

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

**JEFF GAYNOR, CHAIRMAN, REMY ARNESS,
BEVERLY HAYHURST, JIM ACKLIN, GARY LONG**

The Ravenna Township Board of Zoning Appeals met March 10, 2010 at 7:00 p.m. at the Ravenna Township Trustee Meeting Room at 705 Oakwood Street, Suite 105, Ravenna, Ohio 44266.

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

Roll call was taken with board members present: Jeff Gaynor, Beverly Hayhurst, Remy Arness, Gary Long, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary. Jim Acklin was absent.

On the agenda for the evening was 2010 BZA 03 Maplewood Christian Church construction of a 20 ft. x14 ft. storage building not on a permanent foundation. Jeff Gaynor swears in Jim Hudson, 7070 St. Rt. 88, Ravenna, Ohio 44266. Jeff ask Mr. Hudson what is the purpose and how long do you expect to have it on its moveable foundation?

Mr. Hudson: Probably a long time, cause the church always acquire a lot more stuff than they can handle and it is also a fire hazard to have it stored in the building. Stuff that should be thrown away but they want to store it.

Jeff: Why do you want it to be a moveable building?

Mr. Hudson: If we put it stored away from the church there wouldn't be any more building zones and it would be subject to be getting broken into and all kinds of stuff like that. We had a tractor chained to the pavilion out there and it was taken away.

Jeff: You are currently involved putting an addition on the church now is that right?

Mr. Hudson: It's in the planning period.

Gary Long: You highlighted on you layout where the building is, I guess you're going to set it.

Mr. Hudson: That has changed since the original add on and the committee has come up with different stuff.

Gary Long: How often will you be moving this building?

Mr. Hudson: As often as we build. This is usually not very often. We are going to put a medal frame under it and put it on a 6 inch limestone foundation to keep the creatures and stuff from wanting to bore under it.

Gary Long: My biggest concern is it's being on the rules of limitation; I have no problem with the portable even with a building that size, although I don't think it's going to be easy to move. At some point in time it's going to become permanent and if it's not going to become permitted what prevents others in Ravenna Township area from doing the same thing that's where we step in and ask some hard questions.

Mr. Hudson: I'm going to construct it in a manner which they can pick up and have to unload it. It will have a medal frame and it will have diagonals in to take the stretch of movement I'll pick it up with my frame loader.

Jeff Gaynor: Don't we have a limit as to how much a variance or change we can allow in regulations?

Jim DiPaola: That was in the old book. The reason they took that out was to give you the ability to adjust according to whatever the request is.

Bev: Questioned where it was going to be now that they changed it.

Mr. Hudson: Showed where it is going to be now.

Remy Arness: Basically the finished building is going to be a U shaped

Mr. Hudson: We need more Sunday school rooms and a place for the youth and maybe a day care.

Jeff: There is a little mistake on the blue print. The dimensions on the drawing itself are 14 x 20 but the quotation down below say 16 x 20. Don't change it though.

Gary: Can I ask what you primarily going to store in it?

Mr. Hudson: We have an activity called Bethlehem Inn and have a lot of props for that and they need stored.

Gary: So it's primarily storage of supplies and things for the church, it's not necessarily construction equipment.

Mr. Hudson: No, no. The doors will be big enough to put a mower in it if they want to.

Bev: Why did you want it mobile and you said you were afraid someone would break into it. What would make the difference being mobile?

Mr. Hudson: To make it safer if it was somewhere down in here which is in the soccer field it would just be better. It would be fairly close to the church.

Gary: I don't have any trouble with it being mobile for a certain period of time. But because of the regulation and just as sure as we are sitting at this table there are going to be other people come in and want to do this and put up larger portable building than what's allowed, I think we need to put a stipulation on it, portable for two years then it has to become permit on a slab or three years, temporary during construction.

Remy: If we make it a permanent mobile building that kind of changes the rules. Especially for that size.

Mr. Hudson: What would be your allowable size?

Gary: 192 sq. ft.

Mr. Hudson: You are sticking to that then?

Gary: That's about 12 x 16

Mr. Hudson: Are we allowed two of them?

Remy: They have the acreage.

Gary: Actually that would give you more than what you are after, that would give you about 400 feet.

Mr. Hudson: Draws a diagram of what the building is going to be, it was going to be 10 foot tall was going to put a 4 foot piece of plywood suspended from the ceiling down and up 6 feet from the floor and go around like this. It's always little stuff.

Gary: Make a loft?

Mr. Hudson: Yea and you still have your floor space.

Remy: That wouldn't fit you mower you were talking about.

Jeff: Adapt each building to suit your needs if you build two. That way you could put them on the property closer or farther away and we don't have to worry about setting precedence with other people in the township. Really zoning is to keep appearances uniform to make sure the next people along the neighboring property have their rights protected someday someone will move in and that sort of thing. Someday someone else will take care of the building on the property at the church. Lots of time people would say well I would never do that, but we never know what people would do. That's the reason for our board here. Any other questions from the board or comments?

Jeff: If you stay under 192 sq. ft. you don't need a permit for those then. You just get a zoning certificate and you don't need to come before this board for those buildings because those are allowed. You just need a certificate and I don't know what those are.

Jim DiPaola: \$75.00 for an accessory building

Jeff: Put two of them on one?

Jim DiPaola: I don't know, I'd have to look into that.

Remy: They still couldn't be closer than 15 feet?

Jeff: We need a motion for this application. We have decided that we are not going to approve this application for the 280 sq ft building Mr. Hudson knows he can build two other buildings if he wants to, our move at this point is to deny this application and I so move, Gary Long seconded it. R/C Remy-yes, Bev-yes, Gary-yes and Jeff-yes. Lost the battle but you didn't lose the war. Motion denied.

Mr. Hudson: Thank you very much for your time.

Jeff: Next on the agenda we need a motion to approve or disapprove the minutes from the last meeting as they have been presented to us.

Gary: I move we approve the minutes that we have on February 25, 2010. Bev Hayhurst seconded that.

R/C: Gary-yes, Remy-yes, Bev-yes, Jeff-yes. Any other business before the board. Next meeting will be March 31, 2010. Chair makes a motion to adjourn, Bev Hayhurst motioned. Meeting adjourned at 7:20p.m.

Respectfully submitted

Carolyn Chambers
Zoning Secretary

Cc: Trustees (Coia, Artz, Gibson), Clerk (Rich), Zoning Inspector (DiPaola), BZA (5), and file.