

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

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

Jeff Gaynor brought the January 10, 2018 meeting to order at 7:15. Due to a large number of people the meeting was moved to the fire bay. Present was Jeff Gaynor, Remy Arness, Gary Long, Joann McEwen, and Claire Moore. Also present was Jim DiPaola, Zoning Inspector and Carolyn Chambers, Zoning Secretary.

Jeff: Is there a representative of the Haven of Portage County here and would like to speak before the Board? Tells the audience that they have to be sworn in and comments from the back of the room will not be recorded. Swears in Mark Miller, residence is 5030 Campbellsport Road, Ravenna, Ohio and I am representing Portage Community Chapel and the Haven of Portage County and the address for that right now is 6490 St. Rt. 14 Ravenna, Ohio.

Jeff: The nature of your request this evening?

Mark: We are coming before you, the organization the Haven of Portage County, is applying for a rescue shelter and it basically started six or seven years ago and what happen was, I wasn't even aware that someone had taken a residence under one of the bridges at Black Horse and different places and was started a place for the homeless. Not just in Ravenna Township and Ravenna City, but also Portage County as a whole. Firewood was being taken out to some of the people that were there and we saw pets. Along Portage bike path there were people that was putting up about five or six people and pets on his property and somebody else was putting a couple in their camper around Sun Beau area and then after that we also knew about the Wal Mart situation where they had to drive homeless out of there, this is in Ravenna Township property and I think over time we eventually want to do we are thinking about trying to help this situation. We took it to the Haven of Rest and found out that 33% of their clients are out of Portage County. Which we estimate somewhere between 60 to 80 individuals. We in process of doing that, a lot of county churches and sorting people are all coming together. In the midst of that journey is just becoming aware of what was there. I was also approached by a couple of county agencies of Family and Community Services that said where they are at right now were tolerable and they were not able to meet the need. One of the examples is Miller House right now can only put up 22 and they're located in Kent. That is the only homeless shelter that we have in Portage County right now. They have housing for veterans threw Freedom House and also there is Safer Futures. But, the number of people still coming right now when operating warming centers through the Center of Hope and also Kent Social Services. We are cooperating with Mark Freezone with the Community Services. Ann Marie just came on as the director for us just recently and her heart is in the same place. They have been averaging about 6 to 8 individuals a night in the last two weeks and in both places. We are hoping that in this, that we can try to provide some type of not just temporary relieve for those that have been out in the cold, but also I did one funeral for a guy that just died here last year that was also homeless and he was going to try and get out to a housing facility and there was another guy named Bob that died here in Kent and was also homeless. So the stories go on and on and in a moment we are present basically what our hope is for this shelter and I think along with it there is probably a lot of concerns about homeless what type of people will be coming in here and I think the type of services that we are trying to offer we have networked already. One of them will be security we have talked with the captain of Kent Police Dept. and also help from Paul Canfield, he will be helping us with security of the property and the facility itself and the training with that. We're also, with the medical, one of the services will be medical basically cooperating with the Faithful Servants who is Mark K'myer and they

operate a free clinic in Tallmadge, but they also have three mobile units and they will be also providing that. The facility, there are all types of minor upkeep, people walking on neighbor's property and that can be addressed in a different way, but our security is going to be set in such a way that we are intending to have surveillance, because we are just as concerned about the clients that we are working with as we are about the people that they fear may be coming into their neighborhood. The community, I think there are about 30 to 40 churches that have come together, Kevin Coleman, Community Services they have all been sitting at the table and they have been asking for a housing agents in their Community Services and the County housing their selves just lost one of their housing funding and so it's not getting better. They continue to cooperate with us. The Haven of Rest in Akron has given us their blessing on this they are willing to work with some volunteer training and I think beyond that if you know our facility on 14, you will see that the grounds are well maintained, landscaping will be kept up and we intend to operate it so that something will not be effecting the community.

Jeff: Thank you, questions/comments from the Board members?

Claire: Is the security position going to be a paid position? Is it going to be full time?

Mark: It will be 24/7 and they would definitely be trained by Paul and we would probably, during the main hours, have a paid position in there and something we would have to graduate into as far as having a 24/7 paid person there. But, there would be 24/7 surveillance training people.

Jeff: And your folks would be allowed to come and go as they wish you don't have a curfew?

