forest Ridge has a very weak homeowners association and they are very reluctant to force the issue on anything, they call me first and say can't you make them do that? Well, no

Bob: Now is that the whole area behind you? Is that all Forest Ridge? Part of that isn't.

Jim: No, part of that Westwood Village

Bob: That was the original?

Jim: Yes, that was the original part. Westwood Village has a homeowners association also, but they're really reluctant to enforce things. We can try, but I just tell people I'll just write it up as a Zoning violation and you deal with your homeowners association, because they will call me and say can you call them and tell them too? No, I can't. They have a lawyer that lives over in Forest Ridge too. I don't know why they just don't use him. When I talk to Todd and some of the other people on Regional Planning they said that may be more for housing developments like that where it is required to be concrete or asphalt and then private own once it get over a certain footage then you have to take it case by case. I would imagine once we put that out in the paper, before we adapt a whole new resolution and we have a public hearing, we will hear from some of the people about that. There is a couple of groups out there that is watching what the townships are doing especially in relation to zoning they are a rights group that things there is too much government and they watch. There is notice like that in the paper, like Rootstown usually has a room full when they do their Zoning amendments. These are pretty active groups so it will be interesting to see when it comes about. That is why the marijuana issue was put on the ballot in Rootstown, because they said let the people vote on it and see what they want.

Bob: I don't know why they would not want that it's going to bring money into Rootstown, its going to be moved someplace anyhow. It's not that someone is going to break into it and steal some pot.

Bev: Was the Rootstown one just a growing facility or was it a dispensary?

Jim: One was a growing in process and that is what we've got a growing in process. Zoning amendment number one was banning the dispensary. The Trustees were going to, in June, put their moratorium on for another six month so we can get the Zoning Code finished for that, but it's one of those things that is here and we might as well take advantage of it.

Bob: I don't know how much money the township is going to realize out of it, but they've got property taxes and it went up.

Jim: Well, they're in that top L shaped area on Lake Rockwell and that is a JEDD too and they are up there all by themselves, they've got that JEDD area so we only have to assign one person for the JEDD up there and they've already said they would be in the JEDD. So, just from that little business alone there is some decent money coming in.

Bob: I know a couple of guys from Rootstown and apparently that is pretty much down the shoot.

Jim: I think pretty much so, there are deadlines you have to meet, because you are supposed to produce products. Originally the State said September and now the State is looking at people not being able to meet that obligation, but I think our folks on Lake Rockwell can and they would be one of the first ones to meet that obligation.

Bob: What if they have to have minimal stakes in the ground.

Jim: They've got to have product by September 1 or 30th, sometime in September. They've got to be producing product. The building probably is about 80% done.

Bob: How long does it take them to grow up to be marketable?

Jim: Not long, you'll talking some species a week or close to a month.

Bob: So, it is not going to take all summer to do it?

Jim: No, no the place where they grow it, they have an actual huge greenhouse and they have these big long beds that move back and forth and the beds are like 60 feet long and about that wide and there is product in all the beds inside that greenhouse. It is a pretty neat operation.

Bob: They're not going to have an open house are they?

Jim: Probably not. (Laughter) You folks have any question on anything else that is going on?

Bev: We have to set another meeting. That would be June 20th

Jennifer made a motion to adjourn

Meeting adjourned at 7:25 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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