

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS
December 8, 2021

Jeff Gaynor, Remy Arness, Gary Long, Joann McEwen & Claire Moore

Jeff Gaynor called the meeting of December 8, 2021 to order at 7:00 p.m.

Roll Call—Jeff Gaynor—here, Remy Arness—here, Gary Long—here, Joann McEwen – here and Claire Moore—here. Jim Dipaola, Zoning Inspector and Chelynn Berry, Recording Secretary were present.

Jeff: The record will show we have a quorum. Now, we have two things on the agenda tonight. One is old business for Hasna Hourri on Summit Road, wanting to create a lot less than the required 1.5 acres and the other is for request of a sign company to build a sign taller than normally allowed at the new Dollar General store on Cleveland Road. Any recommendations of what order we take these in?

Claire: I think we should table the sign company.

Jeff: (A) O.K. Is there any representative for Hasna? We have a problem with people saying things from the back of the room, so please come forward.

What's the nature of you request?

Hasna: (inaudible)* see footnote

Jeff: Remember, you were sworn in at the last meeting.

Hasna: Yes.

Jeff: And you still have a speech problem?

Hasna: Yes, but it's getting better.

Jeff: Well, let's make this as easy as we can. Are there any other family members here?

Hasna: Yeah, my mom is not feeling well.

Jeff: What you have done since your last meeting is to amend your request by eliminating the half-acre lot that was on the map the last time and the swimming pool is gone. Is that accurate? We were curious last time as to why these were three lots across there and your attention is just on the center one.

Hasna: Right. I just want it to back to the way it was.

Jeff: Well, one five-acre lot was the way it was before then.

Hasna: No, that's how it was – four parcels.

Jeff: So before it became four parcels, it was four parcels?

Hasna: Originally it was. My mom changed it when I was deployed.

Jeff: Any questions or comments from the board? This is pretty close to how it was before you folks made into one five-acre lot, right?

Hasna: Yes.

Jeff: The way it became a four-plot lot is someone came before this board and changed it from the five-acre to the three-one acre lots and the two-acre lots.

Hasna: We bought it as four acres.

Jeff: Yeah. Before, it was one big lot. I know because I was on the board when this happened. Remy were you on the board then?

Remy: I was.

Jeff: Well, the pool is gone and you'd like to build on the middle lot. That structure would meet normal zoning guidelines as far as it being set back far enough. Any other comments?

Claire: Is the swimming pool inside?

Hasna: Above ground.

Claire: That's my only question.

Jeff: The pool was in this general area and we called it a reflecting pool. What is that reflected on the pool?

Hasna: (inaudible)*

Jeff: I think someone at the last meeting referred to it as a decorative pool. But it's going away. Any other questions? Are we ready for a motion?

Remy: Under the zoning code, wouldn't the two properties need to be combined to get the two acres needed to put an 1800 sq. foot building on the lot? Jim?

Jim: No, just put it back the way it was when it was turned into four lots.

Jeff: Pretty hard to turn down. So the chair is ready to make a motion pertaining to this request.

Joann: I move that we accept the variance request, 2021 BZA based on the information we received tonight.

Remy: I second.

Roll Call: Jeff Gaynor—yes, Remy Arness--yes, Gary Long—obstain, Joann McEwen—yes and Claire Moore—yes.

Jeff: The request has been passed. The waiting period for this is when people can file a suit. You may obtain legal advice if needed. Other than that, the motion has passed.

Matt: (B) Thank you.

Jeff: Representative for Robert James Associates?

Matt: No. I am project manager for Archer Signs Corporation and Sons.

Jeff: The nature of your request.

Matt: The new location of the Dollar General is at 6650 Cleveland Rd. in Ravenna and I'm here proposing a twenty-foot poll sign that allows maximum home grade of 10 feet. The reason we are proposing this is twofold: First off, we'd like to increase customer attention from a longer vantage point to promote

safety so people aren't stopping abruptly and we are not obstructing any views. Secondly, in custom with keeping with the other locations in Ravenna at 3508 St. Rt. 59 and 1352 East Main Street with the same signs so we have continuity. So, we have safety and uniformity with rest of the corporate image.

Jeff: Do you have a few more stores?

Matt: Ultimately, we just installed these signs.

Claire: Isn't the ground much higher than the road?

Matt: We did not survey the land, but I assume so.

Jim: Once you get up to the store, it is higher up there. The sign will be closer to the road level.

Matt: I have a site map.

Jeff: By the way, I need to swear you in. Do you swear the information you are sharing with the board is true?

Matt: Yes.

Jeff: State your name, please.

Matt: Matt Verbek, project manager with Archer Signs Corporation.

Jeff: I got so excited, I passed this by. Where are you located?

Matt: Archer Signs is located right off Cleveland Avenue South. It's really the last exit before you get to Faircrest before you head to 77 S.

Jeff: O.K.

Matt: We do a lot of signs all over the place. We do the signs for Dual Light, the customer for Dollar General.

Jeff: Do you have enough technical information about the sign?

Matt: Yes

Jeff: The sign will be lit all night?

Matt: Yes, until morning.

Jim: Their requests are consistent with previous requests.

Jeff: Are we ready for a motion?

Joann: I move that we grant variance request for 2021 BZA09(b) for the Archer Sign Company representing Dollar General, 6650 Cleveland Rd. in Ravenna, Ohio 44266, the pole of a 10-foot maximum that coding allows.

Claire: I will second that.

Roll Call: Jeff Gaynor—yes, Remy Arness—yes, Gary Long—yes—Joann McEwen—yes, Claire Moore—yes.

Jeff: So, the motion has passed. I do want to remind you of the appeal period that you heard about when the previous applicant was informed about earlier.

Matt: I have a question for Jim. The customer really dragged their feet on this, so their open date is the 15th. Now you gave me what I needed for the signs, when can I hope to have a permit to give to Portage County?

Jim: If you can fill out another application for the zoning certificate with the fee for the sign and \$100 and get that to me, I can turn around and get it for you.

Chelynn: I can get you a copy of the application before you leave.

Matt: Thanks everyone.

Chelynn: I do need to apologize to you guys about my previous notes. I'll get them to you next meeting.

Jeff: No problem. We do need to vote on these requests. Do I hear a motion to journalize the petition for 20' pole sign at Dollar General at 6650 Cleveland Rd. in Ravenna, Ohio 44266?

Remy Arness: So Moved.

Gary Long: I second.

Roll Call: Jeff Gaynor—yes, Remy Arness—yes, Gary Long—yes, Joan McEwen—yes, and Claire Moore.

Jeff: The motion to approve the Dollar General sign so as to journalize it.

Remy Arness: I move to approve.

Claire: Second.

Roll Call: Jeff Gaynor—yes, Remy Arness, Gary Long--yes, Joan McEwen—yes and Claire Moore—yes.

Jeff: Anything else? Do I hear a motion to adjourn?

Anyone opposed? We stand adjourned.

***Footnote:** The inaudible comments were due to technical limitations with recording device. Note that the first variance request is named A and the second variance request is named B.

Meeting adjourned at 7:30 p.m.

**Respectfully submitted,
Michelle McCoy
Recording Secretary
Ravenna Township**

Copies to:

File

Gayle Pittman

Trustees (Coia, Artz, Gibson)

Zoning Inspector (DiPaola)

Board of Zoning Appeals (5)