Mark: Inside of the facility itself there is a day room and beyond that the dorm room that we are purposing and Parta has been at the table and if they needed to go anywhere Parta has been helping with the transit. They are asking about security and Paul Canfield will be helping us and overseeing the property. I know they are worried about the clients walking around and our hope is to get them off the property and we don't want them (inaudible). Because we are located there we don't want it to affect our neighbors. We don't want anyone from the trailer parks coming across into our property. (inaudible). (Talking about security and surveillance.)

Jeff: What would you do if a resident does become a security type problem?

Mark: I think the first thing we would have to talk to Paul and he is not here tonight. We would have to have policy in place and we are already dealing with that through the warming center with people walking in and we would also have some with substance abuse we have been talking about that. We have referral networks if they need immediate assistance we would take them to the emergency hospital. If they needed treatment for any type of detox or anything. We have places like mentally challenged like that we can refer them to.

Jeff: What would you expect the length of stay?

Mark: Anywhere from one night or up to 30 days. We are following the model at the Haven. I think we would be constantly looking for some alternative, because we have to use the one for stable housing down the road and we would not be equipped at this point. Even with the approval of this, we would not be equipped to do a one year residency at this stage.

Jeff: You will have individual rooms?

Mark: There are a few dorm rooms that is positioned on there one is for men and one is for women. We have questions about families, but we are just not at that stage yet. So this would be specifically men and women.

Gary: Do you have an age limit on this? 18 and above?

Mark: It would have to be kept because of the minor issue. I think we would permit children to stay with their Moms in the women's part of the dorm and in fact that was one of the plans, because we couldn't get the family issue and properly at this stage will have to separate a husband and wife, Haven of Rest does that, but it's not my favorite thing, I would like to keep families together, but we're just not there right now.

Jeff: What would you be doing to add sufficient water and sewer capacity?

Mark: We have already calculated the cost of bringing that across, we have a contractor that have been willing to donate their time and it would be mainly the cost of the county water and county

sewer which we would bring across West Main and it would be somewhere between 50 and 70 thousand.

Jeff: Do we have any input from the county water and sewer people?

Mark: That would actually be referred to this facility it would be mandatory, there is no way as the public we would have to bring that across to connect.

Jeff: Are there State requirements or guidelines for the square footage necessary to handle a certain number of people?

Mark: No, I contacted the State Fire Marshall and they referred it back to you and they basically referred it back to the regulations center that are local. As we are looking at this, I'm going to let Paul and Vicky deal with the technical side of that and the facility. I would like to submit these letters of support from the Commissioners of the County, (inaudible).

Gary: Is there a fire and ambulances and police departments have access all the way around area?

Mark: There are three entry quotes into the building and the house next door. There is one cul-de-sac and then there is also a third entry on the west end of the building how they could get in and if needed to and required we could put access along the west side of the building if required. The other thing that makes us different is we are looking at the laws of long term help. I think of everyone, we have a mentoring system that is setup that would have mentors on a racial of one to one, one to two and I think we are looking at a longer, they proven that a year and a half to two years is not necessarily helping the individuals that are there, they're going into relapse again. One of the other features to offer would be consoling in a mentorship program. Everything is looked at longer term that is one of the reasons for bringing Habitat for Humanity on. We want to see these people get into stable situations and homes at some point so that is kind of our long range goal. The business end of this people have ask about ability, we are already looking into fundraising anyone who knows the commercial building to put on and add on is 34,000 sq. foot and it is two and a half million dollars and we raised 1.8 million of that so we have the capability. The reason we are here when we purchased the property is our church raised \$250,000 over a two year period, Riverwood chapel came in at \$25,000 and that is what we were able to use for the deposit to put down and other existing churches wanting to see this happen. I believe that as an organization and this property that we are wanting to use to try to move the need that we see and the other element one will be trafficking try to help traffic women that are abused. A medical component that I told you about with the medical outreach is Faithful Servant, they have mental component that goes into their service for mental services for mental illness so that is one of the other reasons why we wanted to network and partner with them. So we are trying to trouble shoot all the problem areas and Karen Hall has been at the tables, Kevin Coleman, so there has been a lot of support and we intent to keep that network. We would not offer any other services, the feeding kind, most of them are met with breakfast and lunch, and we would only try to meet with supper. That's one thing the county does not provide right now.

Jeff: Who else would like to speak on this matter? Swears in Ann Marie Noble 6473 Marchinn Ravenna.

Jeff: Your comments this evening?

