

RAVENNA TOWNSHIP ZONING COMMISSION

**BEVERLEY KIBLER, CHAIRMAN, RUTH SCHELL,
ERIC COURTNEY, LINDA FALTISCO, BOB VAIR**

The Ravenna Township Board of Zoning Commission met on June 17, 2020, Ravenna, Ohio.

Chairman, Beverley Kibler brought the meeting to order at 7:00.

In attendance were, Beverley Kibler, Eric Courtney, Linda Faltisco, Ruth Schell, and Bob Vair, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning inspector.

Bev: Has everyone had a chance to read the minutes? Do I have a motion for approval?

Linda: I make a motion for approval

Ruth: Second

R/C: Bob Vair – yes, Ruth Schell – yes, Linda Faltisco – yes, Eric Courtney -abstain, Beverley Kibler – yes. Minutes approved.

Bev: Do we have any old business? No, let's go to new business then.

Jim: We would like to purpose that the 13 parcels on East Lake Street be changed from Residential Medium Density (RM) to General commercial (GC). The reason being is two of the biggest parts out there are junk yards. If they were to try and sell those for any reason, they are not really residential. So we figured that, we talked to the Trustees and we all came to the conclusion that it would be better off being some type of commercial, because it would be more apt to be able to sale than it would be if left residential. The people that have the residential property out there would probably have a very difficult time selling that, because of all the commercial areas around there. So that's what we were looking to do. The city properties that butt up to the west end of these parcels, their residential, but they just put a new building in out there for Independence Inc. and it's office and classrooms, a gym and some other things out there. That's what we would like to do with that area out there.

Bev: If they put that type of building up wouldn't that help pass a commercial for the city?

Jim: Yes, it would have to go through planning a zoning approval to be able to do that. There is water and sewer up to the city property. So it wouldn't be difficult to link up to water and sewer down the rest of Lake Street. The next step would be, if you folks approve it, the Trustees would have to hold a public hearing and then re-invite the people again and see if they have any objections. That is pretty much what we would like to see. It kind of butts up to 5 by pass to New Milford road that is also general commercial and right now the economic development director is starting to market the properties out there on 14 and 5 by pass. The companies that are looking to locate in an area, they want access to highways.

Pat: We were encouraged by getting the junk yards out. I think this would be a very buyable for the township.

Bev: I would like to make a motion that we rezone these lots that have been suggested to General Commercial (GC)

Bob: I second

R/C: Eric Courtney – yes, Linda Faltisco – yes, Bob Vair – yes, Ruth Schell – yes, Bev Kibler – Yes.

Jim: The next thing we have to talk about is Commercial Event and Event Centers. Did you get the Handouts from Windham? This is the wording that is same thing. Jim discusses the handout and right now we don't have anything in our zoning about special events like that. Talks about the fireworks out at the drive in. (Discussion followed) If there is profit there should be a regulation. So many people per square foot. I will tell Regional Planning the language we prefer.

Bev: Do I have a motion to journalize the motion we made?

Ruth: I make a motion

Bob: Second it

R/C: Bev Kibler – yes, Linda Faltisco – yes, Eric Courtney- yes, Bob Vair – yes and Ruth Schell – Yes.

Jim: The next thing on the agenda is the Wind and Solar Energy. As far as size, distance of property line and that. Also height, how far can something like that be up in the air? Restrict it to side yard, back yard, some people want it in the front yard. Something like that. In the Township we have three. (Discussion followed)

Jim: The last thing we want to talk about is temporary building structures. Our temporary building in the Zoning Book relates mostly to contractors and departments. (Discussion followed) On PODS There should be some kind of time limit on it.

Linda: Had a concern about Menards.

Jim: That is on Jim Hudson's property and that is in the city of Ravenna.

Bev: Do I have a motion to adjourn?

Linda made the motion

Eric: Second it

All in favor

Meeting adjourned at 7:40

Next meeting will be July 15th

Respectfully submitted by
Carolyn Chambers
Zoning Secretary

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