

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS
DOROTHY GRIFFITHS, JIM ACKLIN AND GARY LONG
6115 S. Spring St.
Ravenna, Ohio 44266
330-296-9616 phone 330-297-1098 fax*

The Ravenna Township Board of Zoning Appeals met May 11, 2011 at 7:00 p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 442466.

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

Roll call was made with board members present: Jeff Gaynor, Remy Arness, Gary Long, Dorothy Griffiths, and Carolyn Chambers Zoning Secretary. Absent from the meeting were Jim DiPaola and Jim Acklin.

On the agenda for the evening was variance requests 2011 BZA 04, Candy Siglow to put a modular home on the property at 6468 Hill St. and 2011 BZA 05, Haasz Auto Mall for a larger sign and to approve the April 13, 2011 meeting minutes.

There was no Old Business to report on

New Business

Jeff swears in Candy Siglow, 5141 Newton Falls Rd, Lot 18, Ravenna, Ohio

The nature of her request was to move the modular onto this piece of property. Jeff questioned the long list of adjourning property owners. Candy pointed out that it is stated that it should be 500 feet.

Jeff: You are required to have a garage and is there a garage on the property now?

Candy: Yes

Jeff: Is it in fact a garage or just a building?

Candy: It is a garage and has a garage door. The property is long ways so I put it so it would fit on the paper.

Jeff: Anyone on the board have anything to say on this application?

Gary: What's the access to this drive where is it coming from and going to?

Candy: Well, there's a driveway on (points to the map to show driveway)

Remy: What type of foundation would you have?

Candy: It would have a footer and a pad. The state does the inspection on modulars and I think the pad, footer, house and electric.

Remy: How old is the modular?

Candy: 15 it is a 1996

Jeff: Anything else from the board

Remy: Do you plan to connect the garage to the driveway then? Because your garage is all the way back here

Candy: Yes, I could. Does it say anywhere in there that you have to have a two car garage?

Jeff: For a new structure yes

Candy: I didn't see it anywhere in there. How long do you have to do it?

Jeff: That is sort of up to us and we can make allowances in that direction

Remy: Would that be one of your goals to upgrade to a two car garage?

Candy: Oh yea

Remy: Do you have a time frame?

Candy: Depends on the money

Remy: What shape is that garage in?

Candy: It's in pretty good shape, my parents are the ones that gave me the land and he put a new garage door on it. It is just a regular one car garage.

Gary: Is it sitting on a footer or a slab? Concrete floor.

Candy: I don't remember

Gary: Did you know prior to obtaining the property about the footage?

Candy: Yes, that's why I put the variance in. I'm trying to get out of the trailer park and want to live behind my parents because they are getting older.

Jeff: So they live behind you and they would front Spring St.

Candy: yes

Remy: You understand the new garage the setbacks and everything?

Candy: Yes

Jeff: This would be grandfathered because it's been there a long time.

Gary: Well, you're not going to change the size of it so that's out I don't have any more questions.

Jeff: Are you having this professionally done, the foundation and the wiring and all that sort of thing?

Candy: Yes

Jeff: You will need a well too is that correct?

Candy: Yes, there is no well, the house that was on there before had a variance for them to use my parent's home and use the same well. I want my own well.

Gary: How about your septic system?

Candy: No septic system

Gary: City sewers?

Candy: Yes, I have already checked into the tie into fee and got the application that this is going to be ok I tried to do my homework.

Jeff: If you do a new garage it will have to be right here because this is much too close to the line at this point.

Remy: As long as she puts it traditionally back behind that should be no problem to have enough area to cover she would have to take out the single car garage.

Jeff: If you build a new one the old one would have to come down. You would have too many sq. feet covered up at that point. The chair will entertain a motion concerning this application.

Gary: I move that we accept the variance request 2011 BZA 04 with the stipulation that when you build your new garage that the old one needs to be removed.

Remy: I second the motion

Vote: Jeff Gaynor-yes, Remy Arness-yes, Dorothy Griffiths-yes and Gary Long-yes

Jeff: Your application has been accepted and there is a 30 day period of appeals on this. You are welcome to stay or leave as you want. Next item on the agenda is Haasz Auto Mall 2011 BZA 05 request for a sign larger than permitted. Is Chrysler present? No Is a representative of Haasz Auto Mall present?

