

BOARD OF ZONING APPEALS MEETING
January 19, 2022
09/A&B

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

Jeff Gaynor called the meeting of January 19, 2022 to order at 7:00 p.m. Roll Call—Jeff Gaynor—here, Remy Arness –here, Joann McEwen—here, Gary Long—here and Claire Moore—here. Brett Psenicka, Zoning Inspector, Jim DiPaola, Trustee and Michelle McCoy, Recording Secretary were present.

Jeff: Now, I don't know if it's Robert's Rules of Order, but previously the secretary changes the order like when we were voting. You'll do it this time one way and then another way the following times. Jim, do you know if it's done this way or just as a courtesy.

Jim: No—just as a courtesy. It doesn't have to be that way.

Jeff: If you could do it this way, it will make us feel like good old times.

Jeff: Um, I don't have my paperwork out here that would be and you can have those back. There's nothing on that. The applicant's name, etc. Thank you.

Jeff: O.K., we have one item before the board this evening. 2022 BZA01. The applicant is Peggy Peters. Is that accurate?

Peggy: Yes.

Jeff: O.K. Two things involved with this: A. We need you to come a little more forward and sit closer to the microphone. This would work—either one.

Peggy: Wherever you want me.

Jeff: O.K. And do you swear that the statements you are about to make before the board are the truth?

Peggy: Yes.

Jeff: Thank you. I'm sorry, I didn't hear you.

Peggy: Yes.

Jeff: Would you state your name and address for the record?

Peggy: Peggy Peters, 190 Foxridge Way, Tallmadge.

Jeff: What is the nature of your request?

Peggy: So, I'd like to open a program call Teammates Center. First, I'd like to thank you for letting me come and talk to you. I appreciate the time. In about 2017, I retired as a teacher at Stow-Munroe Falls High School. And we opened a program called Teammates Center in Monroe Falls. The program is for adults with different abilities. And we work on all kind of skills--employability skills, systems skills, communication skills and things like that. It's a day program open from 8-3, Monday thru Friday. And we expanded since then. So, Munroe Falls was our original place. I have opened a large one in Akron and in Hudson. So, with the families we provide services to, there are about 90 clients. I provide

services to and some of these might be in Portage County. So, we felt that there was a need in Portage County. And we looked that way and looked for a place to start another program and that's how when we found the church on Summit Rd. It's at 3336 Summit Rd. – perfect facility and it's wheel-chair acceptable for our needs regarding space so we can be outside to do some activities because on Fridays we have social activities call Fun-Day Fridays. We try to get as active as possible. One of the purposes of Teammates is to make sure that they are a part of the community. So, we do a lot of volunteering. Each of our sites have multiple volunteer sites per day. **ALARM SOUNDS.**

Jeff: Probably over. Please continue.

Peggy: So our whole purpose is functional life skills for our individuals. Some people go on to get jobs and that's what we'll help them to do and others come and stay with us because they want to give back to their communities and that's what we want. So, currently we volunteer at all kinds of facilities. For example, we are at Akron-Foodbank, the Natatorium, churches—everywhere, so we'll look for those (HVAC sounds).

Jeff: It will be a residential facility.

Peggy: No it's a daycare facility. So it will be Monday thru Friday. Also, on top of that with the size as it is, my husband and I -- we have four children, we were looking to build a home somewhere, too. So, in the future we would like to look at splitting the property—the 18 acres, down the road. If anybody has any questions at this point, I am willing to answer them,

Jeff: Oh, we'll have questions. How is the property zoned?

Gary: It's residential property.

Jeff: Anybody?

Claire: Do you have any teachers on staff?

Peggy: We have 43 staff. Some have degrees and some do not. Some are getting their degrees in education, speech therapy or special education. But I also have staff that are not in the field – we have a whole array of different people.

Claire: So, are they going to be moving from facility to facility?

Peggy: No. Are you talking about the staff?

Claire: No upper higher, specific staff at that specific facility.