Ann Marie: I want to talk about success in saving lives. I experienced firsthand what the Haven does and what it can mean to other people. For the last five years we had a warming center and continue to have a warming center at the Center of Hope. About the second year, a family came in, Mom, two children and a little guinea pig. Mom came in and actually got off from working that night when she came in, spent the night, she told us that she lost her job, she lost her housing, they had been sleeping in their car, she ran out of money and she just could not handle looking at her kids and saying they don't have anywhere to come. She came in that night because she could not handle the devastation of not being able so support her family.

Jeff: I am going to have to interrupt here. I understand there is a need for this sort of thing and it can be very, very helpful, it's not really the focus, we need to decide if this is a legal situation to

impact the Township in the future and things like that. We know we need to help the homeless people. That is pretty much why everyone is here to have that knowledge in that direction.

Ann Marie: I thought it was important to know the purpose and end of the story on that is that she is now employed and working.

Jeff: That is great, thank you. Who is next? The architect? Swear in Paul Romanic, PS architecture the firms address is 136 N. Water St. Kent

Jeff: Are you Kent University Architect?

Paul: We are Kent graduates.

Jeff: You will be putting as many textures on the outside of the building as you can?

Paul: No, as few as possible

Jeff: Swears in Vicky Kulary of PS Architecture. 136 N. Water St.

Paul: We wanted to address the technical aspect of it and the reason why we are asking for the Conditional Use for consideration. When we were approached to work on the project, we thought basically a warming center does not fit with the building code. So part of the process that we worked through on that is that how to treat this facility from how does it fit and not fit in the guidelines for the Township. What we determined and we have another number of other architects to help assist with to this process we came up with the best classification for what we want to do basically serve as many people as possible. So it is a safe environment and operate efficiently and helpfully to, is that it will be similar to the form of a homeless camp or something like that. So what Mark has decided as far as the building is looking to the changes on the outside as far as Mark talked about the security of surveillance additional lighting as required to light the vicinity to basically make it a safe environment for not only the residence, but for neighbors and property owners as well. We are having double doors for egress to make sure if there was a fire that the residence could safely exit the building. In other issues is that the dormitory is required automatically a pull automatically fire extension and also an automatic fire system too, so we are addressing that. Those requirements, in order to put a fire system in the building will need public water and public sewer otherwise we will not be able to do that. In essences of the development of the plan in the real key thing was to establish the concept and basically make sure that the project could go forward at this place. It was previously a merchant kind of usage and it will have to be in compliance with the code as far as the Township Zoning, because the intent is there are provisions we can do in a eight person residential unit, the building is obviously larger than to house eight people and that is why we started looking at as far as working through this is really a new order for us. So what we come up with is that from a Zoning point of few it is most similar trans housing or a motel, hotel kind of situation with the estimate of most of the homes that we aren't going to have the parking requirements of the motel. That's why the Parta stop is so important, because they will be catching the bus to get there and then to leave also, so the traffic flow is rather limited so that is why the Parta is so important they can arrive and leave when the bus line is running. Really what we were looking at is the because of the transient nature being a conditional use within the General Commercial that's why we were asking you for that Conditional Use as far as allowing that to fit within that trans housing aspect and within this location.

Jeff: Thank you, any other question of the architect:

Paul: The other thing we will be doing too is we will need to add some additional windows. It is required for natural lighting within residential areas. Being it is a short term residence and a number of residence, no one is going to be controlling the blinds so they will have privacy with respect to the plans that you can see, the blue area will be the administrative area, they will have staffing on sight 24/7 and the blue also have rooms that they can meet for visiting professionals and the administrative staff can use that as well. The green area are that bay area and a check in area for dining. The orange areas there are the sleeping areas and they are secured areas along the floors in a monitored location as well.

Claire: How many purposed beds?

Paul: Right now we are looking at 32 in bunk beds so 64 sleeping in sets. How we develop that is the code allowance is minimum sq. footage per code.

Jeff: What is the square footage of the building?

Paul: For some reason we didn't put it on the drawing it is about 10 thousand sq. feet plus or minus.

Jeff: Ok, thank you. We would like Mr. Miller to step forward again please.

Gary: For 24 hours, 7 day a week operation, I'm interested in what plans did you make for the facility as far as cleaning it?

Mark: Deb is working our volunteer base if I could allow her the floor to talk about that.

