

# ***RAVENNA TOWNSHIP ZONING COMMISSION***

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

The Ravenna Township Board of Zoning Commission met on August 28, 2014 at 7:00 p.m., at the Ravenna Township Trustees Meeting Room at 6115 S. Spring St., Ravenna, Ohio.

Chairman, Ruth Schell, brought the meeting to order at 7:05 p.m.

Attendance R/C: Beverly Kibler, 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 July 10, 2014 meeting and to discuss and review Zoning Code and possible changes.

Beverley Kibler made a motion to approve the minutes as written of the July 10, 2014 meeting and Bob Vair second the motion. R/C: Ruth Schell-yes, Jim Just-yes, Bob Vair-yes, Bill Stone-yes, Beverley Kibler-yes.

OPEN PUBLIC FORUM – No one

## OLD BUSINESS:

Bev: That would be Zoning Code changes.

Jim: You all got the letter from Regional Planning, the next step since Regional Planning didn't have any changes the next step is you guys have to vote to continue on and then the Trustees have to set a Public Hearing and after the Public Hearing it's passed. So the time frame to complete all this is because of the posting times we won't have the next meeting until September 18. Then that's when the Public Hearing is and then actually you guys have to set the Public Hearing for September 18 after that Public Hearing then it gets sent to the Trustees and on September 30<sup>th</sup> the Trustees will have a Public Hearing at 6:30 and then vote in the regular meeting at 7:00 to approve it. That is all the time constraints under the ORC.

Bev: So we have to have a Public Hearing before the Trustees do?

Jim: Yes, you do

Ruth: A lot of red tape

Carolyn: Could we change it to the September 17, 2014

Jim: Yes, it could be on Wednesday the 17<sup>th</sup>

Ruth: Could it be the 17<sup>th</sup> then. Everyone agrees

Bev: I move we establish a meeting on September 17, 2014 with an Open Forum for the revised code. Seconded by Ruth Schell. R/C: Jim Just – yes, Ruth Schell-yes, Bob Vari-yes, Bill Stone-yes, and Bev Kibler-yes.

## NEW BUSINESS:

Ruth: Is there any new business?

Jim DiPaola: I have something else. When the new Zoning Code was put into effect the part requiring a garage attached or detached was left out and it said may rather than, that is the new one on front and the next page is the one that says may and it doesn't require,

we lost a BZA case because of that. The people up on Brady Lake Road where the flooding is removed their garage and we sited them for doing that because under the old code when the garage was built required it. Well, the Board of Zoning Appeals said that nothing in the present Code says that it has to be there so they ruled in favor of these people taking their garage away. So the first on page 113 says is permitted and the other page attached says the designed interior is the old Zoning Code where 4A.

Bob Vair misunderstands the page.

Jim: at the top shows the present Zoning Code and where it says is permitted it says it doesn't have to be there and page 146 which is the 3<sup>rd</sup> page past everything us the former Zoning Code in sections 4A and 4B deal with the attached and detached garage that is required, so we need to look at coming up with some language to make it required. It is something to think about until the next meeting which is the 17<sup>th</sup>, if you have any suggestions or anything I will try to come up with some language that is not as wordy as this but, will fit into this section. It is also up for discussion with you guys should be that you make it mandatory that there should be an attached or detached garage. Most of the plans that we get submitted for a new home include a attached garage but, we don't have a way to force them to do that. I think most builders assume that it is required and a discussion that I have had with builders before do you require an attached garage and I usually say yes. But, I don't have anything to back it up that's the only problem. The Zoning Code if it is an attached or detached designated garage it still allows people to build an accessory building they're not limited because they have an attached or detached garage. You can still have an accessory build up to a certain size.

Bill: What about the setbacks? If the house is too big for the setbacks and they don't have room for a garage?

Jim: Then they would have to apply for a variance. Most, now a days, in order to have a buildable lot you have to have at least an acre and a half of land if somebody comes to us now and wants to build a house on a lot that doesn't meet that requirement they have to go get a variance to be able to do that.

Jim Just: This is for a new construction?

Jim: Yes, all new constructions.

Jim Just: So the essence of all this is do we require a garage for all new construction?

Jim: Yes, with the amount of stuff that people keep now a days.

Bev: Half the time with all the stuff in the garage the car is not in the garage.

Jim Just: Where does this one come from (points to paper)?

Jim: That's the old Zoning Code that was replace in 2009.

Jim Just: This is pre 2009?

Jim: Yes

Ruth: We don't have to make any decision now correct?

Jim Just: You just want us to look this over and this is the current one (points to paper)

Jim: Yes, that's all I have. I'll bring on September 17<sup>th</sup> meeting I'll bring language that would fill the void in the current code.

Ruth: So we don't do any voting tonight on anything?

Jim: Nope, we already voted to have the next meeting and I will bet it will be a short meeting.

Jim Just: So that is why I wanted to get the all new single family home. So if you have an existing home it doesn't affect you?

Bill: Construction

Bob: Like the one that is outlined?

Jim: Yes, the one that is highlighted it says is permitted doesn't say you have to have.

Bob: This one says one detached structure is permitted it says.

Jim: One attached is permitted.

Bill: Where the other says you have to have one.

Jim Just: On number 4 on pre 2009 it says are required.

Jim: The house that is next to me on the other side, Westwood drive, is a prime example of a change of use being turned it wasn't offered and then it was turned into a residence. Well, when it was turned into a residence the Zoning Code requires a two car garage, now a days if somebody and unfortunately, you and I know who the other Zoning Inspector was because we worked with him and he didn't enforce that. So now if somebody were to convert something in some residence, which they can do in some areas, they are not required to have a garage where if the converted new construction has to confirm to the new Zoning Code and it would require a garage. Where the homes that are already built and don't have a garage it wouldn't be required.

Jim Just: So pre 2009 the definition of new is new home construction or something commercial or industrial converted to residential?

Jim: Something converted to residential and unfortunately that was allowed to be done with that house.

Jim Just: Why did they change this one in the first place? Do you know?

Jim: It was probably something that just slipped through. When the gentleman was going back, the person that worked for Regional Planning at that time that was doing the reworking the Zoning Code was a person that felt that people shouldn't have to be told they have to do something. He felt it would be better if it were suggested to do something and that is the reason a lot of the stuff in the Zoning Code came out a little softer than what it used to be.

Jim Just: So we will discuss this on September 17<sup>th</sup> then?

Ruth: Yes, I make a motion to adjourn

Bev: Second. Meeting adjourned at 7:20 p.m.

Respectfully submitted by

Carolyn Chambers  
Zoning Secretary

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