

Board of Zoning Appeals Hearing

August 10, 2022 @ 7:00PM

MM: good evening everybody, I would like to call the roll call for the Board of zoning Appeals Meeting August 10, 2022. Remy, here, Joann, here, Gary, here Claire here, Brett here

Gary: let the minutes indicate that we have a quorum so will get on with new business we have a docket with four applicants we are going to start with the newest one first which is BZA 2022-006 and I would like to call the representative for that variance, Mr. Naga have a seat right there, raise your right arm you swear that the testimony that you will give today is the whole truth, Arya; Yes okay be seated and state what you are requesting tonight.

Arya: hello everyone, it's not on, good evening, everyone my name is Arya and I live on 7686 Peck Road, Ravenna Ohio The variance is about getting a permit for an 8ft fence as opposed to a 6ft fence for my personal private use for my dogs

Gary: and the reason you want 8ft and the rules the regulations calls for 6ft.

Arya: right, I have some strong dogs, um when they stand on the hind legs, they stand about 5'8-6ft, so I am asking for an 8ft fence so they cannot go over the fence in case any predator comes on site because, I have 14 acres of land, and the back end of the property has some coyotes resting in the night because I can hear them. So, my dogs are meant to guard my property some of them at least, so if they hear something and want to go after them, I don't want them to go without me looking after them. So

Gary: how many dogs do you have?

Arya: 8

Gary: you have 8 dogs? And what kind are they

Arya: uhh 2 kane corsos (sp), 1 dutch shepherd, 1 uhhh im sorry 2 kane corsos, 1 dutch shepherd, 2 alibies (sp), 2 dual argitinos (sp) and one Caucasian shepherd.

Remy: how long have you had these dogs?

Arya: uhhh the 2 alibies(sp) and the 3 month old kane corso(sp) I have had them for the past two weeks but the remaining ones I have had them since 3 years and 2 years respectfully due to their age

Gary: are they congenial, do they get along well?

Arya: uhm as you know like some of the dogs are dominant I have all of them intact, so uh one of my male I cannot have him with other males, but the remaining ones, they get along with each other so when I walk my other males, he goes only with my females but not males.

Gary: do you have any questions Remy?

Remy: this will be just like a plain chain link fence and have none of those slats or blocking

Arya: so the chain link is yes it's an industrial grade 9in thick chain link fence and um the base of the fence and will have a feet and a half trenching all around the base filled with concrete and cement so that they don't dig through and eventually on the top I will have probably depending on the cost of materials and all that stuff I either add um extenders for the fence or coyote rollers depending on how well like I can get a pricing so for now this fencing 8ft will be good enough.

Claire: and where are wanting to put the fence?

Arya: on the back yard, right behind my deck it's about 270 linear feet

Gary: this is house and this where yes yes (cannot hear who Gary is speaking to from the board)

Gary: is there any comments from the audience and neighbors

Marie Springer: I have some questions um recently

Gary: Don't don't you're ok you are still under oath (speaking to Arya)

Arya: oh okay should I get up?

Marie Springer: hello

Gary: go ahead raise your hand you swear the testimony you are about to give is the truth

Marie Springer: yes

Gary: thank you state your name and address

Marie: my name is Marie Springer I live directly behind Mr. Naga my address is 7712 Cooley Road and I have some questions we received in the mail um requests for variance for the fence

Gary: can you drop your mask when you are speaking it will make it clearer

Marie: oh yes

Marie: so we request in the mail um we received in the mail the request for the fence and then um I have a question on the breeding it might come after this though um I just have some uh questions for maybe the next time that he comes up what is the intention with the 8 dogs are their breeding intentions and how many dogs does he plan to own overall

Gary: are you speaking to this particular case or the one that is about to come up later on

Marie: UMMMMM more so I think the one to come but I feel like they overlap so I can come back

Gary: yep

Marie: okay

Gary: and you are still under oath

Marie: yes

Gary: anything else, anything else here

Allen Springer: I have a comment

Gary: you swear the testimony you are about to give is the truth

Allen Springer: yes I do so my

Gary: state your name and address please

Allen: so my name is Allen Springer I'm Marie's husband I also live at 7112 Cooley which is directly to the east along the back side of Mr. Naga's property um I do have concerns of the quantity of the jobs he intends to keep on his property premises and I am not sure if that is over the limits of what the township allows uh but I have 3 young children that are 4yrs old and younger and I've I have valid safety concerns for having that many animals um that I mean he clearly has states has said statements that would indicate that the dogs can get out or have the desire to get out and I don't feel that's a safe condition to have with my children present

Gary: ok let me ask the same question that I asked your wife

Allen: yes

Gary: are you speaking to this variance request of to the one that is coming later

Allen: uh both I feel that it's applicable to this one and to the extent that he has the dogs already on the property and he intends to have this fence to restrain the dogs he already has

Gary: okay and again we would like to have a couple more questions here (speaking to Arya) first this fence you are requesting is for your home and around your home and you presently have 8 dogs will there be any desire to breed any of these dogs

Arya: in 3 years from now yes

Gary: within the confines of your home here

Arya: yeah in the 14 acres of my property yeah

Gary: what's the board feel about that we are dealing with two separate issues

Claire: separate issues

Gary: two separate issues

Claire: I think we need to my opinion on this he's here for the fence

Remy: yeah for the fence that it

Claire: at this moment umm I have dogs myself and uhm I don't think for this variance for the fence we have anything to say about the dogs that are on the property at this time this he's here to ask for a variance for the fence

Gary: and I understand that Claire but this is not part of the kennel

Clair: right

Gary: which is coming later um I have to ask Brett or the trustee for some guidance here is there a limitation on the amount of dogs on a property Brett?

