

**RAVENNA TOWNSHIP**  
**BOARD OF ZONING APPEALS**  
**JEFF GAYNOR, CHAIRMAN, REMY ARNESS,**  
**GARY LONG, JOANN McEWEN, AND CLAIRE MOORE**

Jeff Gaynor called the meeting of March 11, 2020 to order at 7:00 p.m. those present were:  
R/C: Jeff Gaynor – here, Remy Arness – here, Gary Long – here, Joann McEwen – here, and  
Claire Moore – here, Jim DiPaola, Zoning Inspector and Carolyn Chambers, Zoning Secretary.

Jeff: We have one new item on the agenda. Variance request 2020 BZA 02 for RHS  
Development Inc. is a representative of RHS Development present, please step forward.  
Reminds audience that they have to be in front of the Microphone to be recorded. Swears in  
Chris Smeiles 1471 River Edge Dr., Kent, Ohio 44240. I'm the president and owner of the RHS  
Development

Jeff: The nature of your request this evening is what?

Chris: I recently purchased this parcel of land and the intension is to eventually sub divide it  
into building sights. We have an Ohio Edison easement that requires certain about of setbacks  
as your map will indicate, so we are requesting two variances the first would be to deviate from  
the 100 foot frontage requirement down to a 90 foot frontage requirement, parcel one and two  
are the first two parcels and that would allow us 20 feet to add to the third parcel. To provide  
the required setback from the power lines, instead of 114 feet on the third parcel we would  
have 134 feet.

Jeff: 50 feet of that would be unusable.

Chris: You just can't use it, you could use it for driveway, for gardening. The second request for  
Variance would be the 1.5 acres per parcel by going to the 90 feet frontage, we drop the  
acreage down to the 1.4 so the second variance request. One of the questions, I'm sure is going  
to be septic tank and well issues, because the county requires 1.5 acres for the septic tank and  
we've been discussions with the Portage County Sanitized Engineers Office and there is a  
manhole which can receive sewerage on the east side of Lakewood Road and we are working to  
build a force main that would access that manhole and so the parcels would be dumping into  
the county sewers system. The force main per parcel.

Jeff: On this map could you show us where these per plots will be?

Chris: (showing the parcels on the map)

Jeff: The lots would face Lakewood Road?

Chris: Correct, it would face to the east on Lakewood Rd.

Jeff: Where are the house and barn on this area?

Chris: The house and barn are actually located over here to the north (points to the map) This  
is all sold off by the auctioneer with the house and barn and then the remaining parcel is over  
here. (points to the barn again). I was not involved in the survey and the auctioneer and how  
they laid it out, I was stuck with how they wanted to do it at the auction.

Jeff: So the powerline easement is in the southern most property?

Chris: Correct

Jeff: Why is it important for you to put three houses there, which would be 3 substandard plots instead of just two where you would have plenty of room?

Chris: The market conditions today are changing, from where we were all a bit younger, it would be large 2 story colonials 2 to 3 thousand feet on large parcels and market research shows that as baby boomers are getting older they do not want to be responsible for large parcels, they also do not want to maintain large two story colonials and they also don't want to climb steps as we get older. So many of the current markets are building ranches so that all is on the first floor with laundry room and typically they make a walk second story or a walkout basement so the Grandkids or guess could use the upstairs or downstairs, but primarily first floor living is the trend in the market these days. That is the intention not to do a large colonial type. We are going to market these parcels, I am not a builder of houses, so I'm going to market the houses to builders, according to my discussion with builders, they are looking for parcels that they can put ranches on. We can do, if in fact, if your decision is to not grant the variances, we can still build three homes there. The third parcel will simply have a scrunched down home to make it fit. I would rather take that 20 feet and give some more flexibility to the third parcel.

Jeff: Questions or comment from the board?

Gary: Where is this 134 feet being measured in width? I see a dotted line on here that tells me that is the edge of the easement.

Chris: It would be at the frontage here to here (Looking at map) for the easement. Dotted line represents the easement. The solid line is the property line.

Jeff: What are they doing with that 100 feet?

Chris: Currently it's a hay field. The majority of the land is currently a hay field. It's under a CAUV program so your tax base is not generated much income in its current state.

Jeff: There is city water available?

Chris: There is a city water line both on Lakewood and Summit St. our expatiation is to tap into the city water line, however, we have not received any communication from the city. That will be down the road. Our intention is to have sewer on these front parcels and water as well.

Jeff: Where is the sewer line?

Chris: (points to map) this side of Lakewood. Explains where the connection would be.

Jeff: Who auctioned all of this for Jerry?

Chris: Kiko

Jeff: Anymore questions or comments?

Chris: My original thought was to come for a zoning change to get a heavier density for the condominiums in this vicinity, but I was informed that it is the desire of the township to keep it in a rural. So I thought ok, I'm not going to fight City Hall, I'll work with what I have.

