

# ***RAVENNA TOWNSHIP BOARD OF ZONING APPEALS***

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS  
GARY LONG, JOANN McEWEN, AND CLAIRE MOORE*

Jeff Gaynor called the meeting of May 12th, 2021 to order at 7:00 p.m.

R/C: , Remy Arness - here, JoAnn McEwen, here, Claire Moore, here, Gary Long, here, Jeff Gaynor, here.

Jeff: Any old business? No old business. New business, 2021 BZA05 a conditional use request by Douglas & Jaclyn Wilson to operate a Motor Vehicle Repair facility at 2753 St. Rt. 59. Ravenna, OH 44266. Is that you? (Gestures to audience)

Jaclyn: That's us.

Jeff: Ok we have a microphone here and the only time it picks up is when someone is sitting in the chair next to it.

Jaclyn: Ok, do you want us to move over there?

Jeff: Yes, one of you at least.

(Douglas & Jaclyn move to chairs next to microphone.)

Jeff: (swears Douglas and Jaclyn in) Name and address please.

Douglas: Doug and Jackie Wilson, 6190 Panal Rd Ravenna.

Jeff: Thank you. The nature of your request is what?

Doug: We're requesting for automotive service and sales for the zoning.

Jeff: Just general service?

Doug: We basically work on diesel pick-ups and that's all we do, work on pick-ups. We don't work on semis or anything like that. The name is deceiving. We wanted to rebrand and we're going to rebrand later on but we're not going to rebrand lately. I know our name kind of gives you more of a performance thing but the majority of our work is just general repair work.

Jeff: okay.

Doug: I just wanted to throw that out there first.

Jeff: That's fine. So you won't be making any race trucks? Or loud/ noisy things that could upset the neighbors?

Doug: No, I hope not.

Jeff: Any questions from anyone else on the board?

Gary: Yes, I'm interested in if you have any waste, how are you going to handle them? Like oils or antifreezes or transmission fluids?

Doug: We have a 275 gallon plastic tote that has a catch basin underneath if that were to rupture at any time, and with anything that goes into that tote, the Ravenna waste will come and pump it out for us when it gets full. We won't have drums sitting on the ground or anything like that.

Gary: Where are you going to set the vehicles that need to be worked on?

Doug: The majority of them will be parked out back unless there being picked up or worked on.

Gary: Out back where?

Doug: In the back parking lot behind the far left building.

Gary: Is that paved?

Doug: No, someone came in and put asphalt and stone. At one point it was all gravel but it hasn't been maintained in years, it's all growing up with trees and weeds right now.

Gary: Excuse me Jim, I have a question for you. Is that a non-pervious surface back there?

Jim: No.

Gary: It doesn't have to be asphalt or concrete, it can be stone.

Doug: Okay.

Gary: There's no requirement that it has to be.

Jeff: There are vehicles sitting back there now.

Gary: Yes. Those are the previous owner, will be the previous owner once they sell it. And your real estate person been dealing with the owner about getting those out of there?

Doug: Yes. That's in the contract that they have to remove the cars, trash and personal possessions out of the property.

Gary: You plan on improving the area then?

Doug: Yes, we're a small business, I can't go in and do everything at once. The first thing we're going to do is power wash everything and then repaint the door and make everything look acceptable. There are a couple of over grown trees that we're going to take care of. Gravel needs put down on the lot. That's what we're starting with. Just a general clean-up of everything on the property. We're also going to remove the white picket fence that is breaking and falling off.

Gary: In your contract of purchase, have you requested an EPA inspection?

Doug: Yes, an EPA inspection is required.

Gary: I don't have any more questions.

Jeff: Your place in Rootstown had a fire. Do you know what caused that?

Doug: On the record, inconclusive. Off the record, we believe there was a battery charger that was left plugged in but was not on at the time and we're guessing a compactor blew up and started the fire. Nothing else was in the area to start the fire but they were unable to determine the cause.

Jaclyn: Two different fire companies did the investigation and were unable to determine the cause.

Jeff: Are you going to have enough room at this new facility? This one looks smaller.

Doug: It is. It does have more bay areas. We had more storage where we kept tools and everything else. This one does have six bays, where we only had four at the other shop.

Jaclyn: The office area will also be an improvement.

Gary: Does it light up at night?

Doug: It has current lights on the outside. I do not know if it is lit up at night. There are lights but I have not seen the property at night. I do not know if they work or not.

Jaclyn: If they are not working, we will replace them or the bulbs, whatever we have to do.

Gary: I was thinking about security.

Doug: I wouldn't mind leaving lights on in the back lot where People Park, I don't think anything needs lit in the front if nothing is out there.

Gary: What's the total amount of vehicles you think can be stored on that back lot? Half a dozen?

Doug: on a normal basis, I'd say between twelve and fifteen at the shop. We try to get them out in a hurry, I don't like stuff sitting around. The most we've ever had is probably thirty-six, thirty-seven trucks but that was our busiest time.

Gary: (Inaudible)

Doug: I have two mechanics and a secretary.

