

Ravenna Township Board of Zoning Appeals Meeting Minutes

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, March 13, 2024, 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, yes; Lori Rotondo, Zoning Inspector. A quorum was recognized for the record.

Audience:

- Richard Wise, III, 7027 State Route 14, Ravenna, Ohio (applicant)
- Zach Yost, 7798 State Route 44, Ravenna, Ohio (applicant)

New Business: BZA #2024-001

The Board heard from Richard Wise, III from 7027 St. Rte. 14, Ravenna, Ohio 44266 who was requesting to construct a 40'x50' accessory structure in front of his primary dwelling.

Richard explained to the Board that due to the grade of the property, septic and water well location, this was the only logical location to place the accessory structure.

Gary suggested downsizing the accessory building to 25'x75' and place it in the rear of dwelling, tucked in the corner. Richard explained his water well would be in the way and due to the grade of the land, there would be thousands of dollars that would have to be put into earth work and a retaining wall, which is not feasible. Richard stated that this structure would be cold storage, no power, water or plumbing will be ran.

JoAnn made a motion to approve the variance application for the 40'x50' accessory building to be built in the front of the dwelling located at 7027 State Route 14, Ravenna, Ohio 44266. Remy seconded the motion. R/C: Jeff, no; Gary, no; Remy, yes; JoAnn, yes; Claire, no. Motion Failed.

After the Board made and voted on the above motion, there was a discussion amongst the Board and applicant due the applicant inquiring about the reasons for denial. Claire stated that one concern was having the building in the front yard it would not be esthetically pleasing since the property is on the main road coming into the Township. Richard stated that even if all the trees in the front yard were taken down, the building couldn't be seen from the road due to the grade of the property. Claire then stated it slipped her mind that his property is zoned commercial residential and that she has a different opinion and would like to re-open the motion.

Claire made a motion to re-open the motion for BZA #2024-001. JoAnn seconded the motion. RC: Gary, yes; Jeff, yes; Remy, yes; Claire, yes; JoAnn, yes. Motion passed.

Claire made a motion to approve the variance request for BZA #2024-001 with the

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conditions that two (2) existing sheds are removed from property prior to construction, and that the water runoff from the new building is properly routed on property. JoAnn seconded the motion. RC: Remy, yes; Claire, yes; JoAnn, yes; Jeff, yes; Gary, yes. Motion Passed.

Gary made a motion to journalize the Boards decision of BZA #2024-001. Jeff seconded the motion. RC: Claire, yes; Gary, yes; Remy, yes; JoAnn, yes; Jeff, yes. Motion Passed

New Business: BZA #2024-002

The Board then heard from Zach Yost of 7613 St. Rte. 44 regarding his request for a variance to have a temporary/mobile 6'x8' sign in his yard periodically, when the regulation states the sign can be no larger than 4'x8'. Zach explained the sign is an A-frame sign that was originally 4'x8' however he added a piece to the top with his phone number. He stated that since it is on a trailer, he takes it to job sites to advertise and did not realize the regulations stated that he could not park it in his front yard.

Remy made a motion to approve the variance with the following conditions, one (1) 32SF temporary/freestanding/mobile sign on trailer ("A" frame sign) permitted to be in the front yard for thirty (30) consecutive days two (2) times per calendar year according to section 10-8 of the Zoning regulations. Gary seconded the motion. RC: Jeff, yes; Claire, yes; JoAnn, yes; Gary, yes; Remy, yes. Motion passed.

JoAnn made a motion to journalize the Boards decision for BZA #2023-002. Gary seconded the motion. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

JoAnn made a motion to approve the meeting minutes from December 13, 2023, meeting. Jeff seconded the motion. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

Gary made a motion to adjourn the meeting at 7:31PM. Claire seconded it. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

ATTEST:

Chair

Zoning Inspector

Administrative Assistant