Peggy: We have two supervisors. We look out to have 40 people there including staff. It depends on and I can't put a number on it. It's not about sucking people in. It's about people getting to know each other. Could be 20. It's about having a good relationship. That's how we grow. I can tell you that

COVID made for smaller groups, so I have a facility where there are seven staff for 20 people. That's for safety purposes. And that comes from being a teacher. Other programs don't have that. So, I'll have the same staff at the same facility every day.

Jeff: Does anyone know what this little rectangle of property is at the back of these 18 acres?

Glenn Peters: I'm Peggy's husband. That cut-out is access to water treatment site.

Jeff: Thank you. And the church that you'll be using is mostly on the front half of this property. I don't think we have a map, well we have these overhead graph that shows photos. Yeah, there it is. So this is one parcel of 18 acres, right? I'm not making sense of this. Looks like two parcels. One shows just one parcel. Might be an older map.

Jeff: Sir, I'm going to have you sworn in if you are to testify.

Glenn: Sure.

Jeff: Right hand, please. Do you swear the statements you are going to make before the board are the truth?

Glenn: Yes.

Jeff: Name and address, sir.

Glenn: Glenn Peters, 190 Foxridge Way, Tallmadge, Ohio.

Gary: I think we need to clarify one thing. Are there two properties for taxes or one?

Glenn: One property.

Gary: So, in order to build your residence, you have to go thru a property division. How do you plan access to your residential property?

Peggy: There is an access road. If you are facing the church, there's an access road on the left.

Glenn: I think the frontage, can't remember. But it used to be a well.

Jeff: Is there a legal easement so it can remain to an access road?

Glenn: I'm not sure.

Jeff: You'll need to address that when you re-survey the property because we can't approve it until you know. We just had someone spend six years doing this, figuring out their access. O.K. Does anyone wish to speak on this matter? Please come forward.

Mitch: My name is Mitch Guy, 569 West Grant Street, Kent, Ohio.

Jeff: Just a second. I need to swear you in. Do you promise to swear that the statements you are going to make to the board are true?

Mitch: Yes.

Jeff: Thank you.

Mitch: So the reason I came is my grandson, Cameron, attends the Team center in Munroe Falls. We had gone through two or three years, trying to find a program that worked for Cameron. He was in three in Portage County, one in Medina County because he has special needs. We had to drive him to that program. He's been in Team center two years now. I can just tell you from the clean facility to the staff, Cameron is doing well. It's well managed, people well behaved. Cameron has two particular staff who work well with him. We were thinking we'd have to institutionalize him. Nothing was working. Two months later, were introduced to our pastor's wife and he started to go to center.

Jeff: Excuse me, I'm going to have to cut you short. We appreciate your comments, especially about the maintenance of the facility. We can't control what goes on there, but thank you.

Jeff: Is there currently sufficient parking at your facility?

Glenn: Yes.

Jeff: Come forward. Do you swear that the statements you are about to make to the board are true?

Roxanne: Yes.

Jeff: Name and address, please.

Roxanne: Roxanne Taffy, 5345 Fairhill

Jeff: Comments?

Roxanne: Well, I was going to ask about the parking. Also, you mentioned that some of the people work – do the people leave the center to go to work?

Peggy: Yes. The whole point is to get them self-sufficient.

Roxanne: Is there transportation?

Peggy: Yes.

Roxanne: That's all I have.

Jeff: Let us know if you have more. Anything else from the board?

Remy: Just had a question about standards. How are you getting your funding?

Peggy: I am getting federal funding waivers and through the counties. I do take private pay, too.

Remy: You're meeting with the SSA, proving safety standards – fire routes, safety plans, escape routes and all those plans?

Peggy: We currently do. We will have them all in place, drills and all that are done in schools.

Jeff: Do you expect any changes to the building?

Peggy: Just to remove the cross.

Remy: Will you be repurposing the same sign?

Peggy: Yes.

Claire: How do you classify your facility? Are you are an educational facility?

Peggy: We classify ourselves as an adult daycare facility that promotes education. So, yes, we are an educational facility.

Claire: Are your employees vetted?

Peggy: They are all vetted. So many requirements – background checks, etc.

Claire: What are the ages of your clients?