Jeff: Swears in Debra Booher 6560 Red Brush Road, Ravenna, Ohio 44266

Debra: We have established quite a large volunteer base so the last couple winters at the warming center grew from the deep need for the community where there are no other places for people to be. As you are aware the problem has grown. We developed a core group of people with all types of skills that we've got lawyers, we've got nurses, we've got people that manage social workers, we've got people whose skill is, I want to help clean. That's why volunteer work has started in our church, but exclusive done by member of our church, we have people clamoring to be part of this project in some way shape or form. So I actually wanted to address, in addition to what Mark was discussing, beyond any paid positions, we have people with skills that want to be part of this project not in a paid position, just because they want to help those in their community that need help. I actually firmly believe that we are going to have assistance beyond the security on a very organized structure, volunteer bases. As we begin investigating this, I'm a creature of if it's not broken don't fix it. There is no reason to reinvent the wheel when we have wonderful examples in neighboring communities. We spend quite a lot of time with these issues with the Haven of Rest and I was shocked to learn that to their 100 paid positions they have 5,000 volunteers. When you do something and you do it right and organized and have it well maintained people want to be a part of that rather it's an hour a month or rather it's four hours a week or whatever the case may be. If it's there people will come, we continue through this page, the Facebook page it's a consented it's a regular and I'm getting calls at my office, I know you are part of this and I want to help. So I really don't think there is going to be a problem, cleaning I think will be the least of our problems. I want to help in a professional way, a big thing that people that needs these services are not necessarily homeless. They might be one step from homeless, they might be somewhere in having records and maybe needs....Maybe a minor record, like did something stupid when they were seventeen and there for the grace of God go many of us, so they may just need to know how to get their life back on track before they are completely derailed. There are people who just need help figuring out how to get their birth certificates, because they born in California and they been here a little while and they need help getting plugged into the services so that they can become stable. This isn't something that someone asked about the duration, this isn't something that is going to be home for the next three years. This is trying to get people stable and we are about the whole approach.

Gary: Let's go back to the cleaning of the facility. Are you going to do it daily, weekly, are you going to do it with the people in there or are you going to vacate the building for a certain period of time so that you can clean it?

Debra: I would think it would be very easy to clean it throughout both structures certain areas that are vacated that could be cleaned while that is empty and so forth. It is not something just someone will do, what they do is up and out by 8:00a.m. down to breakfast and so forth. The longer term residence that have an actual residence program that they can go through job training, they could do the laundry and those gentleman that is part of the residential program are doing the laundry for the folks that are only staying in the dorms side of the facility for a shorter period of time. So in the process of the job training they are also reeducated into responsible better people.

Jeff: Thank you

Mark: I would like to reply to that. (Points to map) and explains how they come in and where they would go to. They give us their old cloths and are given new clothes before they go back there and to the showers. The idea is we are always operating a laundry service at the ODOT building and we have been doing that for about 4 years now volunteers and that is running 3:00 to 7:00 five days a week so we can have the community come in those that need showers. That has been staffed there is a purpose there and the longevity and medical care. Some people have picked up the feeding and the feeding center whether it is the Center of Hope or the Loaves and Fishes at the Methodist Church we've all been involved with that. There is enough of a support less than half have been considering locating that eventually we have talked about this would have to bring in light soup or something like that. It wouldn't be setup to be able to do that, because our main focus for residential portion of this is a day room scheduled right here (points to map) people were wondering if people would be out wondering the property. The plan is, just like the Haven, to have a day room until they need to use public transportation. I would like to see security to run surveillance to make sure they are seen until they get the bus. That is my personal concern to get them where they are going. We keep aware of this that will be our goal to try and keep security up on the place.

Jeff: A little more particular note. Driveway surface, going to be hard surface they are going to need to be non-dust producing.

Mark: Yes, if we expand the parking in that area, and we need to, that is required by code and we are ask to do it. We would basically black top we would put a hard surface in to match the existing.

Jeff: Do you expect smoking to be allowed at this facility?

Mark: No,

Jeff: None?

Mark: No

Jeff: On the grounds, non-inside?

Mark: No, not inside. I would really prefer if there wasn't any substance use at all on the property. Our goal is to help them, it's a reality that they will come in with it, but that would be the one heavy restriction that we would have.

Jeff: Anyone else? Who else would like to speak on this matter? Swears in Jeffery Slone 7100 Red Brush Road, Ok, and your comments?

