

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, June 12, 2024, at 6145 S. Spring Street., Ravenna, Ohio 44266

The meeting was called to order at 6:02pm by Chairman Remy Arness. Administrative Assistant Melissa Murphy took the roll call: Remy Arness, yes; Gary Long, yes; Jeff Gaynor, yes; Kerry Hollender (Alternate), yes; Claire Moore, yes; Lori Rotondo, Zoning Inspector. JoAnn McEwen was absent. A quorum was recognized for the record.

Audience:

- Allison Kuhn, 5623 New Milford Road, Ravenna, Ohio (applicant)
- Jared Hostetler, 5623 New Milford Road, Ravenna, Ohio (applicant)
- Susan Allen, 430 Grant Street, Akron, Ohio (applicant)
- Ryan Brady, Brady Signs, 1721 Hancock Street, Sandusky, Ohio (applicant)
- James Sanders, 6728 McElrath, Ravenna, Ohio (applicant)

BZA #2024-007 The Board heard from Susan Allen, architect for Happy Trails Farm Animal Sanctuary Inc., of 5623 New Milford Road, Ravenna, Ohio 44266. They are requesting to replace two existing structures on the property with a new welcome center/office for staff use. Happy Trails Farm Animal Sanctuary has been in business at this location for over 20 years. Susan requests two (2) variances. (1) Front yard setback: Zoning Code requires 35 feet, the proposed setback for the new building is 23 feet. (2) Off street parking: variance needed for drives and parking area (11,200SF) behind the proposed gates to use gravel in lieu of hard surface.

Susan explained the need for the setback: the driveway area needs to be larger due to trucks and trailers coming in and out of the driveway to drop off and pick up animals. Currently they have two buildings, an office and a welcome center. This new building will combine both into one and there will be no events held in this building.

Claire made a motion to approve the two variances requested with a request that the property owner receive recommendations on fire safety from Ravenna Township Fire Department. Gary seconded the motion.

RC: Jeff, yes; Remy, yes; Gary, yes; Claire, yes; Kerry, yes. Motion Passed.

Gary made a motion to journalize the Boards decision of BZA #2024-007. Jeff seconded the motion.

RC: Claire, yes; Remy, yes; Gary, yes; Jeff, yes; Kerry, yes. Motion Passed.

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BZA #2024-006 The Board heard from Ryan Brady of Brady Signs, 1721 Hancock Street, Sandusky, Ohio regarding the rebranded business sign for First Cash Facilities located at 3499 State Route 59, Ravenna, Ohio 44266. The sign will be a lighted aluminum box with a pole skirt and plastic sign.

The Board inquired if Ryan had spoken to or received permission from ODOT to put the sign in the road-right-away. Ryan stated he had not spoken to them.

Claire made a motion to table the setback variance request until the applicant has spoken with ODOT, located the road right-of way, and received an approval to place the sign in this specific location. Gary seconded the motion

Gary made a motion to journalize the Boards decision to table BZA #2026-006.

RC: Remy, yes; Jeff, yes; Gary, yes; Kerry, yes; Claire, yes. Motion Passed.

Old Business, BZA #2024-003 The Board heard from James Sanders of 6615 Fairfield Street, Ravenna, Ohio 44266 regarding an area square footage variance request to build one duplex on his parcel.

The required square footage to build a multi-family dwelling on a parcel is 20,000 square feet. Mr. Sanders only has 16,500 square feet. He requested to build a 2,240 square foot duplex with a rear setback of 11ft instead of the required 20ft.

Jeff made a motion to approve Mr. Sanders' request to build one duplex with the area square footage of 16,500 and the 11ft rear setback. Claire seconded the motion.

RC: Remy, yes; Gary, Abstain; Claire, yes; Jeff, yes; Kerry, yes. Motion Passed.

Claire made a motion to journalize the Boards decision of BZA #2024-003. Jeff seconded the motion.

RC: Claire, yes; Remy, yes; Gary, abstain; Jeff, yes; Kerry, yes. Motion Passed.

Jeff made a motion to adjourn the meeting at 7:32PM. Claire seconded it. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; Kerry, yes. Motion Passed.

ATTEST:

Chair

Zoning Inspector

Administrative Assistant