

RAVENNA TOWNSHIP ZONING COMMISSION

JAMES MYERS, CHAIRMAN VICKI JOYNER, VICE CHAIRMAN
RUTH SCHELL, JIM JUST, AND BILL STONE

The Ravenna Township Board of Zoning Commission met on Tuesday, February 23, 2010 at 7:00 p.m., at the Ravenna Township Trustees Meeting Room at 705 Oakwood Street, Suite 105 Ravenna, Ohio.

In the absence of J.P. Myers, Jim DiPaola brought the meeting to order at 7:05 p.m.

Roll Call was taken with, Ruth Schell, Vicki Joyner, Bill Stone, Jim Just, Carolyn Chambers, Zoning Secretary, Jim DiPaola, Zoning Inspector, and Vince Coia, Trustee present.

On the agenda was to elect a chairman and vice chairman for 2010. Bill Stone made a motion to have J.P. Myers remain as chairman, Jim Just second it, R/C Bill Stone-yes, Jim Just-yes, Ruth Schell-yes, Vickie Joyner-yes, motion passed. Motion was made that Vicki Joyner be vice chairman by Ruth Schell, seconded by Bill Stone. R/C Vicki Joyner-yes, Ruth Schell-yes, Jim Just-yes, Bill Stone-yes, motioned passed.

Under New Business was the discussion on adding solar and wind power to the current Zoning Code. Jim DiPaola mentioned the handouts that they have on some other districts on their solar and wind power in their current Zoning codes. This is just a work session to see what fits in what zoning. They were to see what they want to take out of that and adapt to our sessions. This would be an additional section to the book it would be a section all of its own, have its own section and everything. The goal is to not have to redo the whole book. Just as we go along we add sections to this. There is something else on the agenda to add another appendix to it which is just a housekeeping appendix. We are just going to add sections to the book as we go along. Since solar and wind power seems to be coming into its own, we have had two inquires just in the last 6 months, what do our regulations say or do we have any regulations things like that. We have not had any applications yet but we need to get it into the book sometime so that when we start getting application there are some guidelines to go by. Anything under 5 mega watts is not regulated by the State of Ohio, 5 mega watts and higher you are considered a utility and a lot of these small use things have enough in them to generate power for your home and not over produce too much. Vince asks how many mega watts a person would need to supply power for their house. Jim didn't know at this time. Ron Linget was in the audience and had some concerns for the Commission. Some of the concerns they had were the roads, height restrictions, a buildable lots, regulations on placement, noise, safety of climbing on it, right-a-way setback, property lines, homemade towers, installation should be by professionals, guide wires.

Vince shared an article that was in the paper about Streetsboro putting in wind towers. Jim made copies and passed it out to the Commission. Vince explained that a wind cube is applied to a house to get around height issues. Maximum height was changed in our book for buildings. Homes are 35 feet and accessory building is 22 feet. He stated that he didn't think anyone in this room had a problem with it, it's just a matter of setting some basic standards and having some rules so you don't just get one person out of a bunch that just goes crazy and then you have a mess on your hands. What worked for other townships are not necessarily going to work for Ravenna Township.

Ron thought we needed to move quickly, because when the weather breaks you are going to have a lot of people wanting to put these up. Vince noted that this is not going to be done in one night, it will take some consideration.

Jim noted that we should concentrate on the 99% that we will be able to please the 1% we are never going to make happy. Do we want to make it a permitted use or a conditional use? If we make it a permitted use they just come to us for review and the Zoning Certificate. If you make it a conditionally permitted use for certain areas there are certain conditions that apply for different zoning districts then they are always going to have to go to the BZA to get approval. His opinion is just let the building department and the Zoning Inspector worry about the people making it work. If you go to the BZA it's an expensive venture it's a \$200.00 application fee and your rolling the dice you have a 50/50 chance of making it.

Bill asked Ron if he was interested in putting one of these up and he was checking into it and had some information on it at home.

Vicki noted weather it would be commercial verses residential? She also noted that there could be a tax credit for these. There are tax credits for geo-thermal so there probably will be for this also. She is going to contact a manager of a sister agency that is a financial energy center and see if they can give her any information on this.

Carolyn asked if they wanted to table this solar and wind power until the next meeting and have Bob Harris come to it? Jim Just made a motion to table this and Ruth Schell seconded it. R/C taken motion passed.

Then we moved on to No. B to Add Appendix B. Schedule of Zoning Distrists to current Zoning Code. Jim explained what appendix b is, it should make it easier to find sections. Ruth Schell made the motion and Jim Just seconded it. R/C taken motion passed.

Then on to No. C, to add Mini/self storage use to General commercial Zoning District (GC) section 505.02.B.4 (pg.99) as a conditionally permitted use. Jim stated we didn't have any provisions for someone in an industrial area or general industrial. Right now it is listed under conditionally permitted uses. Mini storage is listed in commercial residential. Just move it into general commercial not general industrial.

Vicki made the motion and Bill Stone seconded it. R/C taken motion passed.

No business under old business.

The next meeting was set for March 23rd.

Ruth Schell motioned the meeting be adjoined and Jim Just second it. Vicki adjoined the meeting at 8:05.

Respectfully submitted by
Carolyn Chambers
Zoning secretary

cc: Trustees (Coia, Artz, Gibson)
Clerk (Rich)
Zoning Inspector (DiPaola)
Zoning Commission (5)
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