

RAVENNA TOWNSHIP ZONING COMMISSION

RUTH SCHELL, CHAIRPERSON, BILL STONE, VICE CHAIRPERSON,
JIM JUST, BEVERLEY KIBLER, AND BOB VAIR

The Ravenna Township Board of Zoning Commission met on Wednesday, January 23, 2013 at 7:00 p.m., at the Ravenna Township Trustees Meeting Room at 6115 S. Spring St., Ravenna, Ohio.

With the absence of a chairman and vice chairman, Carolyn Chambers, Zoning Secretary, brought the meeting to order at 7:05 p.m.

Roll Call was taken; in attendance was Bill Stone, Ruth Schell, Bob Vair, Beverley Kibler, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning Inspector.

Carolyn opened the floor for nominations for Chairperson and Vice Chairperson. Nominating Ruth Schell for chairperson was Bob Vair and seconded by Bill Stone. Ruth accepted the nomination. Bob Vair moved the nominations be closed and Bill Stone second it. R/C: Beverley Kibler-yes, Bob Vair-yes, Bill Stone-yes, and Ruth Schell-yes. Ruth Schell is now Chairperson of the 2013 Zoning Commission.

Nominations for Vice Chairperson was opened with Beverley Kibler nominating Bill Stone, Bob Vair seconded it. Bill accepted the nomination. Bob Vair moved the nominations be closed and Ruth Schell seconds it. R/C: Ruth Schell-yes, Bill Stone-yes, Bob Vair-yes, and Beverley Kibler- yes. Bill Stone is now Vice Chairperson of the 2013 Zoning Commission.

Carolyn closed nominations with Ruth Schell being Chairperson and Bill Stone being Vice Chairperson. She turned the meeting over to Ruth.

Beverley Kibler made a motion to accept the minutes from the November 20, 2012 meeting and Bill Stone second it.

R/C: Bob Vair-yes, Bill Stone-yes, Ruth Schell –yes, and Beverley Kibler-yes. Minutes approved.

New business:

Ruth asks Jim about how many houses were scheduled for demolition for this year.

Jim: To give you an idea of where my office is with that. The Portage County received a grant in the amount of \$500,000.00 with no match and another \$350,000.00 with a match. This is for demolition of what is known as blight properties. Stuff that is falling down, not occupied, or unsafe. They form a committee, the committee is a private committee, it is not a government entity is they don't have to do bidding. They can use this money to spend it with contractors that they think is necessary. One of the draw backs to residential demolitions is as of March of last year, you have to get an asbestos inspection and if the test positive for asbestos then you have to have it removed before the structure can be torn down. But, all that you can take out of the cost. The only problem is the house on Lakewood Road that originally came in about \$8,000.00 to tear it down. The asbestos abatement was about \$50,000.00. The main house wasn't bad, it had some in it, but when they built the addition onto the house it was all asbestos. Everything in it was asbestos.

Bill: Why does it cost so much to do that?

Jim: That is what the contractors charge.

Bob: They got you.

Jim: Yes, because it has to go to an approved landfill and your right they got you. So we submitted out list of building. They ask for everybody in the county to submit buildings, city, township, villages and those buildings for demolition. After it was all said and done they have their list. I have a list of nine properties all around the township. They had to go through and take all these list down and they end up with their final list and out of the top six properties that they're going to start with we have four out of the six. So there are four properties that are going to be torn down shortly. Then the committee goes back and reassesses everything and sees what is left and then hopefully we can get more out of the nine that is left.

Bob: Where are they at?

Jim: Hill St., Adams St., Wooster, and South Prospect. (Explains where houses are located on each street.)

Ruth: Ask about the Black Horse Tavern

Jim: Someone is living in it and is trying to get money to fix it up.

Ruth: So you don't do anything as long as someone is living in them.

Jim: It's tough. We have done it on Spring St., they signed the property over to the township. They just left so the Township had to pay off the liens that were on the property and for \$8,000.00 it was worth it. The Township Trustees did give me \$17,000.00 as matching money to the moving Ohio forward grant in order to tear stuff down when we exhaust the \$500,000.00. That money has to be spent by the end of this year.