Jeff: swears in representative, Amy Nobel 3041 E Waterloo Rd. Akron, Ohio 44312, Joe Rooza 4216 St. Rd Akron Ohio 44319

Jeff: Who is the applicant?

Joe: Haasz Auto Mall my position there is the fixed operation manager I have been handling all that Chrysler is requiring to stay in compliant with their image.

Jeff: There are some big signs up there and a lot of signs too, is that accurate?

Joe: Yes, it is their image what they have of their dealerships like down the road at Klaben really all the newer dealerships that are out there they want them all to look the same

Jeff: You are Ellet Sign?

Amy: Yes, project manager form Ellet and we have handled quite a few of the Chrysler changes throughout this area. I will go ahead and go through these signs. The first change they are proposing is the Pylon sign. Currently you have a 10x8 pylon sign and they are asking to move to a 12x8. They have a new image for the sign. Its silver in color and what they have done is completely redesigned the sign. It's a metal sign rather than a plastic faces. It is really a great look. It is lit from within and also has a system around the outside of it that light up with LED and gives it a halo effect at night. However, we have been going around the country changing all these dealerships, obviously there's more super stores so they handle all the franchises. They are changing the signs and they are only changing certain sizes. 10x8 is going to be no longer. So what they want to do is move it to the nearest matching size, that's why it's going up in this case to a sign that is compatible to what they have now, it doesn't hurt the dealer at all. This sign has been around for a number of years. That's the sign you have there.

Gary: We do not have those pictures in our materials. That's what I was looking for the last couple of days when I was reviewing it. You're saying that's a 8x10 and you want to go to 12x8?

Amy: Yes. 12x8 same height it is 3 inches difference so it stays at about 24 foot. The square footage difference is about 16 sq. ft.

Remy: It would stay in the existing location?

Amy: Yes, electrical and everything stay the same.

Gary: Is it illumined?

Joe: Yes

Gary: Is the new sign going to be brighter?

Joe: Probably less bright it has the halo effect to it.

Amy: This one has a white face and stands out very clearly at night. The new one will just have the illumination of just the sign letters.

Remy: So just a back light through. Will there be any effects like blinking, flashing?

Amy: No

Gary: We are asking these questions for traffic reasons.

Jeff: The signs going on the building then will occupy the same general area that you have now.

Amy: Correct

Joe: We just added some franchises so of course we have to add the Dodge and Rambler they have gone from Dodge and also a Ram so there are four franchises verses three like they use to have. When we bought from Polichena it was just GMC, Pontiac, Buick all those signs have been removed and now it is just Jeep.

Jeff: These will be front lighted?

Amy: Internally illuminated LED

Gary: The ones on the building also?

Amy: Yes.

Remy: What times will they be lit?

Joe: They are on a timer we set them whatever dark is and then we usually leave them on all evening and they turn off at dawn. Whatever time sunlight is.

Gary: So you are leaving them on all night?

Joe: Correct

Gary: So you can use them for security too?

Joe: Correct

Jeff: That's the way they have been for years?

Joe: Correct

Remy: The existing signs on the building don't light up right now do they?

Joe: They do both signs on both ends light up. Haasz Auto Mall is moving that arch that they are purposing

Remy: They will be lighted on the arch then?

Amy: Yes, it's the same type of sign we are just mounting it on the ATM tower

Gary: Is that your design or Chrysler's?

Joe: I had to fight a little bit because originally they wanted to go bigger and it would have required us to rebuild that façade and make it a lot wider. They came out with a smaller letter that is the same size as that Jeep that's up there now. We talked them into staying that same size letter. Then, Amy put that package together for us.

Gary: I think that is going to be a big improvement for your business

Joe: It should improve it greatly

Jeff: The location of the, this is a free standing sign that says sales and body shop?

Joe: Yes

Jeff: How close to the road?

Amy: Actually, the sight plan shows that they are going to be back farther than the Chrysler Pylon. Usually they put them on the inside; they are just to direct traffic. You don't want to see them from the street; you want to see them as you turn off the road and then oh, hey, there's the service department

Joe: Right now there's some hokey wooden signs that was made a long time ago

Jeff: I don't see a sight plan here that tells us how close to the road they would be.

Amy: You guys didn't get that one? (Passes out sight plan)

Jeff: No, Which number is it? Their on the island that is existing there

Joe: That's correct

Gary: These will replace the existing ones?