Brett: I am not aware of any, no

Gary: (swearing in Brett) you swear that the testimony that you are about to give is the truth

Brett: absolutely I am not aware that zoning puts a pre-condition on the number of dogs, I know that other agencies say health department, the EPA, APL, farm bureau might look into the conditions of and the care of the animals and if they have adequate square footage per the number of animals, zoning itself wouldn't enforce that, like I said it would be more of an APL3

Gary: Jim could you step up, Jim DiPaola is one of our trustees at the township, Jim the testimony you are about to give is the truth?

Jim: yes

Gary: Jim in the Ohio revised code as you know of today is there a limitation on the amount of dogs within a property

Jim: that is something I'd have to look up um it may restrict the number cause there is a definition for kennels and things like that I don't know if the dog warden as any requirements or anything like that I know when we did the zoning code that is there is not a number in there as far as number of dogs on a property cause we usually went with are the conditions like referenced are the conditions okay to have that number of dogs is there enough room for them and things like that and uh somewhere along the line the number 5 comes into play I don't know

if that's the dog wardens requirement or ORC but there somewhere along the like it seems that the number 5 comes into play so I'd have to look cause I think the dog warden says anything over 5 is a kennel

Brett: I did speak with the dog warden's office a few days ago on this case I was advised that there is no dog license required for any number of animals unless you intend to breed them commercially I thought 8 or more required a dog kennel license, it doesn't. I know we have regulations regarding livestock and protection from the elements and adequate but I don't know that our code addresses that

Gary: now we all have to remember that this variance request is for the home and these are domestic dogs as far as I'm concerned everybody agree with that and all of those dogs just like your pet or my pet must be licensed and is not part of the kennel anything else I think we are done with you

Jim: okay ill hang around for a while

Group laughing

Gary: was there something else sir

Remy: you need to step up if you want to speak

Gary: if you want to speak

Tim: I was waiting for you to tell me I can

Gary: the testimony you are about to give is the truth? State your name and address

Tim Hartong (sp): Tim Hartong and I 7600 peck road Ravenna and I own all the property south side of his property line um but I went down and met him Sunday I think it was and looked where he is going to put the fence and I don't have a problem putting a fence up for his own dogs and to protect his dogs and protect them from getting out 8ft fence is going to make sure they don't get out so I don't have a problem for the fence for his own dogs there so just wanted to say that

Gary: thank you any other questions from the board

Remy: asked Arya could you step back up there, so all 8 dogs your currently have are your personal dogs but when you breed these dogs what are you going to do with the litter

Arya: sell them

Remy: so is that commercially or private

Arya: it will be considered a kennel at that point because I actually bought licenses for \$188 yesterday from the dog warden so he said unless I breed and sell the dogs it will not be considered as a kennel which is why I have to pay originally per dog but once it's a kennel I just have to pay \$75 all over fee and that will cover it as an actual business so I said that's fine

Gary: are you speaking to your home dogs the 8

Arya: my dogs yes

Gary: the 8 that you own

Arya: yes

Gary: alright are they licensed presently ok and you are going to breed

Arya: eventually if they fit the bill

Gary: and then you are going to sell them commercially

Arya: yes

Gary: hmmm

Remy: would you be selling them as part of the business you propose?

Arya: ya you been my business, the next on that is coming up involves the boarding, training, grooming and breeding so if you want to ask that question at that time I can definitely answer

Remy: how many dogs once your business is established if that goes through would you keep as your personal animals

Arya: once a pet that comes in that belongs to me I will not let go until it dies

Gary: say that again please

Arya: Once I bring a pet on my property unless the pet is like bad in terms of behavior biting someone or something like that or physically or mentally is not good I have to put him down I will never let go for them because it belongs to me as a family so I will not let go I won't give it up to anyone so it's going to stay with me forever until it dies

Remy: anyone else in the audience want to speak, Arya could you step over here so

Brett: Remy I don't know if it helps but we have an open spot here if anybody

Allen springer: um my only comment is this is Allen springer once again uh my only comment is I mean im interested in understanding if he is keeping all of the dogs, he intends to breed he said he was going to sell them for commercial purposes I didn't hear an answer okay so you intend to keep 8 dogs total at your property no more you will sell all the rest, is that clear

Arya: meaning like puppies will be sold adults will be staying with me

Allen: yeah I think the long term question is more how many animals will you end up keeping at your residence, if it's 8 now then it's 8 or if you are selling all the rest, I guess my concern if 8 turns to 12 turns to 15 what point is a kennel which is obviously it's the next issue right but if you are keeping them at your private residence at what point does his residence meet the definition of a kennel

Claire: I still think we are getting off topic I think we needed to stick with the fence variance