JoAnn: My biggest concern is how your shop is going to be kept up. A lot of the small business that we see (inaudible) they don't care at all and I don't want to have another one.

Doug: I understand.

JoAnn: You said you're going to have majority of the vehicles behind the building?

Doug: Yes, if we have to, we could put them out front if we are not working on them. We've never had any issues with someone coming in and messing with any of the trucks.

JoAnn: Have you had any complaints from neighbors about how your shop is kept up?

Doug: No. Our landlord lived next door and saw how we kept up the property. We plowed, took care of the gravel and cut the grass. We made everything presentable. I don't like clutter and I don't like mess. If you have a mess, it reflects on your business. Diesel pickup repairs is a niche. A lot of people come from all over to get their trucks repaired because we're substantially cheaper than the dealership. I have a lot of people that come in with a lot of money and I like to keep everything clean and presentable for them. I understand your concerns because there are a lot of buildings over there that aren't kept up, but we won't be one of them.

Jaclyn: We're coming from a place that we we're renting before and it was not our own and we we're not visible, so this will be a huge improvement for us, we want to put our image out there.

Remy: What about your hours of operation?

Doug: We are not currently operating, but we were nine-six, Monday through Friday. We might change it to five. We don't work weekends. Occasionally we will work on our vehicles.

Remy: Do you ever handle emergencies?

Doug: As far as road calls? Or someone who is traveling from out of state and can't make it here until later? It depends on the situation. This would be very rare.

Jeff: Does our zoning inspector have anything to add or any questions?

Jim: No I think that he would be a welcome addition out there. That would be one more area to be cleaned up and used. We're trying to push economic development on the corridor up through here and they would be an asset. They were in Ravenna Township a while back, on Gladys. So it's nice to have them back and be owners or property now.

Doug: Glad to be back.

(Inaudible)

Jeff: Anybody else? Anybody from the audience care to speak on this matter?

Audience: Yes.

Jeff: You need to come forward please.

(Inaudible)

Jeff: Swears in Jeffery Allman of 2769 St Rt 59. What do you wish to comment on this evening?

Jeffery: I want to talk about the trees. I've had two issues with trees. The previous owners took care of one, but there are a lot of dead standing trees. I've had two trees fall down and hit my vehicle and they took care of that. After they moved out, I couldn't get a hold of anyone. The tree caused \$2,000 in damages to my car. There are issues with a lot of dead standing trees. I had utility services come out three times because of another dead standing tree that was causing issues, but that was taken care of. There's also a utility pole that you get your service from, that's on my property and it goes through a bunch of trees. Other than that, that was my only issue with it.

Jeff: The trees are basically in the Edison right of way?

Jeffery: Yes. There are also dead standing trees that aren't in the right of way.

Jeff: You need to know that when a neighbor's tree comes down onto your property, it's no longer your neighbor's tree. It's tough to get the courts to say that "yes, you knew about this, you should've taken care of it." So you do know this and you should take care of it.

Doug: We can take care of that tree. I'm going to try and leave as many live trees that I can. That's not a problem, we can remove the dead trees.

Jeffery: There is one live tree that is very concerning to me because it's huge and tall and it is falling at an angle that is right towards my house. It will hit the house, vehicles, utility poles and it would be devastating.

Jeff: So that might need to come down.

Jeffery: Yes.

Jeff: You need someone who knows what can be done, but that's another expense. But you also have to get along with your neighbors.

Doug & Jaclyn: (Inaudible)

Jeff: (Tells a joke about trees and explains a story where his neighbor's tree fell into his yard and he was responsible for it.)

Jeffery: Yes the tree could fall onto the utility pole but it's not in the right of way.

Jeff: Okay make sure to include a strong recommendation and demand that they check the trees and make sure there's as much safety taken there as can be. Anyone else?

Are we ready for a vote? Who wants to make the motion?

Remy: (Makes motion to approve conditional use request by Douglas & Jaclyn Wilson to operate a Motor Vehicle Repair facility at 2753 St. Rt. 59. Ravenna, OH 44266) Make sure to clear the trees on the property line that could cause harm at a future date.

Anything else?

JoAnn: Asks a question about trucks being stored in the back lot.

Doug: When they are not being worked on, we will store the properly and maintain the licenses required, make sure the lighting is proper.

Gary: Are you going to keep the existing signs?

Doug: Yes (inaudible)

Remy: Jim do the signs meet the current zoning standards?

Jim: Yes. If all they do is work on the existing signs and don't make it bigger or smaller or anything like that, they don't need a permit.

Doug: As stated, we'll maintain our hours of operation. (Inaudible)

Jeff: I'll second the motion.

Chellynn: (Calls Vote-Unanimous)

Jeff: Your request has passed. Keep in mind there is an appeal period during which interested parties can repeal our decision. Someone might not be happy with it or something. Any action taken during that time are at your risk. Other than that, you are set.

Jaclyn: Thank you. If for any reason, the transaction does not go through, do we need to notify you or anything?

Jim: Just let me know at the office.

Jeff: We're done basically, the board has a few things to discuss.

Adjourned.

\*Inaudible comments were due to limited recording capabilities.