Jeffery: My concern, I have a couple concerns (inaudible) He feels like it was misleading a little bit. Number two we talked about security and it's not manned all the time, but we are going to worry about surveillance, well surveillance don't protect people, security protects them that's my opinion. We are here for the unknown, I feel sorry for these people that need help and we all need help. So my concern is to the Zoning that I would request on behave of everyone that has surrounding properties that an 8 foot fence be put up around the entire block. That would take care of the issues that any neighbor would have.

Jeff: Interesting point. Would Mr. Miller reiterate what you told us about the security and personal involved with that please?

Mark: The officer that was there he's been in charge of riots, the Kent State Department to protect that area and the Captain of the Police force. We had worried about the about 40,000 sq. feet that we have to secure and he's in charge of that group and I think from that standard, you're talking about the man power, the actual security people themselves and that is what we are saying, we will do 24/7 and we will not just have people there, surveillance that you mentioned even with man power walking and a guard guarding there you still need a second option of things and surveillance would be the second one. I don't know if they would be able to watch 10 plus 2 acres while they are trying to man a 10,000 sq. ft. building, we would have increase the man power there in order to do that. So a surveillance is our second option beyond that. If there were more buildings we would have more security to take care of that.

Jeffery: So you are saying there will be a security person there 24/7?

Mark: Yes, that is our intent, we believe you have to have that. I don't believe we can operate this without that there. When anyone goes through the training there would be a security guard there.

Jeffery: Are there going to be security people there that are professionally trained as a security guard or isn't there?

Mark: Both

Jeffery: All the time?

Mark: Yes

Jeffery: Not just certain hours security guard will be there and a volunteer going to be there some other time?

Mark: Our plan is to hire and make sure we have 24/7 security that is our plan. I personally worry about the people that walking in with the substance issue. I personally worry about those type of people coming in and if something gets out of control then people safety at a risk and that's just inside, we haven't even talked about outside. That is our target in the whole hiring scheme of things, that is where we want to be by the time this is finished and running the operation, we do want to move there. That's at the top of the list.

Jeffery: Ok, thank you

Jeff: Thank you Mr. Miller, anyone else? Please come forward. Swears in Kimberly Holland, 2776 St. Rt. 59.

Kimberly: I'm one of your neighbors. I love that you are taking about security, but that is all the security for your property. The surveillance is for your property, we own 5.1 acres there and it's not that we don't want to help people, we get that and if there was a way to protect these people and protect us, because not everyone is a single mom with a couple of kids and not everyone is a nice guy and it's about bad luck. There is the drug dealers and the addicts. These are concerns, because we dealt with them. We dealt with them in the back of our property, we had to get a hold of the tent city back there because they are crossing over onto our property and endangering themselves and us. We're the ones that live in that neighborhood and been through this before and once they leave your guys place, where are they going to go? They are going to go on the Parta and they are going to stop at Wal Mart and they could be back behind us. It's not that we don't want to help, but it's not just you guys looking long range too. We are looking long range also. We might want to have a building put there and our property value is going to go down. We've got the drive-in and the actually security lights you guys are taking about putting in, great idea, but they are going to mess with the drive-in and at night and that commercial property that is there already and established. All that you said is great, but then there is the people that's been there for a while. We've already got problems with people walking from trailer park to Wal Mart, I've had packages taken out of my mailbox. We had somebody hit and knocked up on the porch, because they were walking from one spot to the other even though Parta was there. It's a constant thing and my concern is with people breaking in to things, you guys know we had to get our own variance to go through in own place there. So, that is my concerns if you can establish not only to protect yours but the neighbors. We've got futures, we've put all our money in, and generations have put money into their property and we've got black walnut trees there that sit for another 20 years waiting to be.....generations have put into this.

Jeff: Who wants to answer?

Debra: We have an established model, I think there is concern about a block house that we would have some of those, that's not the way it is. There is a curfew from 9:00 a.m. to 10:00 p.m. may even be 9:00 p.m. You don't have to worry about that person walking around at midnight, it's because he elected to do whatever he wants to do and that's not our clientele. So they are folks that are looking to what they want to do. I think is over 100 estimated homeless people in Portage County, we are not going to have 100 residence, why, because a 100 people aren't looking to change their offers. We night have 15-20. Those of you who don't know about the warming centers, these are the same people that are likely to come to us and want our help. I'd never felt unsafe, Donna has never felt unsafe. I just spent from 4 a.m. to 10 a.m. on Sunday

