

RAVENNA TOWNSHIP ZONING COMMISSION

VICKI JOYNER, CHAIRMAN

RUTH SCHELL, JIM JUST, BILL STONE, AND BOB VAIR

The Ravenna Township Board of Zoning Commission met on Wednesday, October 26, 2011 at 7:00 p.m., at the Ravenna Township Trustees Meeting Room at 6115 S. Spring St., Ravenna, Ohio

Vicki Joyner brought the meeting to order at 7:00p.m.

Roll Call was taken in attendance was Vicki Joyner, Jim Just, Bill Stone, Bob Vair, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary.

On the agenda was a public hearing on rezoning and a report from Todd Peetz on rewording of Zoning Code for changing a General Industry (GI) district to Residential Low (RL) and adjourning property owners and adding a Maintenance Code.

Jim Just made a motion to accept the minutes and Bill Stone second it.

R/C Bob Vair- yes, Bill Stone -yes, Jim Just-yes, and Vicki Joyner-yes. Minutes approved.

Under Public Hearing on Rezoning:

Speaking was Jennifer Collier, 3953 Dawley Rd., was in favor of changing it. Dave Alger 7420 St. Rt. 44, not in favor. Ryan Pfeifer 3856 Lake Rockwell Rd. representing his Grandfather, James Pfeifer, not in favor. Bear Oehler, 7575 St. Rt. 44 not in favor. Jack Giulitto, 4052 Lake Rockwell, wanted a reason why we wanted to change it and he is not in favor. Jim DiPaola explained why it was initiated to change. No buffer zone for unwanted businesses that could go in. James Viall, 7474 Infirmary Rd., was at the meeting in 1997 with Mr. Pfeifer when the Commission turned it down and is not in favor of it now. Pat Artz ask for a vote of hands of the people that were there on how many want to keep it General Industrial the way it is, the majority wants to keep it the same. Only one voted to change it. John Trew, 4023 Lake Rockwell Rd. not in favor. Todd Peetz reported on his review of the change. He strongly encouraged working with the property owners on this. It is easy to change Industrial to Residential and is not as easy to change Residential back to Industrial. Vince Coia explained this meeting is for discussion and no one is taking away their agricultural status. Reminded the property owners that once something goes in that they don't want there it is going to be pretty hard to stop it.

Pat Artz asks if we were going to vote on this tonight. Vicki stated we should have an additional meeting in November and Pat ask if we could vote on it tonight for the people that are here so they will know what is going on. Bill Stone made a motion to leave it the way it is as General Industrial. Bob Vair Second it. R/C Bob Vair-yes, Bill Stone-yes, Jim Just-yes, and Vicki Joyner-yes Motion passed

Under old business:

Jim reported feedback from Prosecutor's office on property maintenance code. Under Ohio Revised Code the Township has the ability to establish a property maintenance code. Just take a look at a standard code that most people go by and just adopt that or parts of it.

Todd Peetz reported on different property maintenance codes and how many hours it would take him to write one up. He would make changes on what he provides for us. Jim said it doesn't have to have a public hearing so what we put together if you say ok it looks good and then give it to the Trustees to pass. It is separate from the Zoning Code, it doesn't become part of the Zoning Code it is separate on its own.

Todd reported he could pull one together pretty quick and we could decide on it, simple or describe it better. Bill Stone ask if it could be changed when things come up that is not mentioned in there. Todd said yes it can be changed and it can also be repealed if you feel down the road you don't need it. Jim reported that the Zoning Inspector would be the enforcer of it and if it concerns anything that has to do with fire then the Chief would be involved also. Todd said that even if it is a separate ordinance it still can be considered a living document you can still go in and amend it. Vince noted that a property maintenance code would make the job a lot easier.

Vicki asks about a cost advantage. Todd said there would be no cost advantage it would save time. Jim noted that the fines would come back to the Township and that would give some extra revenue generated so we could tear things down and we would have that money to work with.

Todd said he could have this together by the November meeting. Bill Stone made a motion that Todd writes up a maintenance code and Jim Just second it. R/C Vicki Joyner-yes, Jim Just-yes, Bob Vair-yes, and Bill Stone-yes, motion passed.

There was no new business

The next meeting will be on Wednesday, November 16, 2011.

Bob Vair made a motion to adjourn and Jim Just second it, meeting adjourned at 8:00p.m.

Respectfully submitted by:

Carolyn Chambers
Zoning Secretary

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