Gary: we are following you but there is picture here between the kennel and the residence were are mentally with you dealing with that right now

Claire: at this point

Allen: uh uh uh I understand but allowing the variance from the fence you're going to in a way you're giving him the privilege of having a kennel at his property

Claire: no no not necessarily

Remy: these are two separate issues and we understand your concerns

Allen: uh uh ok thank you

Gary: hardship now I feel as though we need to limit the amount of residential dogs that you have

Arya: okay

Gary: and I think that that limit should be 5

Arya: um that was not what was given to me by the warden because they know there was no limits on that

Gary: your personal dogs

Arya: yeah

Gary: we've requested you've requested 8 but I'm telling you no more than 5

Arya: but that was not given to me by the warden and there is no ordinance as such

Clair: I don't think we can do that

Arya: is not that there are terms of this that you can control me this is not in the Ohio ordinance

Gary: then again your neighbor what is preventing you from having 8 10 12 15 25

Arya: meaning? I did not understand the questions sir

Gary: pardon me

Gary: what's preventing you from having more than 8 dogs

Arya: what is preventing me

Gary: yes

Arya: once I have the outbuildings right but once I renovate those outbuildings my dogs will go into those outbuildings so then it becomes my own commercial kennel right now because I don't have the out buildings renovated yet they are staying in my house once the renovation is done they will go outside in the buildings

Gary: so they will go back into the kennel then

Arya: yeah if I yet again mixing up two topics, 1<sup>st</sup> thing the fencing has nothing to do with the respect to the kennels right?

Gary: right

Arya: when you come back for the 4<sup>th</sup> questions when I start with the breeding which is like 2 – 3 years from now that is also depending about the health test, titles and different other stuff because I just don't want to be like a back yard breeder I want to be like an ethical breeder so once I do all this stuff and if the dog fits the bill to be a breeding dog that's when I breed if the dog doesn't fit the bill I neuter them that's one thing and once I for the fourth one which is coming up in a few minutes if at all that the board approves my permission for setting up my business then that's when I will start applying for a commercial loan and start renovating all these out buildings that I have and move the dogs into the outbuildings and that will become my business

Gary: okay at that point how many dogs will you have around in this fenced area around your home

Arya: my personal dogs I can move from my breeding into the personal field behind the building but the commercial dogs which will be for the customers boarding their dogs they will have their own dog park

Gary: okay

Claire: I think that limiting the number of personal dogs is beyond the board of scope we need to look at just the fence

Remy: I move that we accept BZA 2022-006 to allow an 8ft fence in his backyard so it's not going to be in the front and uh for his personal use and his personal dogs in order to uh contain those animals as he said can be aggressive at times if necessary and that it will also be a benefit to the neighborhood if we approve this as he said his dogs are large and tall when they are standing up and a 6ft fence may not be sufficient for that breed of dog I think it will protect the neighborhood now and in the future so do we have a second

Joann: 2<sup>nd</sup>

Gary: okay Melissa

MM: okay id like to call the vote please

Joann Yes, Remy yes, Gary yes, Claire yes, that motion passes.

Remy: so there's, so there is a 30 day appeal period

Gary: yes there is an appeal period, 30 day for you and the neighbors as if someone doesn't like the decision that made you can appeal that okay

Arya: yep

Claire: you may step down, thank you, Remy: thanks, Gary: thank you

Gary: and now we will hear BZA 2022-007 is the testimony you about to give the whole truth

Sabrina: yes

Gary: thank you state your name and address please

Sabrina: um yes my name is Sabrina Christian-Bennett I reside at 4360 Hattrick Road, Rootstown, Ohio 44272

Gary: and could you state the content of your request

Sabrina: Umm yes I am applying for a conditional use for property that I own on Prospect Street for storage units and it is a an um an allowed conditional use and so I am here for that today

Claire: so we looked at our paperwork

Sabrina: yes

Claire and you are requesting several variances

Sabrina: uh ya the conditional there's the conditional use and then I didn't know if you want to treat those separately and then there is the um a variance for um a the front setback, the rear setback, because the back has the train tracks, the front has St Rte. 44 and the we have required off street parking and hours of operation;

Claire: so instead of requesting all of these variances um could you have made, can you make smaller units that wouldn't require all of the variances

Sabrina: no because I am very limited if if you look at the diagram that lot is laid out it's sort of pie shaped and it widens at the I am already restricted to 65 units on that property and so um if you reduce it probably much more it would not be economical to put those there and there is very limited use for that property as a matter of fact we just got it re-zoned because it it no one is going to want to build a house there I mean you got active tracks in the back you got State Rte 44 in the front so um when we were looking at um uses for it this is what we came up it's

also very compatible with the neighborhood there's a lot of commercial properties within that vicinity as well as another storage unit on the same side up the road probably about a half mile but it's in rootstown township

Claire: how many parking spots are you planning to have

Sabrina: ummmmm I don't have the exact diagram that has the spots but it's whatever the code requires as well as it will have ADA parking for the facility Brett, I didn't bring the one that has the do you have that one by any chance