night with a volunteer that I've never worked with before and I didn't feel at all unsafe. The folks that are coming are not the trouble makers. The trouble makers that are... I volunteer overnight and I talk to these people and they were shocked that we were not kicking them out, no, there was no reason to kick them out at 8 a.m. They were ready to follow the rules (inaudible) I can tell you logically and from a practical stand point the folks that are the trouble makers, the people that go to the Loaves and Fishes and come out they are the ones that are going to make a change. (inaudible) they want to get out of the situation that they are in. That's just something to think about. I can almost guarantee that not 100 percent of all people that are in that situation want to be out of it, but I can almost guarantee they will when we are done. There are people that don't want to be living that way. So from a security stand point and the trespassing type stand point that is going to get better, because they're going to have some where to take that next step out. Jeff: Thank you. Swears in Patrick Holland, 2776 St. Rt. 59.

Patrick: I appreciate what you said, I really do and it sounds great. The people that come the Center of Hope and wanting help if possible. This is Portage County, this is Ravenna and you know it's going to happen. I know they are good people, but there is security for you. Like he said other than a fence what protects us? I know you are saying, I don't turn my flood light on at night because I don't want to effect the drive-in and you're going to put security lights on. It works both ways. (inaudible)

Claire: You say guaranteed security. Can anyone actually thought about what that would look in terms of eye sores. I guess that's what people go to. (Two people talking) Everyone want no fences

Patrick: We are all commercial out there and we figured that would be a commercial property. We all kind of anticipated that.

Claire: I don't know that they would necessarily be oppose to that. That's probably something that we are looking for something here not to make it worse.

Patrick: We're trying to help them here and I just don't understand an area that has businesses can move closer to where they were at and you say the tent people won't be there, we know they are behind Wal Mart.

Debra: Yes, you have a point. There are going to be people there going to do that and they are not going to be coming to a place with rules and regulations. That's the bottom line. People don't even come to the Center of Hope when it's

Patrick: I have kids and they are cooking Meth in my back yard.

Debra: These are the people that are already being served by the Loaves and Fishes. We know them by name.

Patrick: Like you said there are 100 homeless people, a lot of which have problems and they need somewhere to go. You deal with people at the warming centers every night.

Debra: This is five years going, they'll well aware of this. They chose not to show up, because they know they can't come in drunk let alone.... That's the point. They know we are there.

Patrick: The Sheriff's department is there all the time and all we have is the Sheriff and how many deputies are on duty there?

Debra: Well at night we will already be closed up.

Jeff: Let's move along here. We understand the security concerns. There is pretty much no way to absolutely guarantee security of anything. I have a question of the exterior lighting and the effects it might have drive-in.

Paul: As required by code, the lighting that we put up, we cannot actually throw light on to an adjacent property. We basically, the engineering will be done so that there is zero lights spill across the property line. There will be plenty of lights around the building, those fixtures, basically we can select the correct fixtures. We can locate them correctly so that it doesn't impact the drive-in or straight line of sight can be seen the glare at a glance. Any light coming off the fixtures will be a downward placed light and it only lights the area under that lighting fixture. From a lighting point of view, absolutely, it can be engineered so that it doesn't have any impact,

just as for instance, when the drive-in is operating, the neighbors, I'm hoping it will not become a nuisance to the property owners. It's the same thing, you know by code we have to be good neighbors and as professionals we have to practice the right thing. That's the way it will be designed.

Jeff: Thank you, the Board will take a short break.

Ann Marie: I have been the director for the Center of Hope for the last 8 years and I can guarantee you the police have never been called during the warming center. We've minimally had to call the Sheriff department or the Police department during the day time hours. We have never had law enforcement come to the warming center, because those folks that are coming knows we have rules and regulations. I have never been fearful, never, during the day, at night, ever. We have never had those issues.

Jeff: Quickly,

Mark: We are willing to comply with what has been proposed to apes the neighbors on any counts. We want to cooperate with them and want to do this right.

Jeff: Thank you. The Board would like to take a 5 to 10 minute break. We are back and obviously a fairly long discussion on this matter. With several different view point coming out among the Board. Gary, your big concern is?