Joe: I tried to repair them once, sanding and believe me I didn't want the additional expense of these signs but the old ones are just so far gone that they have been there so long that they are rotted.

Remy: Those signs are four foot tall?
Joe: It is almost like a monument is what they are called?
Gary: 4x2 are not big are they?
Amy: No
Gary: Did you do the designing?
Amy: No, group called Principal they have a contract with Chrysler
Joe: And then Ellet signs contracts with those folks. They have done our signs for years
Jeff: Any other questions for the board?
Dorothy: So basically the sign is 16 sq. ft. larger?
Amy: Yes, it's about 2 ft taller. It's not a big switch it just makes it easier
Jeff: Yes, the overall height is very close to what it is now.
Remy: The directional signs are only marked on one side? Lettering on one phase and everything else is blank?
Joe: I believe I had it coming from the intersection of 14 and that main intersection.
Gary: So all your customers from Newton Falls won't know anything?
Joe: Well I hope they do. It is just to direct them where to go. So you don't have to imagine which way to go and which way you don't. We have service customers that end up on the body shop and body shop end up on the service.
Amy: It especially makes it more difficult when half the area gets dark at 4:30 or 5:00 to try and drop off a vehicle.
Gary: We don't have any neighbors here tonight
Jeff: E8 says temporary banner remove only
Amy: That's an entire schedule. Chrysler doesn't survey the property in any vitals they don't have to remove.
Jeff: Well, quite a few of those say remove only.
Dorothy: We haven't heard anything from neighbors.
Jeff: Well it's all business there
Joe: We are trying to purchase the little property that was purchased from Polichena on the East side of us now from that young lady, she wants to move out in a couple of years and we are in negotiations right now trying to obtain that piece of property. We've really taken Polichena's and quadrupled that business over time. Of course when you sell that many cars you have to have that many cars on the ground so that property will help us later on. We have 75 people working for us right now and most of them live right here. We employ a lot of people. Thanks goodness it's a good business.
Jeff: The chair will entertain a motion
Gary: I move that we approve and accept the variance on 2011 BZA 05 with no stipulations. I reviewed page 58, 59 and 60 and I didn't see anything there that we need to be concerned with.
Dorothy: Then I will second the motion
Vote taken Gary Long-yes, Dorothy Griffiths-yes, Remy Arness-yes and Jeff Gaynor-yes
Jeff: Your application has been approved there is a 30 day period for anyone to appeal. Your waiting period starts now
Gary: But understand for 30 days if someone in the neighborhood complains about something, you are taking that responsibility. It's a big improvement, good job.
Joe: It will look fantastic when it's done; we tried to do a lot in the inside without doing major construction. We took the old floor and

put an overlay over top of it and redid our waiting room to more modern it has made a huge difference since we did that stuff.

Jeff: Appearance is very important.

Joe: It's tough to spend that kind of money on these signs because it probably doesn't gain you one more car sell.

Jeff: It might do more than you think because if a restaurant looks not very good when you drive by you drive by. If your dealership looks secondary maybe someone will go someplace else. There's always another place to buy a car.

Amy: Everyone wants the latest and greatest.

Jeff: Now that we have told you how to run your business you can stay or go as you see fit. We need to journalize these resolutions we did tonight. Do I hear a motion to journalize BZA 05 for the sign? Dorothy made the motion and Remy seconds it

R/C Remy Arness-yes, Dorothy Griffiths-yes, Gary Long-yes and Jeff Gaynor-yes. Passed

BZA 04 modular home. Jeff made the motion and Gary seconds it.

R/C Gary Long-yes, Jeff Gaynor-yes, Remy Arness-yes, and Dorothy Griffiths-yes Passed

Jeff: Do I hear a motion to approve the minutes from last month's meeting as presented to us? Dorothy made the motion and Jeff seconds it

R/C Jeff Gaynor-yes, Remy Arness-yes, Dorothy Griffith-yes, and Gary Long-yes Minutes approved.

Jeff: Chair will entertain a motion to adjourn. Gary Long moved to adjourn. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Carolyn Chambers
Ravenna Township
Zoning Secretary

CC: Trustees (Coia, Artz, Gibson)
Board of Zoning Appeals Members (5)
Zoning Inspector (DiPaola)`
File