

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 September 10, 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 7:10 p.m.

Roll call was made with board members present: Jeff Gaynor, Remy Arness, Gary Long, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary. Absent was Claire Moore and Dorothy Griffiths. Record will show that we have a quorum.

There was no old business.

Jeff: Under New Business is Variance request 2014 BZA 06 for Keith M. Francis. Is Mr. Francis here? Do you swear that the statements you are about to make before this board are the truth? Thank you state your name and address please.

Keith: Keith Francis 6549 Peck Rd., Ravenna, Ohio.

Jeff: Thank you the nature of your request is what?

Keith: We are asking for a variance to keep no more than six laying hens in a chicken tractor on our property. We do not want to have any roosters.

Jeff: I'm sorry I missed part of that statement in six laying hens in a

Keith: A chicken tractor is a movable chicken coop.

Jeff: That's what we have in the picture here. You specifically say no rooster is that because roosters make lots of noise and you want to make us know that you're not going to have a rooster there.

Keith: That's right, we only want some hens for laying eggs and composting for our garden.

Jeff: Hens will lay eggs without a rooster around?

Keith: They will

Jeff: That seems kind of counterproductive to the hens. I'm a city boy. Do you have this structure? Is this the one that's in these pictures here?

Keith: It is

Jeff: Why do you need this request?

Keith: We are about 3/8 of an acre short of one acre and we want to have a small amount of chickens on our property.

Jeff: All the neighbors have been notified and none of them are here right?

Keith: None of them are here. We actually have some letters of support from our neighbors. We were able to talk to twelve of the eighteen. One of them was Mr. Cherry that lives across the street and he also stated that we have permission to dispose any waste product on his sixteen acre parcel.

Jeff: Can we keep these?

Keith: Yes, we have copies.

Jeff: Looks like you have thought into this deeply.

Keith: We just wanted to explain our situation because the variance would make them think we want to have a chicken farm and raise one hundred chickens which is not what we want to do.

Jeff: We've been having problems with granting request either for variances, request for conditional use and so forth and the people later it is now ten times what they ask for. I can think of one example literally ten time what we have given them permission for. We are attempting to correct that now. My concern is, we don't want to see a sixty foot barn behind your house someday, but of course you would need permission to build that too. Six chickens is that what your basic idea is?

Keith: Yes, right now we have four. My wife did all this research and the most our small coop will accommodate is six we don't want to have more than six chickens. It is simply to teach the kids where the eggs come from.

Jeff: How big is your lot? This one: .555 a little over a half an acre. They would need one acre to raise chickens without a variance? Any other questions from any other board members?

Remy: You currently have four chickens already?

Keith: Yes, we do. We live in the township and there are neighbors down the street than have chickens and we thought we could.

Gary: First of all I'm not opposed to it at all, but in the deed restriction paper that you submitted in article ten. I don't want you to get in trouble if this is enforceable on the deed restrictions because it specifically says in item ten that no live poultry or animals other than household pets shall be permitted on this lot.

Jeff: So give them all names.

Keith: They already have names. I understand that they don't want to have a large chicken farm or chicken free ranging that is not what we intend to do. This is from 1956 a lot has come a long way with the urban chicken movement and all that and you guys are welcome to come out at any time.....

Gary: I'm not opposed to what you got. I'm not opposed to it at all. I just don't want you to do something and have some other body climb on you. When I read that I backed up and said I should bring it to the floor just so everybody is aware that there is a deed restriction there. Other than that I'm ok

Jeff: Remy, anything else? Chair will entertain a motion to this variance unless you have something to add to this Jim.

Gary: I'll move that variance 06 that we approve the variance as written and in accordance with the accompanying data that was submitted that the BZA approve this.

Remy: I second the motion

R/C: Remy Arness – yes, Gary Long- yes, Jeff Gaynor- yes

Jeff: You have received your variance and there is a legal period in which folks who might be concerned with it can file an appeals to it. If you take any action within that time that is at your risk.

Keith: Understood. Thank you very much

Gary: You mentioned children. How old are they?

Keith: My kids are six and four. Next year they can join 4H I will receive an legal issue?

Jim: Oh, yes and that variance stays with the property. If you happen to get a bigger place someday and the people that own that the variance goes with it.

Keith: If you stop in for breakfast will probably be having scrambled eggs.

Jeff: I have never seen anybody so well prepared before.

Jim: I was impressed with him the minute he walked in the door with his stuff and told me the kids aren't old enough yet to get into 4H and I'm not going to play any games about that or use that. I'm going to be up front about it with everything. He brought that stuff in and I thought if anyone ever thinks about doing something like that they need to come talk to him. His kids are going to learn some good stuff.

Remy: I heard him say the Urban Chicken movement

Jeff: Yes, that was my first experience with that.

Jim: There was a very short one up in Cleveland. A very short lived one

Jeff: Boy in city lots that can get nasty

Jim: It did because they had roosters. I drove past their house three times and I couldn't tell that there was one there.

Jeff: Next we need a motion to approve the minutes for the August 13, 2014 meeting as presented to us.

Remy: I so move

Gary: Second

R/C: Gary Long – yes, Jeff Gaynor – yes, Remy Arness –yes

Jeff: We need to journalize tonight's decision. I'll make a motion that we do so and Gary Long second it R/C: Jeff Gaynor – yes, Remy Arness – yes, Gary Long – yes

Gary made a motion to adjourn, meeting adjourned at 7:25 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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