

RAVENNA TOWNSHIP BOARD OF TRUSTEES
MINUTES OF REGULAR MEETING OF SEPTEMBER 20, 2022

The Ravenna Township Board of Trustees met in Regular Session at the Ravenna Township Trustee's Meeting Room, 6145 Spring Street, Ravenna, Ohio, on September 20, 2022. Trustee Vince Coia called the meeting to order at 7:11 P.M.

Roll call showed the following present: Trustees Vince Coia, Jim DiPaola and Hank Gibson, Fiscal Officer Gail Pittman, Fire Chief Mark Kozak, Zoning Inspector Brett Psenicka, and Assistant Fiscal Officer Jon Summers. Road Superintendent Ray Taylor was absent. In the audience were Allan and Marie Springer, Doug McGee, Ben Hampton, Alice Lemley, Beverly and Tim Hartong.

REGULAR BUSINESS

A motion by Hank Gibson, seconded by Jim DiPaola, approving the minutes of the Regular Meeting of September 6, 2022. R/C: Mr. Coia, yes; Mr. DiPaola, yes; Mr. Gibson, yes. Motion Passed.

Vince announced the correspondence book was available in the Fiscal Office for public viewing during normal business hours.

A motion by Hank Gibson, seconded by Jim DiPaola, to approve payroll warrants for September 23, 2022 in the amount of \$53,173.87 and other warrants in the amount of \$30,041.40 with warrants over \$1,000.00 being read aloud for approval. R/C: Mr. Coia, yes; Mr. DiPaola, yes; Mr. Gibson, yes. Motion Passed.

AUDIENCE

Allen Springer said he is here to discuss the dog kennel conditional use permit that their neighbor applied for on Peck Rd. He referenced the previous two meetings and stated that the person that applied for the permit is already using the property for a kennel. Allen said he has retained an attorney. He requested that the Board of Trustees have oversight of the BZA because he believes they may be acting contrary to the zoning code. He has two young children with disabilities and feels that his concerns are not being taken seriously. He said one of the applicants with adjacent property was never notified of the application.

Doug McGee explained that he has a property he is working on for senior housing. He spoke about putting in a public road that ends up within the 20ft of the buildings on the property. There will not be a proper set back from the road with the Wynn property. He explained that the cost of continuing with the project is getting more difficult because developers do not want to pick up all the costs in this market. He was here to ask the trustees if they would consider a TIF (Tax increment financing arrangement) with that road. He said the trustees would build the road and he would be paying the township back over time. He said the cost of the road adds about \$400,000 to \$500,000 to the project. Jim explained that this would need much more conversation with him and our economic development director. They agreed to continue discussions.

Ben Hampton said he came here to talk about the dog kennel issue. He has a lot of problems with it and wanted to ask questions. He asked if the kennel that he is applying for is commercial. Jim explained what the property is zoned for and how the applicant has applied. Jim explained how the zoning process works for this, and any other issue. Ben said it seemed like the BZA doesn't care about his concerns. Ben said he did talk to his attorney and if it comes to it, he will file a complaint. Ben explained how a dog from the applicant's home was on his property and the dog ran out of the bushes and aggressively chased him. Brett explained that the applicant has called

here and explained to him about the incident. Ben said he is now carrying a handgun to protect himself and his children.

Alice Lemley said she has multiple concerns for her safety. She doesn't have a gun and shouldn't have to feel the need to have one to walk around her property. She is concerned about how the kennel would notify the residents when dogs get loose. The applicant has said he wanted to text the neighbors when a dog escapes, but Alice felt that was not a good solution, she doesn't have good cell service in that area. She believes that the BZA is not listening to them at all and feels that the members were rude to the residents. She said it sounded like the BZA board has already made up its mind on this issue.

Beverly Hartong asked for clarification on whose job is it to enforce the terms of the use permit and what happens when the resident sells the property. She believes that this man has not been asked for much information during this process. She said they have only asked him for a business plan, but nothing for financial, lighting, plans, etc. Jim explained that the conditional use is only for the specific use that the permit was given for, it cannot be used for anything else if the property is sold; however, the authorized use stays with the property not the person, so it would transfer to the new owner if the resident sold the property..

Brett explained to the audience the process that the BZA is going through. He explained that he has made it very clear to the applicant what is considered a complete application. He was asked if the applicant has submitted blueprints and he responded no.

Beverly said she is concerned that there is no checklist of all of the requirements that are necessary for the application.

Tim Hartong spoke about the dog kennel and reiterated the same complaints. He also spoke about the property encroachment by the previous owner and he was hopeful that the new owner would fix the situation, but they did not have the property surveyed. Tim has asked the applicant if he has blueprints and the response from Brett was no. Tim expressed concerns about how long the appeals process takes through the court.

Allen Springer asked whether the engineered plan is supposed to be in the application process. He explained that they hired an attorney for \$2,000 and it seems like the applicant hasn't even submitted a "complete" application.

Marie Springer explained that they have 3 little kids and she is a stay-at-home mom. She was reading a passage from our zoning code: 402.04 basis of determination and skipped down to section B. She asked the trustees to explain to her what that means so that she could quote it to the Board. Brett explained that she was reading from the variance section and that has narrow application. The conditional use section is what is applicable to this situation.

Ben and Allen asked who is in charge of the zoning board. Jim explained the process of appointing and removing board members and explained the independence of the BZA from the Trustees.