Gary: I have a ranch home, my next door neighbor has a ranch home, my other next door neighbor's a ranch home, and our lots are 100 feet wide and we are living on top of one another. That's what we are trying to prevent. So you take 10 feet off of those lots that I live on, I would just walk out my side door and walk into their side door. The resolution is built for a reason, that's to the comfort and durability and cosmetic conditions of the township. The resolution has said a 100 feet wide, the number of years, I don't know how long. I think Jeff led toward it a little bit earlier that two lots would satisfy everybody and you would have a nicer piece of property too.

Commented [CC1]:

Jeff: You are expecting to hook up to city water? I know you are not the builder.

Chris: Yes

Jeff: 1.4 acres is not enough for a well is it?

Gary: Not according to the resolution.

Jeff: So you end up with two that is 134 and one that is technically only 84. Kind of worry about the 50 feet that these people would own in the third property in the 134 footer, but they are not allowed to do much with. That property is a little over 2 acres. Questions?

Claire: Everything else on that side of the street that pretty much follows the resolutions, right?

Chris: Across the street is a different zoning.

Claire: You mean on the other side of Lakewood?

Chris: yes, those parcels, I believe, are smaller

Jim: They only have an 80 foot frontage, but they still have an acre and a half, because they are not part of the subdivision like Forest Ridge, they are whatever the Wise's set that at. They had all that stuff laid out when I build in 87. Some may not be an acre and a half, but they are whatever the legal size is when they surveyed it.

Gary: Well, the home can only be 60 feet long. So in this particular case you are going to have 15 feet setback on either side.

Chris: Yep

Joann: I understand it is going to be a ranch, but how big of a ranch is it going to be?

Chris: I can't guarantee a ranch, because I'm not a builder. I just know the current marketing conditions are ranches. I want to give the potential buyer and the builder the option of building whatever they want. The goal is the third parcel is going to have too many diminished footage to make it work. We are just trying to get the third parcel as much of a foot print possible to make it more comparable to the parcels next door. Without the variance, one and two will be 100 feet, number three will be probably narrow and longer house. Ryan homes is building in Streetsboro and I invite you to go up there and see the homes there. The two car garage is right up front and the walkway to the front door. It is more a front to back than it is stretch home.

Gary: Jim, are we allowed to have a garage in the front of the home? I don't think we are.

Jim: If the garage is connected to the home, yes. It's the detached garage that is not

Gary: Is there a stipulation on a double or single garage?

Jim: Double with a minimum of sq. foot.

Gary: So once again we talking about if you have a 15 foot setback on each side, you're talking about 60 feet with the next 60 feet you have to have your home and a garage.

Chris: Correct.

Gary: I have a concern myself with the building back on the short lot you put the home this way. (Shows what he means.) Then I question the availability of the EMS and Fire Dept. How's he going to get the pumper truck back there?

Chris: That's why in the side yard you have 15 feet and a 30 foot corridor.

Jeff: Does anyone else wish to come up and speak? We will take a 10 minute break. We are back in session. The chair is ready to entertain a motion pertaining to the request.

Gary: I will make that motion that request 2020 BZA 02, be denied, because it does not meet the minimum requirement of acreage and does not meet the minimum requirement of 100 foot frontage and I feel as though there are other available options with this request.

Jeff: The motion has been made. I remind you that the motion request for this motion is to deny the request or BZA 02. Do I hear a second?

Claire: I'll second that.

R/C: Claire Moore – yes, Joann McEwen – yes, Gary Long – yes, Remy Arness – yes and Jeff Gaynor – yes.

Jeff: Your request has been denied, but our appeal process is available and that's pretty much it as far as the Board is concerned. The Board has some things that they need to take care of. You may stay or go as your wish.

Chris: Thank you for your time. I'll put a for sale sign up and see what happens.

Jeff: Do I hear a motion to journalize on the motion we just took?

Remy: I so move

Joann: I second

R/C: Remy Arness – yes, Jeff Gaynor – yes, Joann McEwen – yes, Gary Long – yes and Claire Moore – yes.

Jeff: Do I hear a motion to accept the minute of the last meeting as presented to us?

Joann: I move we accept the minute of our last meeting from January 8, 2020

Gary: I'll second it.

R/C: Gary Long – yes, Joann McEwen – yes, Remy Arness – yes, Jeff Gaynor – yes, and Claire Moore – abstain.

Gary: I move we adjourn. Meeting adjourned at 7:35 p.m.

Carolyn Chambers  
Ravenna Township  
Zoning Secretary

Cc: Trustees (Artz, Coia, Gibson)  
Zoning Inspector (DiPaola)  
Board of Zoning (5)  
File