Claire: you have to have one for every 15 spaces

Gary: you have to have 1 for every 15 or 1 for every 16

Sabrina: ya it it will have more than adequate

Claire: now I am going to be honest with you my biggest concern are with storage units if you look at a lot of the storage units within the township they look terrible they look shabby run down and I don't think it's a good representation of what we want our township to be and what we want it to look like um that's my biggest concern is how it's going to appear

Sabrina: and I can respect that and I can tell you I don't own any of them I have 44 properties throughout the county and I can tell you none of them look run down or have ever been violated for any zoning or health department violations we take very good care of our properties and as a matter of fact when we looked at this um you know we also take into consideration that there is residential across the street and we always look at how would we feel if we lived across the street and what kind of structure we would want to have across the street and I can tell you we have opted not to have any outside storage so you're not gonna see like people at a lot of the storage units they would run out of units to rent so all of a sudden they would start to let people park cars and the next thing you know they don't have, they have expired plates they have flat tires, we have opted not to have any of that because again there is residential across the street and we want to be good neighbors to the folks that are across the street from us and there is actually a house next to us and so um we also um we have to have a buffer between us and the house so we will be doing like landscaping it it will be totally fenced in secured it's not gonna be just uhh uhh unattended. I mean I don't know if you know who I am, I am also a county commissioner I I am not gonna have that kind of a reputation being a county commissioner is who my main job is to promote portage county, get businesses to stay and grow here and people to come here to live because we have a good quality of life and bring in some trash to that community, I can tell you that god as my honor and like ive said we have carefully thought out and planned this um it has not been taken lightly or ya know this is another cash cow let's just throw it up and who cares what the neighbors think, that's not how we operate with our other 44 rentals and that's not how we would operate with the storage units um and I can attest to you that we would have very good reputable reputations if you ever ask anyone about what kind of rental properties that we maintain so I just want to state that for the record

Gary: lets cover these setbacks before we have several things I think we covered the

Sabrina: hhmm sure

Gary: covered the parking spaces was you alright with that 1 for every 15

Claire: ya I think that's what it is

Gary: that's what it is

Sabrina: ya

Gary: so we are okay on that



Gary: the front setback, you are requesting 35ft no you are requesting 25ft the code says 25ft you are requesting 25ft the code says 35ft

Sabrina: yes

Gary: in the back that's 35ft also but you are requesting some of them 22 some of them 24

Sabrina: ya cause of the way it's a pie shaped lot that narrows as it goes down

Gary: Do we have any trouble with that being a storage unit and the back space is butted up against the railroad tracks and that 25ft is more than enough for two vehicle 2 cars to pass and if we had to have the EMS or the Firetruck

Remy: Fire department especially the large truck

Sabrina: yes and I can tell you our site engineer, he has made contact with contact with ODOT in the front and in contact with the railroad in the back as well as once the plans were designed they are very familiar with designing these and that something they made sure of that a firetruck could get in there and that's again what limits the number we can have plus if you were coming, let's see it would be north on 44 the further north you go the lot narrows also degrades down that is where the tent retention pond is going to be at for the runoff it's actually pretty well set up for what our purpose is

Gary: that's okay we do not give you

Sabrina: yes yes the site engineer (talking over Gary)

Gary: what our interest is is what our fire chief has to say Um have you been in contract with Ravenna township

Sabrina: I have not, like I said the plans are still being reviewed through the building department which is the county building department and Mr. Roberts has said that you know when we started doing this that that was one thing they definitely looked at ya know need to be able to have a fire truck ingress/egress throughout the units, so the units, the units just so you know will be set perpendicular to the road because a.) it's a security feature because like I said we're not having that many buildings there is only going to be a total of five buildings but if you were driving down 44 you can look down each of the isles and see we don't have to worry about safety or if we would have put them going parallel to the road ya know people could park in between ya know we are doing them perpendicular so so it's a.) a safety feature so that people can see and they feel safe going there because I wouldn't want to build storage units that I wouldn't feel safe going into after hours or if it was dark out

Gary: what is the um, what is the width of the entrance

Sabrina: ehheh let's see here

Gary: im guesstimating that it's probably about 28ft but that's not marked on the print

Sabrina: on the print that you have um and you know what I don't have my glasses I can show you where it's at

Gary: I see where it's at

Sabrina: yeah it does have dimensions but they are very small im not sure I don't know if it's 75 Bruce can you see that can you what, that's the entrance there cause there is already an entrance onto that property because once upon a time they had a house, Yeah, they had a house and a garage that was used as commercial he used it as a mechanic and it burnt down then they never rebuilt it "Bruce" ya it's 75ft. Sabrina it's 75ft

Gary: it's 75ft?

Sabrina: yes

Gary: that's not to scale

Sabrina: I can tell it's 75ft

Brett: a 75ft wide entrance drive?

