

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

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS  
GARY LONG, DOROTHY GRIFFITHS, AND CLAIRE MOORE*

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The Ravenna Township Board of Zoning Appeals met April 30, 2014 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 was made with board members present: Jeff Gaynor, Remy Arness, Dorothy Griffiths, Gary Long, Claire Moore, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary. Record will show that we have a quorum.

There was no old business.

Jeff: Under New Business is Brandon Hayes variance request 2014 BZA 03 to keep a temporary office on his property at 6699 Cleveland Rd for one (1) year until he can build a permanent structure. Is Mr. Hayes here?

Brandon: Yes

Jeff swears in Brandon Hayes.

Brandon: Brandon Hayes, 2862 St. Rt. 303, Mantua, Ohio

Jeff: The nature of your request tonight is

Brandon: A variance to have my modular structure there until I can acquire the property and built a permanent structure.

Jeff: You said acquire, you do not own the property?

Brandon: I do not own the property, I have a three (3) year lease the owners of the property have signed off on the variance with the intent as well that I will make access to purchase it.

Jeff: I don't know what the owners have signed off on the variance.

Jim: They signed the variance

Brandon: So they are aware that I am trying to move forward on this property and things have changed since we first signed the lease. My property was under a different address and we actually acquired this property for three (3) years just to test the waters. Since then it has taken off so my plan is to move forward and that was the intent with this.

Jeff: Of course you don't want to build the structure until the purchase of the property is taken care of.

Brandon: Which, in the lease agreement, we do have a buy option as well so I did have the property appraised already and it was just at a time that purchasing was not of the best interest for myself.

Jeff: Give me a rundown of what business will be taking place at this property. What things do you expect to be doing?

Brandon: Right now I have a full service landscaping business. So we do everything from mowing grass to fertilizing. This is just my business location so right now what we do, it is a retail sale for mulch but, I'm actually not really not open to public it is more or less just a place for my employees to park. I do have semi's to come and usually one deliver a week for mulch. It just makes it easy access and it's great for the intersection the inter section makes it good for publicity.

Jeff: Ask for a break to let the record show that Remy Arness has arrived. The Board is all in attendance here.

Jeff: Are we ok with retail sales at this location?

Jim: Yes, it is Commercial Residential

Jeff: So this if fine?

Gary: It is Commercial Residential? On the map it is kind of close and I just wondered where the dividing line was.

Jeff: Do you expect vehicle repairs or anything like that?

Brandon: Nope, no repairs. If you were to drive by now all my trucks are lined up and trailers and everything enclosed and in the future I'd like to possible use some type of storage units as well. I'm actually looking at a portion of that five (5) acres in case they want to lease it out. When I purchase it I will probably put some type of storage buildings as well.

Jeff: What sort of surface are the trailers parked on?

Brandon: Gravel, I've brought in ones and two gravel base.

Jeff: Ok, that requires a non-dust producing surface for that sort of thing. Gravel works for that doesn't it Jim?

Jim: Yep

Brandon: Depends on how this year is going, I'll probably bring in more to expand the area that I was supposed to rent for that time. I'm actually expanding a little bit more. At the time I didn't use all space, but since this year has been going well and we've been busy I'll need to bring in some more.

Jeff: That's good. Do you expect the driveway to Cleveland Road some day?

Brandon: No, it looks pretty tight over at those corners. There is actually a sewer grate there is a telephone pole that is just not good for trailers or traffic at that area.

Jeff: Other questions from the Board members? Are we ready for a motion on this application? How long have you been in business?

Brandon: I started this business when I was 18 years old and it was a Hayes Lawn Service and I went to Hudson, I passed out flyers and then I ran it for about five (5) years and then sold it to my Dad and he took it over at his house and he did it for around five (5) to seven (7) years and got it incorporated changed it to Hayes Landscape and I met my wife five (5) years ago and wanted something that was steady so I went to work for my Dad and three (3) years ago we became business partners. So then we just changed it the Hayes Lawn care and limited ability partnership and this past year we decided it was best that I want to grow and he was looking to retire so we just changed it to a limited liability company so the business name has changed name three (3) time but I have been involved since 1999.

Jeff: I see. What is Raft Star?

Brandon: Raft Star Enterprise is who I make the check to, it is the partnership of all the owners. Names all the people that is in the partnership.

Jeff: That is the cooperation that owns the property?

Brandon: Yes, that is the cooperation that owns the property.

Jeff: Ok, no other questions? Chair will entertain a motion pertaining to this application now.

Dorothy moved that they approve the variance request for a temporary office of the property of Brandon Hayes

Jeff: Temporary meaning the period of one year or less.

Gary: Second it.

R/C: Claire Moore – yes, Gary Long – yes, Dorothy Griffith – yes, Remy Arness – yes, and Jeff Gaynor –yes. Motion passed.

Jeff: Your variance request has been passed there is an appeal period of which other interested parties could make an appeal pertaining to this application any action you take at this time is at your apparel but your trailer is already there.

Brandon: I'm trying to make the right steps as well, which next time I'll make sure that especially before the permanent structure goes up which I have had great response with that areas.

Jeff: Plant some trees along the back property line so the junk yard is harder to see. You are done for now. We have a couple other items to discuss you can stay or go as you please.

Jeff: We need to vote on journaling the motion we just made. Do I hear a motion on that? Remy, I so move. Gary, second it

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

Jeff: Do I hear a motion to approve the minutes of the last meeting as presented to us?

Gary: I make a motion to approve the minutes of the BZA meeting on March 19, 2014 covering BZA 01. Dorothy second

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

Jeff: Do I hear a motion to adjourn?

Remy Arness made a motion to adjourn, meeting adjourned at 7:15 p.m.

Respectfully submitted by

Carolyn Chambers  
Zoning Secretary

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