

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS
GARY LONG, JOANN McEWEN, AND CLAIRE MOORE*

Jeff Gaynor called the meeting of May 8, 2019 to order at 7:00 p.m.

R/C: Jeff Gaynor – here, Remy Arness - here, Gary Long, - here, Claire Moore – here, Carolyn Chambers, Zoning Secretary and Jim DiPaola, Zoning Inspector. Absent was Joann McEwen

Jeff: Any old business? Then new business we have a Conditional Use request 2019 BZA 04 for William M Davis, 1047 Brittingham Dr., Ravenna. Request for a flag lot. Are you Mr. Davis?

Swears in William M. Davis 1047 Brittingham Dr. Ravenna.

Jeff: Thank you, the nature of your request this evening?

William: We are splitting our property at 6535 Cleveland Rd. and we are going to be selling it and this was a split and under flag pole lot it requires 80 ft. road frontage and we are requesting a reduction of a 60 ft. road frontage.

Jeff: Ok, what is the outline of the property that is yours now?

William: All of it is mine.

Jeff: This outline here? (Points to the map)

William: All of this here is mine. (Points to the map)

Jeff: Ok, the two structures indicated are what?

William: We have a blue building here and this is our auto repair facility and the Portage Portable Toilets property is here. (Points to map)

Jeff: This is left on Cleveland Road or south.

William: Yes, this section back here is the City.

Jeff: What's the next side road off of Cleveland Road?

William: Henderson

Jeff: Henderson is adjacent to your property?

William: A side road is down here which is Oakwood

Jeff: Ok

William: This way is Wall St.

Jim: The next would be South Fairfield

Jeff: Neither of these indicated buildings are residences? Is that accurate?

William: Yes

Jeff: Other questions form the Board please.

Remy: On your flag lot, there's a drive now?

William: Right now the driveway is right here and that lot is right down the middle of the driveway.

Remy: So are you going to move the driveway over?

William: No, the driveway is approximately 36 feet wide.

Gary: Is that on parcel two? The driveway you're talking too, is that in here? Does the line split the driveway?

William: Yes, it splits the driveway and there is 20 feet on each side, approximately

Jeff: The driveway is not paved is it?

William: It's, underneath the driveway it goes down 3 feet with rock and gravel and we had an oil well there and that driveway was put in by Beck Energy so that when I had my trucking company there we ran trucks down that driveway.

Jeff: Are we expecting to build on either or both parcels?

William: Everything will remain the same. I have an agreement to sell the portable toilet business to this guy and he's going to get this land and this here is where Loftin car repair service and he's going to stay there. (Pointing to map).

Gary: Both parcels will utilize the same driveway? Am I to assume that the driveway is going to accommodate both owners of both parcels?

William: Yes it will, it will because it's wide enough. We could if need be put another driveway here, but I don't foresee it.

Jeff: You have enough room that if it should happen one day you could accommodate that.

Right now splitting the drive with both owners will be ok wouldn't it?

Jim: It will be perfectly fine. It's a very wide area and trucks are going in and out of there all the time and to say a dedicated driveway here and a dedicated driveway there doesn't exist, it's all one. There's no problem getting in and out.

Gary: It's not like one waiting for the other one. My thought process is if there is a new owner on parcel 2 and the property line splits the property in right now and he does not like that in 2022 now where are we at? Are we in a legal battle?

Jim: That's between the property owners.

William: Let me say this, this owner right here next to joining us, he's the one buying the business and this property eventually join his property.

Gary: We don't share any utilities? They will be separate

William: Everything from sewer everything separate from this building verses this building

Claire: There is a house on one property right?

William: That house is up here (points to the map)

Claire: That's not going with it

William: No, that's a private home.

Jeff: You're a good ways south of that scrap metal yard right?

William: On Wall St. you mean?

Jim: No, that's on Sprott.

Jeff: Any other questions or concerns from the Board? Basic discussion?

Gary: The only other question I had and Jim covered it. We don't have a written letter from Mark, the Fire Chef. We would like to have Mark on the record, because the Resolution states that we need that in writing.

Jim: He comes back to work tomorrow and I will ask him then

Jeff: Ok that's good got to get the fire people Ok'd. Anything else?

Claire: That was my concern about the fire.

Remy: Chapter 7 page 7-25

Gary: We don't have to worry about the City, because the bulk of the property is in Ravenna Township.

William: We are only a quarter acre in the City.

Jeff: Chair is ready to entertain a motion pertaining to this request.

Gary: I move that we accept the Conditionally Permitted Use as requesting 2019 BZA 04 for Mr. Davis and our Zoning Inspector will acquire a written notice form the Fire Chef from Ravenna Township that he is ok with the 60 foot.

Jeff: Second?

Remy: I second the motion..

R/C: Claire Moore – yes, Gary Long – yes, Remy Arness – yes, and Jeff Gaynor – yes.

Jeff: Your request has been granted and that is pretty much it as far as you're concerned we have a couple things that the Board has to take care of, you're welcome to stay if you want to, but you are done for the day.

William: Thank you for accepting our application.

Jeff: You're welcome, there is an appeal period during which interested parties can make an appeal against our decision. Any action taken during that time is at your risk. Its 30 days I believe and pretty much doesn't seem to be a big problem?

Jeff: Do I hear a motion pertaining to the minutes from the March 13 meeting as presented to us?

Claire: I move we accept the minutes of the March 13, 2019 meeting.

Gary: I second it

R/C: Remy Arness –yes, Jeff Gaynor –yes, Gary Long – yes and Claire Moore –yes. Motion passed minutes approved.

Jeff: Do I hear a motion to journalize the results of tonight meeting?

Claire: So move

Remy: I second

R/C: Gary Long – yes, Claire Moore – yes, Jeff Gaynor – yes, and Remy Arness - yes

Jeff: Anything else anyone else needs to bring up?

Gary: We are approaching May 14th and there is a report due on that day. Have we received anything or heard anything?

Jim: We have not heard from the owner, but we have heard from the property owner. They attended the Trustees meeting last night with the same question where are we with this? Six months are up here next week and if they have not done anything, and they haven't. I have been out there and walked that right of way that's out there and they haven't done anything. I have started looking through the code and whatever else I could find, I had to go back to the previous code twice that was in effect when they did the original conditionally permitted use and find the words specially in the code that's applied to them and some other things, but they haven't got anything done by the 14th, and I don't think they will.

Remy: Have you seen advertising or any signing that says hey we have new lots?

Jim: Not a thing. The President of the Home owners Association was here last night and he said the same thing that he's looked all through real estate ads and they haven't advertised a thing.

Gary: So on the 15th they will receive a citation if we don't receive anything?

Jeff: Anything else?

Gary: I don't think we put in the minutes what that pertained to. It pertained to the 2018 BZA 04 for Quail Hill so we have the record in the minutes.

Jeff: Do I hear a motion to adjourn.

Gary: So move

Meeting adjourned at 7:15 p.m.

Respectfully Submitted

Carolyn Chambers
Ravenna Township
Zoning Secretary

Copies to: File
Trustees (Coia, Artz, Gibson)
Zoning Inspector (DiPaola)
Board of Zoning Appeals (5)
Applicant(s)