

# ***RAVENNA TOWNSHIP ZONING COMMISSION***

VICKI JOYNER, CHAIRMAN, BOB VAIR,  
RUTH SCHELL, BILL STONE, AND JIM JUST

The Ravenna Township Board of Zoning Commission met on October 17, 2012 at 7:00 p.m., at the Ravenna Township Trustees Meeting Room at 6115 S. Spring St., Ravenna, Ohio.

Chairman, Vicki Joyner brought the meeting to order at 7:10 p.m.

In attendance were, Vicki Joyner, Jim Just, Ruth Schell, Bill Stone, Bob Vair, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning Inspector.

On the agenda was to approve the minutes from the March 21, 2012 meeting and discussion on the wording of “Off-Premise” sign in the Zoning code.

Bill Stone made a motion to approve the minutes of the March 21, 2012 meeting and Ruth Schell second the motion. R/C Jim Just-yes, Bob Vair-yes, Bill Stone-yes, Ruth Schell-yes, and Vicki Joyner-yes Motion passed, minutes approved.

## **Under Old Business:**

There was no old business.

## **New Business:**

Jim DiPaola explained that the Board of Zoning Appeals had a case where a gentleman wanted to put up an Off Premise sign. Jim was not at the meeting and they were confused as far as the wording went for and Off-Premise sign. They said it didn't give enough information and it wasn't clear what can and can't be. The language that is in there now in chapter 10 is the language that we got when we redid the Zoning Code. Off-Premise signs are also billboards it is another term for it. What this gentleman wanted to do was basically put a billboard on the side of his building. The Zoning Code does not allow an Off-Premise sign to be mounted on the building. It was kind of vague as to where it could be. There are some Zoning Codes where they are only allowed in certain areas. Like in a business district, a commercial area, but not a residential area. The areas that are exempt sometimes are farms because the billboard companies like to put their signs on someone's farm. So the farms are exempt from that. So they wanted it to be a little bit more specific. So it is clearer on what can be there. I don't really have an issue with it but, the Board of Zoning Appeals does. I went to some other Townships in Ohio and went to their Zoning Code as far as Off-Premise signs. So I can give you some language on that. It used to be billboards in our Zoning Code and it got changed to Off-Premise sign was because Off-Premise sign is any sign that can be used to advertise a business not on that property. One of the Off-Premise signs that we do have part of the year is the old Midway Drive-in. They use their Marque out front as an Off-Premise sign for one of the travel companies. But they are Grandfathered in because they have been doing that forever. So when we changed the code in 2009 it was for any new signs that want to go up. This gentleman wants to put a huge digital billboard which takes a lot of

money. He wants to mount it on the front of his building so that it's facing out towards the street where billboards usually sits at an angle to the road so you only turning you hear slightly to see it where with this being on front of the building and set way back you're going to drive down the road like this.

Jim explains where it is.....The state of Ohio has already given him permission to put an Off-Premise billboard sign up. Because it is so many feet of the right of way so they have to permit. I ask for a copy of the State's copy of the application and they don't do very well keeping records. So he's got this permission and he thinks he can do whatever he wants to do. Right now it is all tied up in court anyway. With all the infighting between them and Doug McGee who owns the property and the YMCA it is all tied up in court. We still have their issue with the Off-Premise sign.

Bob: If he just applies there is nothing that says what size or anything he can put up, right?

Jim: From the State, the State says you have to follow the local Zoning Code. So the Board heard it for variance because it is not allowed in our Code and they tabled it because they are waiting for the result of the court case. I don't know if there is something we can do with it or not.

Carolyn made copies of Chapter 10 on the section of Off-Premise sign for the commission. Page 215 half way down the page D-1 thru end of page 217.

Jim Just: What part are they finding ambiguous? The definition?

Jim DiPaola: And the size end of it.

Bill: That is ok by the State, what is their right of way? To far from the center?

Jim DiPaola: Their right of way is the edge of the road. When they redid St. Rt. 59 they widen the right of way it is not a straight line anymore. They met all the State requirements, but I think what the Board of Zoning Appeals is saying they didn't have enough information to be able to say yes, it's a permitted sign or no, it's not a permitted sign.

Jim Just: Read the letter that the BZA sent to them and they decided to send back another lettering asking what they found that was ambiguous.

Vicki: They need to be more specific, we can't fine turn it if we don't know what they want.

Bob: What section in here are they confused with?

Jim DiPaola: I don't know.

Jim Just: How is this different from other communities as far as that section goes.

Jim DiPaola: There may be some different wording that is why I printed this out so you can compare what we have.

Bill: We don't know if this is going to be a one or two sided sign

Jim DiPaola: It is going to be one sided because it is going to be mounted to the building.

Vicki: We have no specs for the building or sign. We don't know what they find ambiguous here.

Jim DiPaola: If you want Carolyn to send them a letter we can do that.

Vicki: States what she wants in the letter to BZA stating what they want to see changed.

Jim DiPaola: Mainly our concern is size and where it's at, where it's at in relation to other billboards and that is spelled out in the Zoning Code that it can't be any closer than 1500 feet to a building. So as it stands now per this request, we are going to send a letter to the BZA requesting clarification on what the find ambiguous and that they send a representative to the next meeting.

Bill Stone made the motion and Jim Just Second it. R/C Bob Vair-yes, Bill Stone-yes, Ruth Schell-yes, Jim Just-yes, and Vicki Joyner-yes.

Vicki: Is there anymore new business? Next meeting date is the Wednesday before Thanksgiving we might want to change the meeting date. Next meeting will be on Tuesday, November 20, 2012 at 7:00p.m. Due to the third Wednesday being the day before Thanksgiving.

Bill Stone made a motion to adjourn the meeting and Bob Vair seconded it. Meeting adjoined at 7:35 p.m. Ruth Schell-yes, Jim Just-yes, Vicki Joyner-yes, Bill Stone-yes, and Bob Vair-yes. Meeting adjourned.

Respectfully submitted by

Carolyn Chambers  
Zoning Secretary

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