

# 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, December 11, 2024, at 6145 S. Spring Street., Ravenna, Ohio 44266.

The meeting was called to order at 6:01pm by Chairman Remy Arness. Zoning Inspector, Lori Rotondo took the roll call: Remy Arness, yes; Gary Long, yes; Jeff Gaynor, yes; Kerry Hollender (Alternate), yes; Claire Moore, yes; JoAnn McEwen, yes; Lori Rotondo, Zoning Inspector, yes; Melissa Murphy, Administrative Assistant, yes. A quorum was recognized for the record.

Audience:

- Randy Shafer, 309 Monroe Street, Monroeville, Ohio
- Pierre Journal, 282 Smith Street, Brooklyn, NY 11231
- Brittain Burnworth, 420 Alleghany Street, Hollidaysburg, PA
- Larry Cruise/Tia Rutledge, 2840 Lake Rockwell, Ravenna Ohio
- Jim Bouhachem, 5665 St. Rt. 516 NW, Dover, Ohio 44622
- Ali Bouhachem
- Amy Noble, 3041 E. Waterloo Road, Akron, Ohio

**BZA #2024-016** The Board heard from Amy Noble, representing Ellet Neon Sales & Service, Inc. regarding adding seven (7) additional wall signs to the Taco Bell being constructed at 2608 SR59, Ravenna, Ohio.

Amy advised the Board this Taco Bell is the 5<sup>th</sup> in the country being constructed in the new style described as "Kitchen Brand." This building design has a smaller footprint with 2-drive thru lanes, mobile order window, walk up windows and patio for convenience.

Due to this layout, many wall signs are needed to advise the customers where to go, etc. A few signs will be lit, the rest will not be.

JoAnn made a motion to approve Ellet Neon Sales & Service, INC representing Taco Bell of America, LLC. of 2608 SR59, Ravenna, Ohio 44266 requesting seven (7) additional wall signs. Claire seconded the motion. RC: Remy Arness, yes; JoAnn McEwen, yes; Gary Long, yes; Jeff Gaynor, yes; Claire Moore, yes. Motion Passed.

Gary made a motion to journalize the Board's decision of BZA #2024-016. JoAnn seconded the motion. RC: JoAnn McEwen, yes; Jeff Gaynor, yes; Remy Arness, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

**BZA #2024-017** The Board heard from Jim Bouhachem representing Orchard Plaza, LLC of 2633 State Route 59, Ravenna, Ohio. Jim requested a conditional use permit for a Carwash & Gasoline Station to be placed on this parcel.

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Randy Schafer, project contractor, explained the building plans in detail to the Board. The existing building will be removed, and a completely new facility will be constructed, with a separate single lane carwash. The name of this facility will be Sibley Mart.

The main building will have adequate parking spaces per regulations and a drive-up window for sales and food service. This facility will have a C1/C2 beer & wine permit, 7 gas pumps and may have a charging station for electric vehicles in the future.

Randy also advised the Board that this building would be closer to Route 59 than the existing building and will have a fence on the north side of the property (rear of the facility) to separate property & traffic from the mobile home park.

Claire made a motion to approve BZA #2024-017 the conditional use permit for a carwash & gasoline station requested by Jim Bouhachem, Orchard Plaza, LLC of 2633 State Route 59, Ravenna, Ohio 44266. JoAnn seconded the motion. Remy Arness, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Gary Long, abstain; Claire Moore, yes. Motion Passed.

JoAnn made a motion to journalize the Board's decision for BZA #2024-017. Claire seconded the motion. Remy Arness, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Gary Long, abstain; Claire Moore, yes. Motion Passed.

**BZA #2024-018** The Board heard from Pierre Journal of Ravenna 268, LCC c/o CVE North America, representing Larry Cruise, trustee of 7639 SR 14, Ravenna, Ohio 44266, who requested a conditional use permit for a Commercial Solar Energy System to be placed on said property.

Pierre explained in depth the installation procedure, how the Solar Energy System will work including safety protocols, electric utility integration, and how the location will be maintained for the life of the project. He advised there would be no lights on the property for any reason and that no further expansion of the system is expected.

Jeff made a motion to approve with the condition that CVE will provide proof of a solar decommissioning surety bond to the Township Zoning Office to keep on file. Claire seconded the motion. Remy Arness, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Gary Long, abstain; Claire Moore, yes. Motion Passed.

Gary made a motion to journalize the Boards decision of BZA #2024-018. Jeff seconded the motion. Remy Arness, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Gary Long, abstain; Claire Moore, yes. Motion Passed.

JoAnn made a motion to approve with corrections the minutes of the November 13, 2024, meeting. Gary seconded the motion. Remy Arness, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

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Gary made a motion to adjourn the meeting at 8:03PM, December 11, 2024. JoAnn seconded the motion. Remy Arness, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

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Chair

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Zoning Inspector

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Administrative Assistant