

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

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS  
GARY LONG, DOROTHY GRIFFITHS, AND JIM ACKLIN*

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The Ravenna Township Board of Zoning Appeals met April 11, 2012 at 7:00p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 44266.

Jeff Gaynor brought the meeting to order at 7:00 p.m.

Roll call was made with board members present: Jeff Gaynor, Dorothy Griffiths, Gary Long, Remy Arness, and Jim DiPaola, Zoning Inspector. Absent were Jim Acklin, and Carolyn Chambers, Zoning Secretary. We do have a quorum.

On the agenda for the evening was Variance request 2012 BZA 01 for Conditional Use of property located at 1345 E. Main St. and 6189 Hazel St. Ravenna, Ohio 44266

Jeff Gaynor reads the Variance and asks if anyone is present to represent Haasz Auto Mall.

Jeff swears in Joe Buza operations manager for Haasz Auto Mall at 4886 St. Rt. 59, Ravenna, Ohio

Jeff: The nature of your request please.

Joe: We are requesting to basically to run the property the way it has been since 1920. That would be a car lot and auto repair facility.

Jeff: There is a request for a sign also is that accurate?

Joe: Not yet, we haven't yet. Just for the Conditional Use permit

Jeff: Any questions from anyone on the Board? Are you going to be using the larger building in the front?

Joe: We are going to be using both; we are purchasing the entire property.

Jeff: So the 6189 Hazel St. is the small building in the back, but they are all part of the same lot. We have had complaints in the past from the condos. Basically to many cars parked outside and tires and rubbish and things like that so we need to address these things are in the Zoning Code

Gary: We can keep his letter that he has submitted with the letter head L& K Capitol Holdings we can put that in with the journalizing. The reason I bring it up is because they make a statement that all items listed in Chapter 7 700.10 will be followed strictly and that covers anything that may bother the neighbors or this Board.

Jeff: As we have said this property has been used for this purpose for many, many years.

Joe: My research showed 1920. We have tried to clean up some of the stuff. Schumann left quite a bit of the trash there about 40 tires and Jim got a complaint on that and he left

some steel and some other things. We were trying to hold off until we owned the property before we put any money in it but, I went ahead to have the tires and scrap removed because there was a complaint about it.

Jim: You efforts showed.

Gary: How did they get to 40 tires?

Jim: Mr. Schumann had an issue on how he was moved off the property so he left that for whomever to clean up.

Joe: Once we entered into a purchase agreement they ask him to leave, in pretty short notice, because he wasn't paying rent. We are supposed to close on that property next Friday, because that property was in bankruptcy and we made an offer to the bankruptcy court and they accepted that offer. What we would like to do is find another car franchise to put in there; we are pursuing that at this time.

Jeff: Anymore questions or comments from the Board?

Gary Long: I move we approve the Conditional Use for the properties located as stated with the stipulations that the current Zoning Code is followed and the narrative letter is part of the conditions. Dorothy Griffiths seconded. R/C Jeff Gaynor-yes, Dorothy Griffiths-yes, Gary Long-yes, and Remy Arness-yes. Motion passed.

Jeff: Told Joe of the appeals process and waiting period of 30 days and any improvement they may do, they do at their own risk.

Jeff: We need to journalize the motion we just past. Do we have a motion to journalize the 2012 BZA 01? Jeff Gaynor made the motion, Remy Arness second it. R/C Remy Arness-yes, Dorothy Griffiths-yes, Jeff Gaynor-yes, and Gary Long-yes. Motion has been passed.

Minutes from last month's January 11, 2012 minutes. Dorothy Griffiths made the motion to accept the minutes. Gary Long seconded it. Motion passed. R/C Jeff Gaynor-yes, Dorothy Griffiths-yes, Gary Long-yes, and Remy Arness-yes, minutes approved.

Remy Arness made a motion to adjourn, meeting adjourned at 7:21 p.m.

Respectfully submitted by

Carolyn Chambers  
Zoning Secretary

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