Gary: well that could be

Sabrina: if you look at it

Gary: if you look at this print the 75ft might have been point to point right by the roadway but that's surely not the driveway

Brett: oh ok you're talking the apron as it aprons out

Sabrina: yes yes it' aprons out

Gary: the reason I'm asking that question is

Sabrina: yes

Gary: I want to be sure that the firetruck can get in and out of it

Sabrina: sure

Brett: Mr. Long if it helps the fire department did a plan review in May and according to my notes they are okay with uhh what we here if the south side of the south building is completely closed then they would not need to really get a truck there along the south side their recommendations is that if it could be fenced they could run the fencing right along that back side of the building and otherwise they didn't indicate any problems

Gary: again please Brett

Brett: again other than questions about the south side of the south building

Gary: okay

Brett: if that isn't accessible and it's solid they wouldn't need to get a truck on that side so if Ms Bennett were to run fencing all along side of the back of that building because there is no human access to it the fire department is okay with the plan they uh looked it over in late April early may

Gary: okay, okay that's answers that question, so are we okay with the setbacks

Brett: front setback would require 35 from the road rite away

Gary: yes

Brett: it's about 31.5

Gary: what is on the property to the south side of your property?

Sabrina: im sorry?

Gary: hey, who owns, what is on that property to the south side of your property

Sabrina: um that is a house

Gary: okay

Sabrina: yes and that's what I had mentioned according to Zoning if I was to have a storage unit I would have to buffer, id be required and that's where we would landscape and put up a landscape buffer between us and the next door neighbor

Claire: do you have plans for any other landscaping around the front or sides or

Sabrina: UMMM as far as Um probably maybe possibly something in the front I mean we want it to have curb appeal and it's not going to be big storage units cause it's only going to have 65 units um and so again um we want it to have good curb appeal, we want it to be inviting that people would want to rent from their cause I do understand and I know what you are talking about I drive around the entire county and I know what you're talking about the storage units and the storage units we are looking to build are of good quality and they are going to have like metal roofs that they'll have nice coloring it's not going to be cheaply done especially in this day in age (laughs)

Claire: I would want landscape all around it, buffers all around it and um also, ya know put into the variance that there will be nothing outside

Remy: and no outside storage

Claire: right

Sabrina: yeah

Claire: no outside storage, nothing outside, landscaping all around

Gary: all around

Sabrina: and when you say all around because when you look in the back

Claire: not the back

Sabrina: okay just in the like front

Claire yeah not in the back if the tracks want to look at the fence that's fine

Laughs

Sabrina: yeah cause I was gonna say I am going to have the fence all the way around.

Gary: actually it will be the south and west side

Sabrina: south and west side okay

Brett: which will be along the roadway there, the south would require about a 5ft wide vegetative buffer 6ft high I don't know that we want that in front

Claire: no

Brett; or just something tasteful and

Claire: exactly

Remy: some nice landscaping

"Bruce audience" or some flowers

Sabrina: or some shrubbery ornamental

Claire: or something, yeah

Sabrina: that makes it look a little, and again we are good neighbors it and I totally understand what you are saying about some of the storage units that we have throughout the county and it because there are nice houses across the street, there is a nice development and we want to be good neighbors um you know we have taken careful consideration and then like I said we had already decided we are not running a slum storage unit, I don't want Rvs I don't want boats, I

don't want broke down cars sitting outside for my neighbors to have to look at we had already....yeah

Claire: and we appreciate that um my concern is and I am going to be totally honest with you

Sabrina: no that's okay

Claire: I don't want a storage unit in my neighborhood

Sabrina: yeah

Claire: um and I don't want to make it so that the residents in that area are upset with us because we are allowing it

Sabrina: yeah

Claire: and that's why I said we will put into the variance if it's approved that no outside storage whatsoever and nice landscaping, shrubbery around the sides and the front so ya know

Talking over each other

Sabrina: yes because I still want people to be able to see through there because like I said it's a security thing too

Remy: just want to make it a little less commercial because it's in a residential area and you know the folks that are living there moved there ya know they are used to seeing that a little more green trees and

Sabrina: yeah

Remy: because it gets less commercial and you actually kinda extended the commercial

Sabrina: oh you haven't been by there then and see what you had there before we bought it it's actually been cleaned up quite a bit yeah I would not have been happy neighbors +

Gary: okay so let's get to the next item the question here is uh the regulation 504.09 the operation of the business um the regulation is 6am-11pm are you requesting something different than that?

Sabrina: well we would like to request 24 hour access and the reason we request that is cause if someone is moving from out of state or something and the need or they get in in the middle of the night and want to unload, I mean we, most storage units and I called around, you do have 24hr access you have a key card you can go in there, or if they are unpacking and they have stuff in their storage unit and they realize they are missing something and it's in the storage unit uhh yeah I don't want to be restrictive, I understand that there is neighbors, but there is also neighbors up the road by Rootstown storage and this also residential by them as well and we have not really had any issues with

Gary: let's come back to that, let's come back to that uh um and now I think that we need to discuss what time of security you have, fencing, alarms code cards that and your exterior lighting

Sabrina: yes

Gary: and when we talk about lighting, we are going to be very critical with light pollution for the neighbors

Sabrina: ya actually our drawings, oi don't know if you have the right set of drawings, I understand you don't want like a flood light shining on your house but at the same time if you are going there and it's dark you want to have ya know pretty decent lighting to get in and out of there um but we do have um probably more lighting then what is necessary as far as around the

facility but again it's not like a bright spotlight ya know. It's more security lighting I would say ("would you say Bruce (audience))

Gary: and what about security for the facility

Sabrina: it will have a fence around it and it will have a keycard pass that you can get in to

Gary: okay what's your alarm system going to be

Sabrina: as far as?