Gary: I'm on the security thing. It's a safety issue too with people walking across route 59 and I think we may have solved that by having the Parta bus come there on sight so that helps that. I'm concern about property value in the Township. Especially in the trailer park as you have people retire and move to Florida or where ever. You have people passing away because of the security issue I wonder if they are apt to rent a trailer or set a trailer in there. That drives the property value down. The fencing, as far as securing that property with a fence. It has merit, but that's huge expense for this organization, you probably wouldn't have to fence the whole thing, but I don't think that's going to keep the bad out, so that bothers me. I think it is a great endeavor. That's all I have.

Jeff: We are somewhat in agreement on the fact that it just sort of seem to be the right sort of place for this. We're not hoping your facility or other resource for the folks to use, in town or other businesses, restaurants, etc. But, I don't know what you're exactly looking for in that sort of mind that's a concern. Anybody else want to make a comment before we make a motion?

Claire: My concern would be the taxes on the services.

Jeff: The Township is not the richest one in the state and without tax income from this property fire and police, sheriff's department we remain uncompensated for any time spent there.

JoAnn: I just want to say I'm in favor of it, I think it's a good idea and I know that Portage County needs to support the people in Portage County and it has to be somewhere and I don't think we always have to look well, it's not going to be in my neighborhood it has to be someplace else. I know there is too much of that attitude and for so long Summit County has been the County that supported these people that needs to get out of the homeless and I just think, I'm glad that someone is willing to step up and take this endeavor on.

Jeff: Anyone else from the Board want to make a comment?

Remy: It is my concern that say 33 percent in Haven of Rest is in Summit County, Portage County residence, when Haven gets full, which it fragrantly does especially in cold weather, how many Summit County residence are going to show up on our doorstep? We will be supporting out of County residence. We speak about the 100 homeless people and I don't know how long these people have been homeless, how long they have lived in the county are they truly slipping through the cracks or are they truly not want to be part of these services or come in chose what they need and leave and in Summit County it does tend to attract some of the lower people. I didn't hear anything about background check or any like interviews. It's going to be hard to please those kind of people, you're not going to let somebody back until they physically show up be a bad person by then it's kind of too late. Then we have security for them all and have them

all arrested, etc. and transported to another location, but by then it is kind of too late. Especially if you're a neighbor in that area. So that's my concern. Thank you

Jeff: If there are no other comments from the Board we have another hand up back there. Swears in Ken Ahrens, 7005 Berry Road, Ravenna, Ohio.

Jeff: The nature of your comment?

Ken: One thing that hasn't been discussed and I want to make sure I don't repeat anything that people have already said it. I would encourage to do research for the property values there has not been any real tax income from that property in years since the bike shop went out and certainly it's a chart record of the organization. This will be my third project with them in ten years. They do what they say they're going to do. They follow through, they're long term, and they truly are. 20 years mission work, unbelievable stuff. 20 years a truly amazing stuff the depth of the congregation and the caring from this group, I have never seen anything like it and it has become very personal to me, I'm a manager work, I'm a contractor, I'm one of the contractors that's about donating, I will be doing absolutely as much as I can in the scope of my work. I own local businesses here in Portage County, I live in Ravenna Township though this type of stuff has touched my family in many ways over the years. I just wanted to speak up and a few things that people have not talked about and their true track record is something to look at. The depth of it is amazing. So before any decisions are made I wish you would really take the time do a little research, seriously think about what is being ask for tonight. I understand the concerns of the other people. They do what they say they are going to do, they really do. Thank you

Jeff: Thank you, come on up please. Swears in Debra Gyoker 4324 Pletzer Blvd., Rootstown

Debra: I just wanted to address this, I worked with this population on a daily bases. I work at the United Health Care, my husband and myself have worked with the homeless. We worked with the Portage, Stark, and Summit Counties. I worked personally with homeless, I've met them under bridges and for the years that I have been doing this it hasn't been that homeless population that you work with some of them do have the drug and alcohol. They haven't been the ones that we have got calls that have been arrested, it's the ones that are the lower population and actually I hope that you find that they're the ones that have more of the drug issues. The homeless population that I have been working with them for 5 plus years, they're the ones that truly, they're in a situation some graduate, some not graduate. They're daily goal is to survive the day. They're not looking to cause these issues, they're looking to survive it and make it to the next day and what they are purposing to do is to help them be able, as you have said, working through the cracks. There is a good chunk of the homeless that I have worked with that have fallen through the cracks, they don't have the way to get on a computer to apply for benefits. They aren't able to get mail for a job, they have to have a residence, or a secure place to send mail to. This place will give them the opportunity to have people work with them to get them to get benefits, to get them on public housing, to help with job training. So, keep that in consideration also, I know it is a concern, I on a daily bases work with these people and not once have I ever felt any problem and when you ask would I want this next to your house, I would have zero problem with it, because I know that population is most of them are truly trying to get out of the situation and honestly, most of us I this room are two steps away from a homeless situation happening to us. So, I hope you all take that into consideration also when you are speaking about this. Thank you

Jeff: Thank you. One more request to speak.

