

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

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

*6115 S. Spring St.  
Ravenna, Ohio 44266  
330-296-9616 phone  
330-297-1938 fax*

The Ravenna Township Board of Zoning Appeals met January 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, Jim Acklin, Remy Arness, Gary Long, and Carolyn Chambers, Zoning Secretary.

On the agenda for the evening was Variance 2011 BZA 13 and Conditional Use 2011 BZA 14, Ravenna Auto Sales 1350 E. Main St. Ravenna, Ohio 44266

With no old business Jeff Gaynor reads the Variance and ask if anyone is present to represent Ravenna Auto Sales.

Jeff swears in Richard Sombrio, 1350 E Main St., Ravenna, Ohio

Jeff: The nature of your request is to re-install a sign that was previously used for this business.

Rick: Correct

Jeff: My understanding the sign is taller than a new sign would be allowed? But this is within the parameters of the old sign.

Rick: It's on the old signs pole and frame and everything else.

Gary: You are 1936 larger than the resolution. Gary and Jeff look over the Code

Rick: Shows them the page that Jim gave him and highlighted.

Jeff: You are not oversized.

Gary: So the only thing we are looking at is the height?

Jeff: Yes, and your neighbors have a sign approximately the same height because we gave them a variance on it.

Rick: What we did was put it on the existing pole.

Jeff: Does it block anything? It's not in anyone's view and is way up above any trucks and cars that would come along?

Rick: It's 16 to the top of sign and I measured it myself it's 16 ft 6 inches it's on a decorative base is only 2 feet tall.

Gary: We don't have any neighbors

Remy: You are looking at monument verses free standing and a monument is one that is on the ground.

Jeff: What we are looking at here, section 3, says overall height of signs shall be no more than 6 feet. We are reading that incorrectly, both of those numbers can't. . . (discussion)

Rick: I'm just going by what he says here.

Jeff: Ask Pat Artz if she has any knowledge on this.

Pat: Reading the Code. Doesn't sound right does it? What district is that? GC: general commercial. (More discussion)

Rick: Jim mentioned 20ft. and the sign that was up there for a long time just said Charlie's Cuzak's. He took it down. Everything is still there, the wiring and everything.

Jeff: There is another problem, when a sign has two or more faces, the area of all faces shall be included in determining the allowable display area. That means you have to add up both sides of the sign. But almost any sign on a pole has two faces.... (discussion)

Pat: Is this an off premises sign? I bet this is an on premise sign. I think it is on page 216 #2 for on premises would be my guess.

Jeff: This is not an off premise sign. Gary figure this out for us.

Jim Acklin: It has been removed and once it's been removed.....

Jeff: Does the application list the specific sizes?

Gary: Yes, it is on there.

Jeff: Jim has told me there isn't a problem with this and we are going to bow to his suggestion. Any comments?

Remy: Is there enough space concerning electrical and guide wires?

Jeff: Yes, there is nothing near it.

Remy: Then under maintenance of signs 211B who is responsible for the sign?

Gary: If we ok this we should put that in as a stipulation.

Remy: If we can't answer the height question let's meet everything else.

Jeff: Ok, it's your sign and you don't have a maintenance company so you would be responsible for the maintenance of the sign. Any other questions or comments from the Board? Any comments from anyone in the audience? Chair will entertain a motion pertaining to 2011 BZA 13. Jim Acklin moved they accept the application as written with the sign sizes as written in the application to replace at the location and all other sign codes be followed as well in the placing at that. The property owner will be responsible for the maintenance of the sign. Gary Long second the motion. R/C Gary Long-yes, Jeff Gaynor-yes, Remy Arness-yes, Jim Acklin-yes, and Dorothy Griffiths-yes.

Jim Acklin suggested the part of the Code that pertains to signs be looked into and get something from the Board to make it more clear. Chapter 10 in general. 1000.15,C 2&3.

Jeff: Tells Rick there is a 30 day appeal for this variance. Next item before the Board this evening is 2011 BZA 14. Application representative is Rick again and is still under oath. The nature of this application is what?

Rick: When they opened the store nobody every came before the Board and we have been there for two years in March and we have been in the business of selling and servicing used cars and trucks. Jim said for some reason this has never been done.