Gary: as far as fire or breaking in if someone broke in

Sabrina: I can't actually see what they have on these maps, I don't know if we go that far yet as far as what kind of security system we do deal with Dave Saltzman he has security on our commercial buildings now so we would take a look at that again to see um what what requirement, I don't think there is a requirement for it, but again we would want to make sure. We are not going to have an office on site which a lot of times leads to the major alarms, there will be no office on site

Gary: I am not allowed to advertise but Dave Saltzman is a good choice

Sabrina: yes

Remy: will there be any video monitoring?

Sabrina: yeah we'll have cameras yes

Remy: will those be monitored 24/7

Sabrina: um for the most part I mean with the systems that Dave has now they can alarm alert us at any time it's almost like ring but he has systems that we could monitor on a monitors screen as well as be notified I don't know if the system he was looking at um is one that is going to be connected to anything other than um alerting us if there was any specific activities and just having cameras so that we can see what's going on there any time we want to see it so

Gary: does that include fire alarm systems also

Sabrina: no I don't think it has fire alarm systems there

Remy: and what about signage ya know the advertising of the signage that ya know we have a lot of specific rules about signs I'm trying to find it here

Sabrina: hmmm yeah in and again we would probably be looking at if allowable and I forgot it's been a while, this has been a very lengthy process (laughs) for me, so I apologize if if we can put, I believe we can put a digital sign there, but I know there's restrictions as far as ya know how long each add has to stay so it's not

Gary: (talking over) there is a sign limitation, and the code says I think we can have 32 SF is that right Remy

Remy: uhh that's what I was trying to look up

Gary: I think it's 32 Ft if you want more than that or if you want to get into certain types of lighting on that the height and so forth that will request another variance request on your part on signage we'll not cover that in tonight's meeting

Sabrina: correct yeah

Gary: but it's more than what that what uh the regulations says you'll have to have another variance meeting on that

Sabrina: yeah, yeah we would probably just stick with the regulations I mean as far as the signage, cause again it's a busy road and we do have neighbors across the street so we would be considerate I mean of what type of digital sign signage the light and brightness um how ya know how many seconds the adds roll or whatever

Gary: I don't know how you are going to distribute your uh your uh code cards to your customers uh and are you going to handle the fire department in that same manner or are you going to have a key box for them to be able to get onto the premises after hours, during hours or whatever when your main gates closed

Sabrina: hmm that we would verify with the company, as far as the key cards go, ya know some of the storage units have there's several options for that now, some of them have a machine, it's like an automated machine other ones have where you can go online and then we like we would come and meet with them to give them the card, make sure the cards work, we haven't got to that part of it yet so, I can't answer that

Gary: if we grant this variance, in the variance there will be a requirement for a key box control for the fire department

Sabrina: okay

Gary: because they have to be able to get in there

Sabrina: oh absolutely

Gary: when no one's around night or day

Sabrina: yep

Gary: ok

Sabrina: yep that's fine

Brett: and that was in the recommendation from the fire department there section 506.1 requiring a rapid entry key box like a knocks box some other industry standard

Gary: and of course your conditional request is for the uh, self-storage facility

Sabrina: yes

Gary: are there any, we're done with you for

Sabrina: okay

Gary: are there any questions from the audience, no, any questions from the board, any points of interest from the trustee or the zoning inspector

Brett: no sir

Gary: do I hear a motion for this variance and conditional use two of them together and we have 3 stipulations to put, oh oh excuse me I forgot to ask one key question I want to talk about storm water control cause we got buildings here, impervious surface, parking lot, there is no soak away area at all so I'm worried about the storm water

Sabrina: no no there will be a retention pond there and it will be reviewed, that's part of my site engineer review is

Gary: okay

Sabrina: is the storm water runoff and they will meet with the soil and water will come out, actually I think they may have already came out to be honest but know if you look on my plans when we the way that property goes, it downgrades the closer you get to the smaller part of the

pie and it's almost like perfect because right about where slopes down is where that retention pond can go

Gary: okay

Sabrina: and if the storage unit's drainage will slop right to the retention pond

Gary: while we are on the subject of water, do you have pressurized water on Prospect Street there

Sabrina: no not that I am aware of, well I think there is water and sewer there but they are both on the want to say the other side, yeah they're on the opposite side

Gary: so Brett was

Unknown: they are on the west side

Sabrina: ya you are right the water is there, it's the sewer I would have to cross over 44 to bring, there is a hydrant right there on the property

Gary: okay

Sabrina: so

Gary: Brett was there any questions from the fire department on the water

Brett: no

Gary: okay, but there is a hydrant on the property

Sabrina: yes I forgot about that

Gary: okay can you tell me where it's located

Sabrina: ya it's actually rocated, isn't it right by where the entrance way, right where the entrance is

Gary: right where the entrance is

Sabrina: it's to the right if you're looking, ya if you look on the map there is a hydrant right there

Gary: okay, now I guess we are ready to entertain a motion

Gary: and we have so far 3 stipulations

Claire: I move that we accept BZA 2022-007 for conditional use and variances at 5378 South prospect for the requested mini, self-storage complex with the conditions, that there is a key box control for the fire department, that you um have shrubbery and nice landscaping around the premises and that there will be NO outside storage of any kind anything else

