

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 6:02PM, on Wednesday, July 10, 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:

- Robert George, 7694 State Route 44, Ravenna Ohio 44266, applicant
- Cynthia George, 7694 State Route 44, Ravenna Ohio 44266
- Angelo Battaglia, 2650 Summit Road, Ravenna Ohio 44266, applicant
- Nick Battaglia, 4230 Marks
- Tim Gerity, 12222 Plaza Drive, Parma, Ohio 44730, Lamar Advertising
- Ryan Brady, 1721 Hancock St. Sandusky, Ohio, Applicant

BZA #2024-008 The Board heard from Robert George of 7694 State Route 44, Ravenna, Ohio 44266 who requested three (3) separate variances for said parcel. Robert requested to build a third accessory structure on his property – per code the most allowed is two accessory buildings. This proposed 30'x50' (1,500SF) structure also exceeds the maximum square footage permitted on one parcel. He is also requesting an 8ft rear setback for this building – the required rear setback is 20ft.

This parcel currently contains a duplex, a detached garage and small shed on the north side of the property for the renters, as well as a detached and attached garage on the south side with a small shed for the property owner. The shed on the south side of the property will be removed to access the proposed 30'x50' structure. Mr. George explained that they have a large motorhome, utility trailers and other vehicles that he would like to store inside out of the elements and the current detached garage is where the equipment used to maintain the property is stored. Also, the garage doors are not high enough for the motorhome. This proposed structure would be located 28ft from the principal dwelling, it will be for cold storage only with no utilities, have a concrete floor, and the gutters will be properly routed. The Board questioned about the type of materials he will be using for the drive to this structure, he stated it will be gravel at first, then depending on funds he may install asphalt or concrete.

Claire made a motion to approve the requested variances with the conditions that the 8x10 shed on south side is removed, at least a 15ft side and 10ft rear setback, and not to exceed 1500 total square feet. JoAnn seconded the motion.

RC: Jeff Gaynor, yes; Remy Arness, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

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Gary made a motion to journalize the Boards decision of BZA #2024-008. Claire seconded the motion.

RC: Jeff Gaynor, yes; Remy Arness, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

BZA #2024-009 The Board heard from Tim Gerity of Lamar Advertising of Parma, Ohio who was representing Angelo Battaglia, the owner of Battaglia Properties 59 LLC. Mr. Battaglia was requesting a variance to place a billboard on PP #29-343-00-00-007-000 which is zoned Commercial Residential. According to the Township Resolution, billboards are not permitted in this district.

Tim advised the Board that nothing will change that was presented and approved by the Board in 2023. He also feels that if the Board approves this variance and he gets the information back to the State the project will move quickly and they will not need an extension on the Zoning Permit they received August 2023.

JoAnn made a motion to approve variance request to place a billboard in a Commercial Residential District. Claire seconded the motion.

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

JoAnn made a motion to journalize the Boards decision of BZA #2024-009. Jeff seconded the motion.

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

BZA #2024-006 (Tabled on June 12, 2024, to speak to and obtain info from State).

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. Per zoning code all signs are to be 20 feet from the road right of way.

Ryan explained to the Board that he is representing the property owner as they are out of state. Documentation from the Ohio Department of Transportation (ODOT) was given to Lori prior to hearing, which Lori distributed to the Board. Per this documentation the proposed sign is on private property and will be 4 feet from the road right-of-way.

JoAnn made a motion to approve the requested sign setback variance of at least 4 feet from the road right-of-way. Gary seconded the motion.

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

Gary made a motion to journalize Boards decision of BZA # 2024-006. JoAnn seconded the motion.

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

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Jeff made a motion to approve the meeting minutes from June 12, 2024, with the corrections discussed at meeting. Claire seconded the motion.

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

JoAnn made a motion to adjourn the meeting at 7:10PM. Remy seconded it. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; Kerry, yes. Motion passed.

ATTEST:

Chair

Zoning Inspector

Administrative Assistant