Mark: I wanted to say that we do a background check automatically across the board.

Remy: When they come in

Mark: Yes, we've done that automatically. I wanted to at least address that.

Remy: So if they show up at 2:00 a.m. you'll do a background check?

Mark: That is the plan, automatically when we get them. It is one of those things where I understand what the neighbors are talking about with the regards to protection. That is an issue for me, if something happened to one of those kids, I'd never be able to live with myself. So, that they know that is a consent conviction of mine. I feel that when they are talking about that, I

understand that. I don't know how to address the security outside. We have already talked about the lighting and the fact that the floor position that we have lined out and that already have full time security position. There is a lot of deception out there and we are working to trying to help in that capacity for those that want help and are willing to do something with it. I don't believe those that don't want it, there is a lot of people coming looking for people all the time. The last thing we want to be able to see, we have already hired Ann Marie to be paying taxes on her salary. The other people that we hire we will be paying taxes on. We want to possibly train these people in jobs. Possible establish an ability to do that. So it's not something that is immediate projection, but we want to be able to contribute for the taxes are and as a service that is provided on that property. Thank you

Remy: What are you plans to do with the rest of the property? It's a ten acre property, you're using maybe one or two acres at this time but, it's a very deep property it runs the whole along the trailer park, along the farm.

Mark: I think the thing that came out is that it is going to somehow be another tent city and living in shanties. I am not in favor of any of that. The housing that we would be working on, would be housing that the people where they eventually they could move in to intermediate stages and get stable again and you are also looking at the job of course in that capacity.

Remy: Are you planning to expand on this property and add like a cottage kind of system?

Mark: No, I wouldn't call it a cottage. I think the type of thing that we are looking at is we haven't gone that far. We just have the charts for intermediate housing, what's the next step beyond that. I don't even know that it would be on the property, we are just trying to work through that, because again the job situation and that could create revenue.

Jeff: Jim, do you have anything to add? Swears in Jim DiPaola, Ravenna Township Zoning Inspection, 6115 S. Spring St.

Jim: Looking at this from the code's point of view, this is what's called a Conditionally Permitted Use, which means it is one step from being a permitted use. Looking at this through a Conditionally Permitted Use, is in its affect is it a proper legal use of this property and if it is what are the conditions that needs to be attached to that? That's all it is, the reason we looked at it and put it in hotel category is because we look at it from the building code and the fire code, and both codes classify this type of facility as a hotel, because of the nature of the people. There is some concern of security and stuff like that is address the concerns of the lights and illumination on the property not filtering over on other properties. The building is for a commercial bases. It's a legal use of the property. If there are any questions that you guys have I will be happy to answer.

Jeff: Thank you. Anything any Board member would like added to the motion and the condition of permitting this or denying it? So far I've got to be treated as a hotel, the lights must not affect the drive-in, must meet fire, water and sewer codes. Our motion this evening will be that we accept 2018 BZA 01 for Haven of Portage County as presented to us with the provision we need to be especially certain that the lighting does not affect the drive-in and you must meet the fire, water and sewer codes. A yes vote on this motion permits the request, a no vote denies the request. R/C: Claire Moore-no, JoAnn McEwen-yes, Gary Long-yes, Remy Arness-yes, and Jeff Gaynor-yes. Your variance request has passed, there is an appeal period which time interested parties can appeal the decision through the court system under legal counsel. They would be able to give you specific information on that should anybody be interested in such an appeal. Other than that the basic public portion of this meeting is over, you are welcome to stay, the Board has some things to work on, stay or leave as you wish. (every one talking as they leave)

Jeff: I would like to entertain a motion pertaining to the minutes from the last meeting as presented to us.

Remy: I so move

JoAnn: I second

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

Jeff: We need to journalize tonight’s decision

Claire: I so move

Gary: Second

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

Jeff: Any other comments from the Board we need to talk about?

JoAnn: I move we adjourn

Meeting adjourned at 9:00 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)