

Ravenna Township Board of Zoning Appeals

Jeff Gaynor, Remy Arness, Gary Long, Claire Moore, JoAnn McEwen

A public hearing of the Ravenna Township Board of Zoning Appeals was advertised and held at 6:00PM, on Wednesday, December 13, 2023, at 6145 S. Spring Street., Ravenna, Ohio 44266

The meeting was called to order at 6:00pm by Chairman Remy Arness. Administrative Assistant Melissa Murphy took the roll call: Remy Arness, yes; Gary Long, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Kerry Hollender (Alternate), yes; Claire Moore, absent. A quorum was recognized for the record.

Audience:

- Mike Kendall, 505 White Pond Dr. (spoke)
- Jim DiPaola, 3201 Summit Rd
- Joe Juska, 5697 Halwick
- Tony & Jean Coia, 3149 Hidden Brook (spoke)
- Keith & Susan Hill, 3373 Hidden Brook
- Rich Costin, 809 South Main Street, North Canton (Applicant) (spoke)
- Mike Chalkwater, 5692 Cross Timbers (spoke)
- Sara Dunlap, 3121 Westwood Dr. (spoke)
- Michael Baker, 3168 Hommon Rd
- Reuben Finnell, 3323 Hidden Brook (spoke)
- Mike Wisniewski, 3417 Hidden Brook
- Todd Peetz, 3178 Westwood (spoke)
- Bethany Oni, 5704 Halwick

New Business: BZA #2023-013

Rich, with Quail Hill Forest Ridge Development, presented his case to the Board regarding his request for a conditional use permit for the renewal of Phase six (6) of the Planned Unit Development.

He stated the only change from the original plan was the removal of one lot and a cul-de-sac to make room for a storm water retention basin. Remy questioned the type of wetlands that were on this property, and Rich explained that they are the lowest level, isolated wetlands, which they will need approval from the Army Corp of Engineers before proceeding and obtaining this conditional use permit is the first step of many before this project could get underway. Ex: Regional Planning approval, and Portage County Soil and Water.

Several residents spoke of their concerns regarding how Phase 5 is being maintained, since the HOA has zero control over those lots. Also, they were very concerned that this project would continue to be drawn out and never finished as promised several years ago. The residents explained 8 out of the 22 homes in Phase 5 have HOA violations, that the developer is still in charge of regulating those parcels until the last lot in the Phase has been sold, and they are not following through with those regulations. Lastly, they were concerned how the land designated for Phase 6 has only been mowed twice

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a year and miscellaneous debris and concrete from other projects has also been left on this vacant land. They were advised to contact Zoning for these issues, and no calls or complaints have yet been made, therefore our Zoning Inspector is unaware of any issues.

The applicant was asking for a 5-year extension on the conditional use permit. Todd Peetz, a resident who is also an employee with Regional Planning, advised the BZA that Regional Planning will not be able to hear this application until February 2024 and the application, if approved, would expire after 3 years.

JoAnn made a motion to approve with condition(s) the application for a conditional use permit from Quail Hill Forest Ridge Development under the following conditions: to proceed with the updates presented on December 13, 2023, meeting and with a 3-year extension instead of 5. Jeff seconded the motion. R/C: Jeff, yes; Gary, No; Remy, yes; JoAnn, yes; Kerry, yes. Motion passed.

Jeff made a motion to journalize the Boards decision for BZA #2023-013. JoAnn seconded the motion. R/C: Jeff, yes; Gary, yes; Kerry, yes; Remy, yes; JoAnn, yes. Motion passed.

JoAnn made a motion to approve the meeting minutes from November 8, 2023, meeting. Kerry seconded the motion. R/C: Jeff, abstain; Gary, yes; Kerry, yes; Remy, yes; JoAnn, yes. Motion passed.

Gary made a motion to adjourn the meeting at 7:18PM. JoAnn seconded it. R/C: Jeff, abstain; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

ATTEST:

Chair

Zoning Inspector

Administrative Assistant