Remy: this is all kind of dependent on you final site plan and you have to meet all the other zoning requirements like for signage and runoff all the other pieces as well and the decision goes towards these variances we are hearing today

Gary: do I hear a second

Joann: ill second it

MM: okay I am going to call the vote please, Claire: yes, Gary: yes, Remy: yes, Joann: yes. This motions passes

Gary: okay there is a 30 day appeal available to you and the neighbors if something comes up, we will journalize everything tonight

Sabrina: and then will I get a copy of that sent to me

Gary: the journalization, yes Brett sends those out

Sabrina: just to make sure that I am on the same page and I have all my ducks in a row

Gary: Okay we will be moving right along BZA 2022-008 Timothy Mathers

Tim: yes

Gary: okay you want to step forward please, testimony you are about to give is the whole truth

Tim: Yes

Gary: state your name and address please

Tim: yes my name is Timothy Mathers I live at 5354 St. Rte. 225, Diamond Ohio

Gary: and would you state the content of your variance please

Tim: um I am looking to uh to get the largest size is 1200ft that you are allowed I'm looking to build a 1664FT as I want to get both my camper and some of my equipment for the apartments into that building all in one place instead of scattered around um I happen to own I do own all the buildings around it I own all the apartments around it so it would be pretty much in the middle of all that

Claire: you own the 3 duplexes correct

Tim: 3 duplexes around it and of course the one across the streets and then I own several around Ravenna township

Claire: you say you own the one across the street

Tim: yes 3627 is across the street

Claire: on Lovers lane

Tim: yes it's the central place to keep all my stuff to maintain the properties around the town and township

Gary: is there a principal building on that property

Tim: um there is an apartment um a duplex on this property now and it sits almost like a vacant lot between the two apartments

Gary: (asking Claire to show him where this is to explain the map) Claire: explains

Board discussing map

Claire: if I am correct on this, you're wanting to put this building in between the two that are sitting on Lovers Lane

Tim: yes, yes exactly

Claire: you want to put it on the one at the bottom of the hill not the one sitting on top of the hill

Tim: Um the one at the top of the lot the lot extends down to the bottom of the hill so it would be on the one that's on the top of the hill actually on that lot

Claire: it would be on the one on top of the hill

Tim: yes

Claire: UM my concern with this is and I say this with everyone that comes before the board that the want an outbuilding bigger than their home



Tim: yeah

Claire: why do you need one that big

Tim: it's the uh I want to put my motorhome in there and get it in and out of the weather and I want to put all the mowers and equipment in there for the apartments put it all in one place instead of scattered around like it is now

Claire: I think it, I think it doesn't make for a very cohesive look

Tim: yeah

Claire: when you have this huge building and a smaller home

Tim: I would be setting the building back so it's really not that noticeable, it would be earth tone colors, browns and there is trees around there and if ever happen to go past any of my properties, they are all maintained kept nicely um which I have quite a few around town

Claire: I would not have a problem with your requests for the setbacks or what not if it were a smaller building I don't like the idea that it is larger than, that the square footage is larger than the home

Tim: I am not sure what the square footage of those are, they're about, what are those homes there (talking to wife in audience, she says 1680) 1680 (wife says somewhere around there)

Claire: 1560

Tim says 1560

Claire: according to the tax map

Tim so we are talking about not even what a 100 sf bigger it wouldn't be that much bigger and it is back where it isn't going to be that noticeable anyhow and I do own the lot behind where I am going to build it also

Remy: well we also have to think not just about today but in the future

Tim: yeah in the future yeah I understand

Remy: that's the same kind of question I had ya know you want to reduce the setback to have the building further back

Tim: yes

Remy: but you know there is nothing to say that tomorrow you won't sell the property and we allow that, but based on Ohio codes, but then tomorrow you might not own that, we have to think of the future of the property as well

Tim: now the future of that particular property is not it would not be buildable for all the smaller it is back there uh what's left of it in other words it's just it's just not buildable it's just too small and you also have to keep the required lot size for septic systems and that particular spot there is no septic system to worry about so

Board discussing amongst themselves regarding map

Gary: the biggest problems is the future population that's why the regulations have been written and revised and rewritten and revised and rewritten

Tim: yeah

Gary: and the setback is 35ft. is that correct?

Remy: 35ft

Gary: and you are requesting 10

Tim: 15 and I own that part of the property to the 6887-6889 that lot off infirmary

Remy: would you have any thoughts of uh like attaching that kind of leg I guess of the property that's behind to the property in front

Tim: I did think about that

Remy: then you wouldn't have to worry about setback and worry so much about that property on Infirmary would of sold then somebody if they did want to put something back there ya know septic or not we don't know what regulations are going to be tomorrow so we need to work with what we have today so that would be something that I would want to see especially with that size of a building, that that size of building is on a larger lot and one way you could easily do that is if you attach that leg to that property and then you wouldn't have to worry about setbacks

Tim: yeah

Remy: because then we would just have to look at size

Tim: ya that thought crossed my mind too of course then you have got to get a surveyor out there then you have to go up to the county and apply for it, there is a lot of extra cost there is one of the reasons and I know nobody could ever do anything with that lot behind their cause it's too narrow and it's kind of just landlocked in there and that also those 3 duplexes they all run off one well so they have to stay together pretty much, you cannot separate them and sell them individually unless there