Peggy: The range is 18-67. We group them. The majority are in their 20s and 30s.

Remy: Will there be a nurse on site on for medical emergencies?

Peggy: We don't take anyone who is medically fragile. But we do have access to a dedicated nurse for all of the facilities. We all have med-surge training so we can pass meds. Other than that, we do not have a nurse on site.

Remy: So you have that LPA certification, First Aid and CPR training?

Peggy: Everyone is required on hire to have all of these trainings.

Remy: Would any of your clients have controlled substances?

Peggy: No.

Remy: Would there be any petty cash or funds kept on the property?

Peggy: We do have a safe and clients do bring in money for Fun Fridays.

Roxanne: Do you have anyone staying overnight?

Peggy: No. We are 8-3, maybe 4 p.m. It's not an overnight facility.

Remy: So, no clients be there no more than 8 hours?

Remy: Do you have any transportation on site?

Peggy: I do provide company transportation if needed. Most clients provide their own transportation.

Remy: So, you'd keep this vehicle maintained?

Peggy: I provide the maintenance.

Remy: Are you licensed in this county?

Peggy: Yes.

Roxanne: Do you serve meals?

Peggy: We have them pack their lunches, but we do work on life skills such as shopping, small preparation food basics. We are not chefs.

Claire: Do you have them scheduled every day. So, no drop-ins, etc.?

Peggy: People can come on tours of our facility and some clients come two days and others five days a week.

Joann: Jim, I'm going to pose this facility question to you. What amount of people can the facility hold as a daycare facility. Our book says we can only accommodate 16.

Jim: We are not looking at it as a daycare. It's educational.

Remy: What is the maximum bodies the facility can hold to uphold fire safety?

Peggy: I'm not sure. I'm thinking 40.

Remy: Given that these are special needs people, do you have a safety officer on board?

Peggy: We have crisis intervention training for our staff. The norm is minimal restraining.

Remy: Would you have a designated restrained area?

Peggy: No

Remy: So, in your review of behavioral support, you will accept anybody?

Peggy: Yes.

Remy: How about furniture. Is it wheel-chair accessible?

Peggy: Yes.

Remy: Would there be any food storage on the property?

Peggy: Just a refrigerator. When we talk about behaviors, I'd like to go back to that. That is my forte. My goal is that everyone is socially acceptable.

Jeff: Excuse me, you haven't been sworn in yet. You swear the statements you are about to make to the board are true?

Vince: Yes.

Jeff: State you name and address.

Vince: Vince Labe 5345 Fairview Drive. Are you connected to any other locations growing and expanding? Is that information available?

Peggy: Yes.

Jeff: Our zoning inspectors are here. Jim, any questions?

Jim: Not for me.

Jeff: When might you expect to put in the division of the property?

Glen: 1-3 years.

Vince: Are the same services offered at all the locations?

Peggy: Yes.

Jeff: Brett, any questions?

Brett: I'm fine for now.

Jeff: I think we are ready for a motion.

Gary: I'd like to make a motion that 2022 BZA01 for an adult continuing skills training center, on the front five and a half acres on 5336 Summit Rd., Ravenna Township. I move that we approve that variance.

Joann: I second that motion.

R/C: Claire Moore--yes, Gary Long—yes,

Joann McEwen—yes, Remy Arness—yes, Jeff Gaynor—yes

Jeff: Your request for conditional use for this property has been passed. There is an appeal process as interested parties can file a legal appeal. Any actions you take are at your own risk.

Glenn: How many days do they have to appeal?

Jim: 30 days

Minutes were not available from December to approve.

Jeff: Do I hear a motion to adjourn this meeting?

Remy: I so move

Gary: I second

R/C: Joann McEwen—yes, Gary Long--yes, Claire Moore--yes, Remy Arness—yes, Jeff Gaynor—yes

Jeff: The chair will make a motion to adjourn

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Michelle McCoy

Recording Secretary

Ravenna Township

Copies to:

File

Gayle Pitman

Trustees (Coia, DiPaola and Gibson)

Zoning Inspector (Psenicka)

Board of Zoning Appeals (5)

Applicant