Ruth: Voiced concern with a house on St. Rt. 88

Jim: The sheriff has been out there and we think it is abandoned now.

Bill: When they check for asbestos, how do they do it? Break it down in section?

Jim: I don't know, I'm trying to get a list now from the office that is managing this grant for the commissioners. The Regional Planning is administrator so it will be done correctly and they are putting a list together and decide how they are going to do it.

Bill: Explains how it was done at the schools.

Jim: Doesn't know how they do it.

Bev: They have to do the same when they paint a building. Wear special clothing and protection.

Ruth: Ok, we need to move on to Old Business.

Under old business:

Ruth: Wording on "Off-Premise" sign in Zoning Code.

Jim: The Trustees have the last say so if the Commission decided anything.

Bill: Do we want to leave it the way it is for the Trustees to look it over and see what they feel to do.

Jim: They have to take a recommendation from you guys.

Bev: I thought the last meeting they were going to check with the legal department and bring something back to us.

Jim: When I talked to the Prosecutor's office they said whatever wording the Zoning Commission came up with then they would take a look at it. When we redid the Zoning code it was the Zoning Commission that decided what language it was. It is the Zoning Commission recommendation of the wording. I have not had any problems enforcing what we had. It was the BZA that felt that it was not well defined. The handouts I gave you had things from about half a dozen other communities that have it. Somewhat defined different than what we do.

Bob: How did we come up with the wording here that is in the red?

Jim: That was something that was put in when the BZA handed that out.

Bob: So this is what they have been fighting?

Jim: So whatever is decided here will not affect that case because the definition can't be changed to fit the case. It would get thrown out of court if it gets back. They were trying to work at it for future reference. I haven't really had time to look at this cause my hours have been cut.

Bob: What is on here, are you satisfied with that? Any other wording that should be added?

Jim: That defines it a little more. I would like to take the time to look at it a little more to see if there is anything I can suggest to you. I don't have a problem enforcing what we have, I understand it.

Bill: Do you foresee any problems down the road that we don't have in ours? No, I really don't. (Explains about some of the signs that we have given permits for.)
(Location and feet)

Bev: What bothered me the last time we talked about it was the fact that they are going to be an LED. I think they are very distracting when you are driving.

Jim: Our saving grace is they have to be approved by the State also. If they are so many feet from their right of way they have the last say so. They just have to fit the Zoning.
(Explains how they can be made darker)

(Discussion on the sign in Kent and distracting driving.)

Jim: Our Zoning Code calls for signs like that not to flash and I think that is against the state law also. They can be confused with an emergency vehicle and things like that.

Bob: Has the problem been settled with the ones that wanted to put up their sign yet?

Jim: The court made their decision and gave Doug McGee and the YMCA groups' access to their property. So, some of those building may have to be shortened. They are in the middle of an architect to determine what the correct design is going to be.

(discussion on the utilities and swamp land on that property)

Bob: You are comfortable with us passing what the addition is in?

Jim: Yes, and I'll go through these papers and by the next meeting I can go through and see if it fits better.

Ruth: So, we won't do anything with this right now?

Bev: I move we table it for a month. Ruth Schell seconds it.

R/C: Bev Kibler-yes, Ruth Schell-yes, Bob Vair-yes, and Bill Stone-yes. Motion passed

Ruth: Are there anymore things to discuss tonight? Then we need a motion to adjourn.

Bev: We need to set another meeting first.

Carolyn: The third Wednesday will be February 20, 2013.

Bob Vair made a motion to adjourn and Bill Stone second it, meeting adjourned at 7:35 p.m. R/C Bill Stone-yes, Ruth Schell- yes, Beverley Kibler, and Bob Vair-yes.

Respectfully submitted by:

Carolyn Chambers
Zoning Secretary

cc: Trustees (Coia, Artz, Gibson)
Zoning Inspector (DiPaola)
Zoning Commission (5)
File