OLD BUSINESS: **TRUSTEES**

Vince said he did not hear back from the city yet on when their Trunk or Treat will be scheduled but rumors are it would be the Saturday before Halloween. The Highway Patrol was doing theirs early, October 6th. The trustees decided to settle on Thursday, October the 27th from 6:00 pm until 8:00 pm for the Trunk or Treat and the open house.

FISCAL OFFICER

None

DEPARTMENTAL REPORTS**ROAD DEPARTMENT**

Ray was absent and Vince Coia reported the following:

The curb work and under drainage work in Hidden Brook has been completed and the full depth repairs should be completed this week. The paving should begin next week.

GRANDVIEW CEMETERY

There were two cremations, one lot sale in the last two weeks.

Ray has an appointment with Mr. Stoffer on Sept 30th to discuss and work out an agreement on the double sale of a monument spot by the previous owners.

ZONING DEPARTMENT

Zoning Inspector Brett Psenicka was present and reported the following:

6060 Lakewood Road property is to be listed for sale by Century 21 and they have contracted for yard and home cleanup.

The BZA met on September 14, 2022 and approved 3 of the 4 variance applications including the new GetGo car wash. The 4th application for the Peck Road dog kennel has been continued to the next meeting scheduled for October 12, 2022.

The Breakneck Creek lighting engineer has forwarded the Township's signed contract to the developer for his signature.

Two complaints have been moved to "violation" (Biggs/Davidson).

Two new complaints of high grass (at Patricia and Menough) and obstructive view (at Hill and SR59) have come in and are under review. The Hill and 59 one looks like it is a single tree with poison ivy all over it. Vince told Brett he would get the road crew to go spray the poison ivy.

FIRE DEPARTMENT

Fire Chief Mark Kozak was present and reported the following:

Mark said the previous job applicant, Abigail Edwards, whose job offer has been rescinded has decided that she has changed her mind and would like to take the job. Mark said she has already passed the required reviews and physical and he would like to offer the job again.

RES # 22-122 A motion by Hank Gibson, seconded by Vince Coia to hire Abigail Edwards as part time firefighter. R/C: Mr. Coia, yes; Mr. DiPaola, yes; Mr. Gibson, yes. Motion Passed.

Mark brought up PTFH Heffley's paramedic school. We have put \$1,500 towards it and the entire class costs \$4,500. He did sign a contract stating he has to stay 2 years and pass or pay the money back. It had been discussed giving him more funding pending the EMS grant, the grant was for \$700.00. Mark asked if it would be ok with providing up to another \$1,000 towards his class since the cost has increased so much.

A motion by Hank Gibson, seconded by Vince Coia to authorize providing an additional \$1,000.00 to Firefighter Heffley's paramedic schooling. R/C: Mr. Coia, yes; Mr. DiPaola, yes; Mr. Gibson, yes. Motion Passed.

The old engine is leaving this week, probably on Thursday. They will need a Trustee to have the title notarized. Hank said he would take care of that.

NEW BUSINESS

TRUSTEES

Jim and spoke to the high school's senior government class and gave them a short talk on the functions of local government.

Jim also spoke with the representative from Southern Norfolk railway regarding the crossing by Prospect St/Summit Rd.

FISCAL OFFICER

RES # 22-123 A motion by Vince Coia, seconded by Jim DiPaola to approve POs as listed:

Item	PO#	Amount	Vendor	Purpose	Fund
A	329-2022	\$1,000.00	Municipal Signs & Sales	Signs and posts	Road
B	330-2022	\$3,354.00	Aladtec Inc	Software renewal	Fire
C	331-2022	\$400.00	The Portager LLC	Ad for fire chief	Fire
D	332-2022	\$224.00	Baker, Dublikar, Beck, et. Al.	Legal fees	General
E	333-2022	\$1,000.00	UH Geauga	Heffley paramedic schooling	Fire

R/C: Mr. Coia, yes; Mr. DiPaola, yes; Mr. Gibson, yes. Motion Passed.

Financial reports were sent to the Trustees and department heads in Excel format.

Gail requested that the township pays for Melissa to become a notary. She has agreed to sign an agreement to stay with the township for one year, otherwise she will reimburse the township for the costs.

A motion by Vince Coia, seconded by Hank Gibson to authorize covering the costs of notary testing and supplies for Melissa Murphy. R/C: Vince Coia, yes; Jim DiPaola, yes; Hank T. Gibson, yes. Motion Passed.

First Energy has sent notification that we may now shop for retail generation service provider for streetlights.

Frank Harmon has notified us that he has not received our health insurance policy renewal yet, but the increase to the 2023 medical insurance for a significant number of others will be rising about 12% - 14%. He asked if we wanted to submit FormFire survey's so that he can shop for an insurance policy. The trustees agreed they would like to wait for our actual renewal to come in before they decide to do the FormFire survey's. They noted that FormFire is a cumbersome process.

The 2020/2021 final audit report has been released from the state.

ADJOURNMENT

A motion by Vince Coia, seconded by Hank Gibson to adjourn the meeting at 9:29 pm.
R/C: Mr. Coia, yes; Mr. DiPaola, yes; Mrs. Gibson, yes. Motion Passed.

ATTEST:

CHAIR

TRUSTEE

FISCAL OFFICER

TRUSTEE