Jeff: You need a conditional use then for this. The neighbors haven't been complaining of this have they?

Rick: Actually, no I was there first.

Jeff: To Stace Schuman, you are moving your business across the street and will you continue the car shows and everything else there. Do you have plenty of space for that?

Stace: Yes, Gary at Mongoose motor sports and these owners here have offered use their parking lot for anything we need.

Rick: Part of the lot is in the City and part is in the Township.

Jeff: So this is pretty much just continuing what has been with the addition of the other repair. We voted on a variance 6 months or so for Mr. Schumann business and now he needs to move out of there and is moving into the back of this business.

Stace: Haasz Automall purchased everything and gave us 2 ½ weeks to get out. It was kind of a rush I called them and they said yes. We didn't have half our stuff out and Haasz was moving in to put a detail shop in.

Pat: Don't they have to give you 30 days notice?

Stace: I was suppose to have sixty days.

Jeff and Gary looking through the Code.

Remy: We have to make sure your new place meets everything.

Jeff: Well, it was a car repair shop for many years.

Gary: Under 45 I would question the new location, which is what we are talking about. I think we have to cover just like we did him about the tires being covered up and so forth. Because we specifically talk about no junk inoperative and unlicensed vehicle shall be permitted to remain outdoors on the property except in a completely screened storage area.

Jim: Is there a fenced in or screened in area back there or anything?

Stace: Actually, we're still using the other place for the cars right now until the new fence and the grinding get installed this week. 8 foot chain link fence with a gate. There is no residential area behind us.

Gary: Entrances and exits?

Stace: Points out the entrances and exits on the map. It goes all around.

Gary: It is a full circle that is what I was after for fire safety.

Jim: How are we getting rid of the oil?

Stace: I have a 100 gallon drum enclosed in a cage that EPA checks out and I have an oil company that comes out within 3 days after I call them to pump it out.

Rick: That is what we have always done with Rice oil that's where I buy my oil and they come and pump it out for me.

Stace: Liberty tire comes and get the tires once I hit 20 they come and take them.

Jeff: Board would like a 5 minute recess. Board returns after recess. Chair will entertain a motion pertaining to 2011 BZA 14. Gary Long moves they accept 2011 BZA 14 Conditional Use of this property with a couple conditions. First the property owner meet all the EPA rules and regulations specifications and that you stay in tune with the regulation as written in the resolution as far as fencing and all the condition. Waste removed, junk tires, wrecked cars and all those types. Jim Acklin seconded it. R/C Jim Acklin-yes, Dorothy Griffiths-yes, Remy Arness-yes, Jeff Gaynor-yes and Gary Long-yes. Motion passed.

Jeff: Application has passed and as stated before there is a period in which appeals can be made against this and any actions taken at this time is at your own risk. With all that stated you can stay or leave as you wish.

Jeff: I feel bad about all the confusion on the sign. There needs to be something written up that is clearer on these signs. I just can't understand how they can say these signs can't be over 6 feet tall. Freestanding or monument signs should be another category.

Gary: On premise and off premise is confusing.

Jeff: Why didn't this come up on the Dollar General sign?

Remy: Because we just matched the prior Dollar General sign.

Jeff: That's true. The next two things we need to do is journalize the decisions we made tonight. Do we have a motion to journalize the 2011 BZA 13. Dorothy made the motion, Gary Long second it. R/C Remy Arness-yes, Dorothy Griffiths-yes, Jim Acklin-yes, Jeff Gaynor-yes, and Gary Long-yes. Journalize has been passed.

Motion of 2011 BZA 14 for journalizing. Gary Long made the motion and Remy Arness second it. R/C Gary Long-yes, Dorothy Griffiths-yes, Jim Acklin-yes, Jeff Gaynor – yes and Remy Arness-yes. Journalize has been passed.

Minutes from last month's December 14, 2011 minutes. Jim Acklin made the motion to accept the minutes. Jeff Gaynor seconded it. Motion passed. R/C Gary Long-yes, Remy Arness-yes, Jim Acklin-yes, Dorothy Griffiths-yes, and Jeff Gaynor-yes. Meeting approved.

Gary Long made a motion to adjourn, meeting adjourned at 7:45 p.m.

Respectfully submitted by

Carolyn Chambers  
Zoning Secretary