

RAVENNA TOWNSHIP ZONING COMMISSION

**BEVERLEY KIBLER, CHAIRMAN, RUTH SCHELL,
ERIC COURTNEY, LINDA FALTISCO, BOB VAIR**

The Ravenna Township Board of Zoning Commission met on July 15, 2020, Ravenna, Ohio. Chairman, Beverley Kibler brought the meeting to order at 7:00.

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

Bev: Has everyone had a chance to read the minutes? Do I have a motion for approval?

Linda: I make a motion for approval

Ruth: Second

R/C: Bob Vair – yes, Ruth Schell – yes, Linda Faltisco – yes, Eric Courtney - yes, Beverley Kibler – yes. Minutes approved.

Bev: Do we have any old business?

Jim: Well, under old business, the Trustees approved the rezoning last night. They had a public hearing at 6:15 and there was 4 people show up from out there and their main concern was if their property got rezoned would they be taxed that way and I told them no, cause the Auditor taxes you on what it is used for. No matter where you are, like the houses down here on 59, they are all commercial zoned, but they are all taxed like a residence and not taxed commercial. So that was one of their concerns and they said they didn't object to it if there wasn't going to be any additional taxed to them and they were in favor when they heard that it might make their property more sellable. So out of 12 properties only 4 people showed up and 3 of them lived at the same place and 1 of them was the owner of the Fosters Salvage plant they didn't object so the trustees went ahead and passed it. They have to go through Regional Planning to get the Zoning passed yet. Then we will be done with that. Oh, yes, the Trustees voted to give you guys a raise too, so it's \$30.00 a meeting now instead of \$20.00. Pat Artz was responsible for that. I will tell her that you all said Thank you. Did you all get a chance to read through the Windham pages? Are there any questions or changes you would like to see?

Eric: Other than that definition of the commercial, we talked about that.

Jim: I have two emails to the Prosecutor and ask him for some language and talked to Todd Peetz at Regional Planning, I have a meeting with him tomorrow morning. It is pretty much what we are going to do throughout the county and we would like to see it be consistent. We've been working real hard all the Zoning Inspectors try to get it so we all have pretty much the same uniform language so it's more consistent for the townships. (More discussion on the Event and Event Centers) About the barn on Lakewood, the Midway Drive-in, and the Pine Lake property.

Discussion on the 10 acres. Instead of a Permitted use make it a Conditionally Permitted use. I will talk to Regional Planning and then I will bring it back to you for the meeting in August.

(Discussion of Regional Planning use). Wind and Solar I don't have anything new on that and temporary Building and Structures the same thing. The other thing that came up was shooting range, with the people firing guns on a regular basis. There have been complaints about that.

We've had problems in McElrath and another problem on Summit Road. We've had a couple of other areas that people just go out with automatic weapons and fire away for hours. The Sherriff have gone out on calls, but they are very reluctant to enforce, because then you get into that gray area. So, I talked to the Prosecutor and he suggested that shooting ranges become a conditionally permitted use and the Ohio Township Assoc. passed out some stuff at their winter conference a few years ago where they addressed guns and townships. (Inaudible train) they wanted to know what we had in our books for it. I said we don't have anything in the way a Townships looks at it and it is not mentioned in the Zoning Book it is not permitted. They would probably have to go to the Board of Zoning Appeals and get a variance. So they were kind of asking what the State of Ohio requires. (Inaudible train) so I think the constructive way to do this and not trample on any bodies rights is to have them put in a gun range and then follow the rules.

Eric: Does that include traps and safety equipment?

Jim: Yes, It should be in Ohio revised code or Ohio Administrative Code, it should be in there. That's what the Sherriff looked at was are they close to a house and another thing that came up there was somebody shooting back in Myers neighborhood and they were close to a well. I can't do anything about that. The Sheriff has to enforce that. The officers were supposed to talk to me and they haven't yet, but I've made a second request from the Sherriff's office to have those two officers stop down. They've got names of people and they ran them to see if there was any warrants or anything like that. These people didn't have any.

Bev: Was it a gas well?

Jim: Yes, it was. It was an active gas well.

A lot of whoas!

Jim: I can't go back on the property and check it out, but the Sheriffs can. Unless we have a complaint. Explains were this is. (Discussion followed on guns and Sherriff) I have talked to the Trustees that maybe what the township needs to do is look to contracting with the Sherriff's department for a car and deputy for 24 hours a day. We have to find some money somewhere to do that and I think that would be the best. We are the second largest township in Portage County, Brimfield has their own and a squad goes out and they are going to get there every time before a deputy goes out. There have been times where they had two or three deputies to cover the whole county. That's a lot to put on those guys. I am going to try to find somebody in the State of Ohio that has something on the books about gun ranges. There isn't anyone in Portage County that has it on their books. That is part of what Regional Planning is doing, they are doing a search to try and find something for us.

Beverley: There has got to be someone in Ohio that's got it.

Jim: Somebody has got to have something and it's just a matter of time before we find it. The one thing the Township Assoc. does not have is a complete listing for other townships for what they have in their zoning. That is something they talked about years ago. We provide a copy of our Zoning Code to the Law Library and the library up town. So there a places the people can go to to look at it, plus it is on line now too. Somedays we will look on line to other Zoning Codes, but they are put on differently and it is real tough to search, you have to sit there and read every single page rather than search for it.

Beverley: It is too bad it can't be standardized.

Jim: You could if you put it in PDF format to be able to search. All the minutes of the township are saved and then scanned and saved in PDF format so that whenever we need to look for something we just go by a particular meeting or a particular year and put in what we are looking for. The other thing I did have is in General Industrial, General Commercial thought that something we don't have in the Zoning Code that we could put in for references are contractors whether it be storage yard or a place to put their equipment, because in both areas we have the ability to and roads to do that kind of things and I was looking through other Zoning Codes in the County and they do have a place for contractors storage yards in those two areas. That is something I'll dig up for the next meeting.

Beverley: So we are looking at August 19th. Do I have a motion to adjourn?

Linda: I make a motion we adjourn.

Meeting adjourned at 7:40

Next meeting will be August 19th

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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