

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 July 10, 2014 at 7:00 p.m., at the Ravenna Township Trustees Meeting Room at 6115 S. Spring St., Ravenna, Ohio.

In the absence of Chairman, Ruth Schell, Co-chairman, Bill Stone, brought the meeting to order at 7:00 p.m.

Attendance R/C: Beverly Kibler, Jim Just, Bill Stone, Bob Vair, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning Inspector

On the agenda was to approve the minutes from the June 19, 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 June 19, 2014 meeting and Bob Vair second the motion. R/C: Jim Just-yes, Bob Vair-yes, Bill Stone-yes, Beverley Kibler-yes.

OPEN PUBLIC FORUM – Jerry Brode, just on the Zoning Code.

Discussion starts:

Bill: What did we come up with Jim with that?

Jim: Very simple the other two Rootstown and Brimfield. Brimfield's was a little wordy and Rootstown's was very brief and to the point.

Bev: I liked the Rootstown's one because it says you can go 20% more and what the cost of building today almost anything is going to be that.

Jim: I looked at that and I figured that for Residential it is going to be whatever the insurance company gives you money for. So I didn't put any restrictions on it. Here is pages 125 and 126 the new wording is highlighted yellow. (passes out pages) The original Zoning Code, under D has restoration of damage building or structure, since we are differentiating between residential and nonresidential, I stuck the word nonresidential in there and that is still the same as in the Zoning Code that pertains to commercial or industrial buildings. E is restoration of damaged residential structure and just very simple if a nonconforming residential structure is damaged or destroyed by any means, it may be replaced with a new residential structure which conforms to the current setbacks for the Zoning district where the nonconforming residential structure is located and shall be a minimum size of 1,100 sq. feet. Brief and to the point and I think that is something that....

Bill: So it can be larger than the original?

Jim: Sometimes when things are damaged, well, as you know, we ran into places that were destroyed next thing you know they are building it one and a half times the size because insurance companies now a days are insuring for a total replacement. So, and plus if it's under 1,100 sq. feet to begin which we do have a few house out there that are and has to be brought up to the minimum standards of 1,100 sq. feet.

Bev: Our insurance company this year forced us. We wanted to up it some and they turned around and forced us to up it to what they called replacement value to rebuild. Their replacement value on our house was higher than what my son's new house was just

built for. He's got a mansion compared to our house. I don't understand it but, I was very upset with the insurance company and our person said she is looking for other companies for next year because, she was kind of discussed with them too.

Jim: A good friend of mine is an insurance agent, he's an independent agent, and he shops around for us too. Insurance companies will work with the home owners and just replace just whatever it is. All they have to do with zoning is bring the drawings and the application and go from there. I just changed F is the new definition Moving of Structures which used to be E. So E is the new section that just slides into Residential Structures.

Bill: Will the insurance companies now accept the wording and replace a structure is something happens now?

Jim: They should and banks should accept this as a, like I said it is pretty similar to what Rootstown adopted and I think Garrettsville and Mantua already has it in the code. It should not prohibit any more sales of houses that are in nonconforming areas.

Jerry Brode: That was the main reason the 50% that the VA turned them down. They wouldn't guarantee the loan.

Jim: I think that's what Rootstown did they just took the percentage stuff out altogether. If it is damaged or destroyed, replace it.

Bill: What about the 100 day on 125. What about the numbers one and two lines in there?

Jim: That all pertains to building other than houses. That just pertains to somebody has a little garage or something that is just sits in the middle of the lot that they have to bring it up to code. It's more geared towards commercial and accessory building rather than residential buildings.

Bill: Pole barns and such

Jim: It depends on the building, the use, the district we have very few commercial buildings that at nonconforming uses. I think I can count them on one hand if that. It's just mainly for the residential structures that are in the General Commercial, which we have some on 59 and commercial residential on the East end.

Bill: Does the Commission have any other wording that need changed or see any problems of what's left here?

Bev: No, I think it's very simple and easy to understand

Jim Just: I make a motion that we accept this change and forward it to Regional Planning for review.

Bev: I second it.

R/C: Bill Stone-yes, Bob Vair-yes, Bev Kibler-yes, Jim Just-yes

Bob: Where is this going to fit in here?

Jim: It's going to fit on page 126 and what it is going to do is bump things down the pages a little bit but, it won't add anymore pages to the book. I'll go back once the wording gets approved, I'll go back and adjust any page numbers that I have to that correspond with the Table of Contents.

Bob: So it will probably fit in between two and three here.

Jim: There is a gap at the end of this chapter that it will fit. So it won't add any pages to the Zoning Code.

Bev: So, it goes to Regional Planning?

Jim: Yes, once Regional Planning does their thing with it and they don't meet until the second Wednesday in August. Once they do their thing then it comes back to you guys so that will be like the third week in August then you look at it and then it goes to the Trustees. So you hold your meeting and it gets put back in the paper that it is open for more comment and then once you guys hold your meeting and vote to send it to Trustees

they will hold a public hearing at 6:30 before their regular meeting at 7:00 and then at 7:00 vote to approve the changes.

Bev: Didn't you say it had to go to someone legal to double-check the wording?

Jim: I talked to Chris Meduri and he said if it is just a minor change and its done elsewhere just sent it to Regional Planning.

Bev: I just didn't want to mess up and miss any steps that won't let it go through.

Jim: If it was a real complicated thing and we hadn't done it before then I would sent it to Chris just to take a look at it but, I do that in-between now and Regional Planning.

Bill: Do we need to close the business?

Carolyn: Do they want to plan on being here August 20?

Jim: Once we sent it to Regional Planning then they have to review it within five day and if they pass it on that day, which they should, then you have to meet within twenty day so if you meet right after they meet. I would set it for Thursday after the 13th. We have to put it in the paper 10 days prior after that. How about the 28th, Thursday.

Jim Just: I make a motion we set our next meeting for the 28th of August.

Bill: I'll second it.

R/C: Bob Vair-yes, Bill Stone-yes, Jim Just-yes, Bev Kibler-yes.

Bill: Nothing under old business, anything under the Open Public Forum I make a motion to adjourn then

Beverley Kibler second it.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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