

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 September 21, 2011 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 7:00 p.m.

R/C: Vicki Joyner, Ruth Schell, Jim Just, Bob Vair, Carolyn Chambers, Zoning Secretary, Jim DiPaola, Zoning Inspector, and Vince Coia, Trustee. Absent was Bill Stone.

On the agenda was to approve the minutes from the August 27, 2011 meeting and review the wording from Todd Peetz on a maintenance code, adjourning property owners, and changing a General Industry (GI) to a Residential Low (RL).

Jim Just made a motion to approve the minutes of the August 27, 2011 meeting and Ruth Schell second the motion. Motion passed, minutes approved.

OLD BUSINESS:

In the absence of Todd Peetz, the discussion on changes to the Zoning Code has been tabled until next meeting in October.

Jim DiPaola reported to the Commission that he came across a Commission meeting minutes from 1997 where Mr. Pfeifer came to a Zoning Commission meeting and wanted to change his residence from GI to RL and the Zoning Commission turned him down. He passed out a copy of the minutes to each of the Commission. The reason Mr. Pfeifer wanted it changed back to Residential was in order to develop it into industrial the amount of money it would take to put the infrastructure in was cost prohibited and they said there would have to be a lot of money spent not only by the property owner but by the Township to get the infrastructure put in because there is no sewer out there and there's no walk. That was one of Mr. Pfeifer's reason for getting it changed back but it doesn't say why they denied it. So 14 years ago there was a move to try and change it.

Discussion on who owns the property now. The owners involved are Bill Oehler (Bear), Mr. Pfeifer, and Algers.

The discussion of adjourning property owners was brought up by Vicki Joyner and she believes it should be kept 500 feet. Carolyn explains why she thought it should be worded back to the adjourning property owners. Vince remarked that maybe just sending a letter to the Association President of the condos instead of every condo owner. Jim said we could have the same situation in Westwood.

Ruth: If there is property that people live in and is not kept up is there anything that can be done unless the people that live next to them complain

Jim: We normally don't do anything unless we get a complaint. It's gotten to the point when I drive down the road I have to put blinders on. With the property maintenance code the Zoning Inspector wouldn't have to wait for a complaint.

Bob Vair complained about two houses Lakewood and Ruth complained about garbage at a house on 88.

Vince: That's why it's important to get a maintenance code enacted.

Jim: By next meeting we should have some verbiage on a property maintenance code. That's what Chris was looking for from the stuff we passed out to the committee.

Bob: these two different ones they all look similar. The one from Green Township that is a little bit better code to go on.

Jim: I like the one from Green, Boardman's is a little bit more have fewer specifics to it. The one from Green was very well written.

Bob: These people that mow their lawns and throw the grass on the road, can that be something that is in this also. That probably isn't property maintenance.

Jim: Well, you are creating a hazard on the road. With property maintenance code we could stop and say don't do that.

Vicki: the structures that need demolished. The fire department used to burn them as a exercise. Is that something doable here?

Jim: If there is no asbestos involved. The structure has to be something that you can actually do some training on.

Bob: Before we had just the EPA, now you have asbestos we used to burn houses with asbestos shingles on them and we're still living.

Jim: Before this year if it was a residential property you were allowed to demolish it and you didn't have to worry about the asbestos but this year it all changed.

Vicki: So the property maintenance is going to be table until the next meeting.

Jim: Unless there is something in here that someone wants to talk about. Todd can add in anything you see or didn't see. Hopefully by the telling him you liked Green Township he can start working on a rough draft.

Bob: I think we should wait until he gets here and go through each individual thing on how it works and explain it.

Jim passed out the Boardman code.

Vicki: We will review these and discuss it with Todd for the next meeting. Is there any additional old business?

Jim: Whenever there is a Zoning Code change in the code, you have to hold a hearing and after that the Trustees review it and they are the ones that make the final decision if it gets changed or not.

Vicki: What is the advantage to Ravenna Township to change it?

Jim: It's in the middle of a residential low density area and there is no buffer zone. No housing to buffer it, the single family residence.

Bob: It's been that way for a lot of years and nobody has done anything with it.

Vicki: If we change it to residential low, what happens to the bar? Does that have to be taken down?

Jim: The bar isn't in it. It's in another section. Mantua is looking to rezoning their area too.

Bob: This takes in where Mr. Pfeifer lives then down by the golf course

Jim: Yes, way down there. In fact the bar has been sold. Mr. Pfeifer doesn't own the bar anymore. After the use of the bar has been discontinued for two years we can go in and tell them it's got to go.

Vicki: We need a motion

Ruth Schell made the motion to move forward with the amendment and Bob Vair seconds it. All in favor and motion carried.

Having no new business it was decided that the next meeting will be on Wednesday, October 26, 2011 at 7:00p.m. We will also have a Public Hearing on that date.

Ruth Schell made a motion to adjourn the meeting and Jim Just seconded it. Meeting adjourned at 7:30p.m.

Respectfully submitted by
Carolyn Chambers
Zoning Secretary

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