Gary: are they running off a common septic system too

Tim: No each one has their own septic system but they all have the same well

Joann: is your equipment sitting outside now

Tim: no I have it scattered around, I have some at 3627 that little building there and then I keep some at my residence and it's just ya know the mowers and I do have a lot of remodeling equipment of course materials for the apartments, I just have them scattered clear out to diamond, if I forget something I'm running clear home

Gary: what's the peak height of this building that you are proposing

Tim: I believe, I think it's about 20ft right around 20ft, it would be a steel building too

Gary: can you explain why you cannot live with a 30x40 building

Time: what's that? Oh the RV I want to put in it is a 40ft, a 43ft RV, so that puts me in the 50ft, you have to put the RV in it, it also house my RV

Gary: so can you live with 30x45

Tim: uhh an excellent driver could, I suppose I could yeah I just want to be able to walk around it and work on it if I need to do anything to it I could and the other is what the companies will sell as far as the size of buildings some go in 10ft increments and some go in 15ft increments because the cost of a wood building is just out of sight right now cause you can't even buy wood so I would be going to a steel building um cost wise too and I think they had one for different sizes I was just looking what a particular kit is and how it comes out to size

Gary: how's the board feel about a 30x45ft and okay the set-backs then (wife in audience "motorhome won't fit in it")

Joann: I don't think it suits the purpose of why he wants to go that big because he wants to store his motorhome I'd rather see equipment stored in some place rather than outside all over

Claire: I'm not happy with this, I stick with what I said in the beginning, I understand where you are coming from, um but again, my feeling is that when you come to the board for a variance, we have to look at what is best for the township, naturally ya know what you want but also is there another way to do it

Tim: yeah

Claire: if we always say yes then why do we have rules and you I guess that's the only way I can say that, if we always say yes why are we here, um I don't like the fact that you are going to be so close to the line and as Remy said in the future if something happens, ya know, you end up with a neighbor there you are right there on the line and again the size of the building itself in comparison the duplex

Tim: and I don't necessarily have to be that close to the back of that property, I only did that because I wanted keep it back and out of sight the only reason I wanted to set it back so far was to keep it from being so visible from the road and in the neighborhood

Gary: so what are you saying, oh I see, okay do you have anything more that you would like to state

Tim: not that I can think of no

Gary: is there any questions from the neighborhood, no questions zoning inspector? No. trustee? (Jim) yes, he lives outside of Ravenna Township his personal residence is outside of Ravenna Township, why does he want to put his motorhome away from his property that doesn't make any sense to me and it seems like you would want the motorhome closer to where you live rather than store it on another piece of property and therefore the building could meet the 1200SF requirement

Tim: the answer for that is I don't have any other room for it at my residence, there is not enough room to build a building

Gary: where do you store your motorhome now

Tim: it's in my driveway

Claire: in Diamond

Tim: yes in diamond right in the driveway and I cannot build nothing, there is no room to build nothing there that's the answer to that

Jim: thank you

Gary: anything else from the board, are we ready to make a motion

Gary: I move that we deny this request

Claire: I will second that

Remy: it's based on size and location

Gary: it's based on size and location

Remy: there are other ways of doing this and again you have to think about the future and the future use of the property ya know we can't say what the next owners of either property might do or want then and if it doesn't fit in the neighborhood

Tim: let me ask you this since I got everybody here what would be stopping me from building a 1200FT building in the same location

Remy: as long as you met the setbacks you would meet the 1200FT too

Tim: yeah

Remy: so yeah there are different designs of 1200FT

Tim: yeah, that's what might happen anyhow then cost wise too, so

Claire: and again this is nothing personal

Tim (talking over Claire) no I know I understand

Claire: we are trying to improve our township, ya and if you wanted to do the 1200foot square foot that's

Tim: and that's what I might end up doing I don't yet at this point I just know I want to get this thing in a building and there is no storage around here for RVs as far a class A motorhomes nothing big, nothing around here

Gary: okay we have a motion on the floor and it has been seconded Melissa do you want to take the roll call

MM: absolutely, Remy: so, a YES vote is to deny, MM that is correct Remy: yes Gary: yes, Joann: No, Claire yes

Gary: the motion is carried and the variance has been denied

Tim: Okay

Remy: I mean we gave you some suggestions as to some different size possibilities and to have to think what would fit best in that area as we mentioned you don't live there and there are people that do live in that area that will be driving by etc. and in the future like 20-30yrs from now, that's what we have to think about ya know the future of the property not just today

Tim: Okay

Claire: and you know also as you heard us mention earlier, look at getting those two pieces

Tim: ya I could do that too

Claire: and I know that there is an expense involved there

Tim: yeah

Claire but that may be best for you in the long run anyway

Tim: it's something I'll look into

Claire: even tax wise

Remy: and the setback issue

Tim: and that's the reason I was doing all that because they don't know how to tax it you know if I have it across the property line the building they don't know how to tax it so it has to be changed, okay well thank you

Gary: thank you

Claire: have a good evening