

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

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

The Ravenna Township Board of Zoning Appeals met on September 8, 2010 at 7:00 P.M., in a regular session, at the Ravenna Township Trustee Meeting Room at 705 Oakwood Street, Suite 105, Ravenna, Ohio 44266.

Jeff Gaynor brought the meeting to order at 7:10 p.m.

Roll call was taken board members present: Jeff Gaynor, Beverly Hayhurst, Remy Arness, and Gary Long. Also present were Jim DiPaola, Zoning Inspector, Vince Coia, Trustee, and Carolyn Chambers, Zoning Secretary.

On the agenda is Resolution 2010 BZA 05, an area variance from section 501.03 A. To create a lot less than 1 ½ acres.
Approve minutes from July 19, 2010 BZA meeting.

Old business: Jim DiPaola, Zoning Inspector, contacted Chris Meduri, P.C. Prosecutor and found out we did not have to have a meeting for the journalizing procedure. Journalizing can be done the night the resolution is passed there is no thirty (30) day waiting period to journalize. Motion to change journalizing procedure as of the Court decisions (enclosed) made by Jeff Gaynor and seconded by Gary Long. R/C: Remy Arness-yes, Gary Long-yes, Beverly Hayhurst-yes, and Jeff Gaynor-yes. Motion passed.

New business: Variance request for Mr. Sterling Wilson of 5550 New Milford Rd, Ravenna, Ohio. Jeff Gaynor swears in Mr. Wilson. States his name and address for the record. Looking at the map it is decided which lot it is. .86 acres approx. rest of the land is vacant. The land is between Lake and Hayes roads. Mr. Wilson states he had a surveyor come out to survey the lot and he would like it to be squared off. He has installed city sewer but they still have a well. Frontage required is 100 foot so he is well over the minimum.

Gary Long: Does the county sewer have anything to do with the Township requirement? Cause on the sewer you don't have to have an acre and a half which according to our rules and regulations minimum lot here is 1 and ½ acres exclusive of road right of way.

Remy: Same verses the sewer system where you would need an acre and a half for septic. If you have sewer then that is for the health department.

Jeff: That's correct. This is zoned RL, I see buildings on this property,

Mr. Wilson: It is just a shed

Jeff: Do you expect to be selling the longer narrow lot there?

Mr. Wilson: I have the house up for sell now and the lot. Whoever buys it would have to hook up county sewer also.

Jim DiPaola: When I looked at it from the map if he were to create a true acre and a half like you guys were taking about it would be 39 feet wide and that is an unusual lot, it would be difficult to resale and he is just squaring everything off which works perfectly and I don't have any objections to it.

Jeff: Any more comments from the Board? Chair will entertain a motion to accept or deny this resolution. Beverly Hayhurst made the motion to accept the resolution, seconded by Remy Arness. R/C Gary Long-No, Beverly Hayhurst-yes, Remy Arness-yes, and Jeff Gaynor-yes. Motion passed

Jeff: Advised Mr. Wilson that there is a thirty (30) day waiting period which any actions taken on your part are subject to review in case anyone makes a complaint about it.

Minutes from July 19, 2010 Motion to approve minutes by Remy Arness, seconded by Jeff Gaynor R/C - Jeff Gaynor- Yes, Remy Arness- Yes, Beverly Hayhurst-yes, Gary Long- yes. Minutes approved with a couple of spelling changes noted by Remy Arness.

Jeff Gaynor: We need to journalize 2010 BZA 05. Motion to journalize 2010 BZA 05 as voted on this evening. Remy Arness made the motion and Beverly Hayhurst Second it. R/C: Jeff Gaynor-yes, Beverly Hayhurst-yes, Remy Arness-yes, and Gary Long-no.

The next meeting will be October 13, 2010 if any business comes in.

Motion by Jeff Gaynor to adjourn.
Meeting adjourned at 7:45 PM.

Carolyn Chambers, Zoning Secretary

Cc: Trustees (Coia, Artz, Gibson)
Clerk (Rich)
Zoning Inspector (DiPaola)
Board Of Zoning Appeals Members (5)
File