

RAVENNA TOWNSHIP ZONING COMMISSION

BEVERLEY KIBLER, CHAIRMAN, RUTH SCHELL,
JENNIFER COLLIER, LINDA FALTISCO, BOB VAIR

The Ravenna Township Board of Zoning Commission met on September 12, 2018 at 7:00 p.m., at the Ravenna Township Trustees Meeting Room at 6115 S. Spring St., Ravenna, Ohio.

Chairman, Beverley Kibler brought the meeting to order at 7:00.

In attendance were, Beverley Kibler, Linda Faltisco, Ruth Schell, Bob Vair, and Jennifer Collier, Carolyn Chambers, Zoning Secretary, and Jim DiPaola, Zoning inspector..

On the agenda was to approve the minutes from the May 30, 2018 and August 15, 2018 meeting and to review zoning Code changes.

Bev: Has everyone had a chance to look at the minutes from August 15, 2018? Do we have a motion to accept them?

Ruth: I make a motion

Linda: I second it

R/C: Bob Vair – yes, Ruth Schell – yes, Linda Faltisco – yes, Jennifer Collier – abstain, Beverly Kibler – yes. Minutes approved

Bev: Before we go into old business can we get the minutes from the previous meeting that we tabled? Minutes from May 30, 2018

Ruth: I make a motion

Bob: Second it

R/C: Ruth Schell – yes, Linda Faltisco – yes, Bob Vair – yes, Jennifer Collier – abstain, Bev Kibler – yes. Minutes approved

Bev: Old business your turn Jim.

Jim: Under old business Regional Planning met today they had reviewed the changes that we made previously in the stuff that had the dog kennel which would have been Chapter 5 and they had one comment on what we had on flag lots. Their recommendation for flag lots as far as the width goes, is to put it back to 60 feet that would make it in line with the subdivision standards that they have in the county, which say flag lots are a minimum of 60 feet wide at the road.

Bob: What did we move it too?

Jim: We moved it from 60 to 20 and they recommend that we move it back to 60 because that's in line with the county standards and most of the other Zoning Code standards.

Ruth: Why did we make it 20?

Jim: It would be easier to create a flag lot and 60 feet is plenty wide to get anything back, but that was their recommendation it is not something that we have to follow or change, but if we feel that it is in the best interest of our Township we can leave it at 20.

Bev: So basically that part of the flag lot is just a driveway back?

Jim: Yes, it's for access back. Any thoughts from anybody?

Bev: Is this the one we have already journaled?

Jim: We journaled, but we can always change it. It's up to you folks what you want to do with it. I do not know why the county has maintained 60 feet.

Bob: The thing of it is if I'm a farmer and I sell a lot out here in front of my property and I'm farming in the back and somebody else is on this side 60 feet I haven't got it to get back to my farm land. A lot of some of them are only 60 feet wide that houses are built on

Jennifer: I make a motion we leave it alone.

Bev: Second

R/C: Bev Kibler – yes, Linda Faltisco – yes, Jennifer Collier – yes, Ruth Schell – yes, and

Bob Vair – yes. Motion passed

Jim: Chapter six (6) took a little bit of work (passes out Chapter six (6))

Discussion on Chapter six (6) Medical Marijuana, attached and detached garages, and

height regulations fences.

Jim: What I decided to charge on fences is I thought it would be a good idea to keep the

fees reasonable, but charge so much a linear foot besides the base price. Residential base price would be \$25.00 and .10 cents a linear foot. Commercial would be \$75.00 and .20 cents a linear foot to keep it reasonable.

Bob: That's any kind of fence?

Jim: Any kind of fence at all

Bob: What if it's a barb wire fence like if it agricultural?

Jim: If it's agricultural they can do it. For the Township, if you claim to be agricultural there are guide lines to meet in order to get that. You have to derive over 50% of your income from farming on that piece of property not combined from other areas, it's from that piece of property and the people who want to get that now have to sign an affidavit and have it notarized that they are using it for farming purposes. The Prosecutor told me I can't do that, but I want something in writing and I will do it until someone tells me I can't.

More discussion on height of fences. That is it for Chapter six (6)

Bev: I make a motion that we accept the changes on Chapter six (6)

Linda: I second it

R/C: Linda Faltisco – yes, Bev Kibler – yes, Jennifer Collier – yes, Ruth Schell – yes, and Bob Vair – yes Motion passed

Bev: Can I have a motion to journalize it?

Linda: I make the motion to journalize it.

Jennifer: I second it

R/C: Bev Kibler – yes, Jennifer Collier – yes, Bob Vair – yes, Ruth Schell – yes, and Linda Faltisco – yes. Motion journalized.

Bob: These changes are in effect now?

Jim: No, we have to send it to Regional Planning, they have to review it and make their comments and then we sent it to the Trustees, if Regional Planning has comments we have to go back and there are statements to be made we have to come back since you guys voted to not make changes we'll move that and the rest of the stuff to the Trustees and if the Trustees don't have any objections. First of all the Trustees have to hold a Public meeting before their regular meeting and they have to open it up for public comments. After that then they can either go with whatever is there or send it back to you people. I know we talked about doing Chapter 9 and 10 tonight, but I don't have Chapter 10, so here is Chapter 9. Passes out Chapter 9. Discussion on Chapter 9. Dealing with parking lots and driveways. Concrete versus gravel.

Jim: I did find something of interest on Chapter 10 that is on signs. Passes out information on signs. We can discuss this next time.

Bev: Can we have a motion to table that for the moment?

Linda: I make a motion to table Chapter 9

Jennifer: I second it

R/C: Jennifer Collier – yes, Bev Kibler – yes, Linda Faltisco – yes, Bob Vair – yes, and Ruth Schell. Motion passed

Bev: Can I have a motion to adjourn?

Ruth: I make a motion

Linda: I second it

Meeting adjourned at 7:30 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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