

# **RAVENNA TOWNSHIP ZONING COMMISSION**

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

The Ravenna Township Board of Zoning Commission met on August 19, 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, Bob Vair, Carolyn Chambers, Zoning Secretary, Jim DiPaola, Zoning inspector and Todd Peetz from Regional Planning.

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

Ruth: I make a motion

Linda: I second it

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

Bev: Jim, your turn

Jim: In your stack of papers, there is some language that we came up with for the event center, we put it more into our language and wanted to go through it and see if there is anything that you think should be added, deleted, changed. I've been looking around and I've still not found the exact language that I'm looking for in relationship to event centers and things that are already existing, like barns and things like that. I wanted to try and make a distinction between something that was going to be built and existing, but this is the start of the language and also we have a definition of what a commercial event center is and I think Eric you said something about making a distinction between commercial thing and something like a barn setting.

Eric: We really don't want to prohibit somebody from a family reunion or something like that.

Jim: Right, that is why we said that it's where you pay a fee for entry or use of the property. The purpose up there, but if you want to define it out further, it would be commercial and residential or what your thoughts are on that?

Eric: How would we address something like if they have a band or something like that for charity purposes?

Jim: That would be something like I would say a commercial thing they would probably have to either pay for the use of the facility or get an in kind donation, where the person that owns the facility would say instead of charging you a fee I'll let you use the place. Any thought on that?

Todd: The idea was to collect any money to use it, then it is no longer you know, a family reunion, weddings or graduation party for your kids. Then it becomes something other than a residential use. The financial transaction that triggered a commercial event. Windham Township went round and round on this too. It was interesting, they want to do what you're talking about. They want to have like wedding events and something like that and we say no, it's a onetime thing, let it happen. I think what triggers that is the exchange of money, to contribute to a commercial event or create an event itself. You mention to be built or existing, (goes on to explain the difference between the commercial and residential areas)

Jim: I was looking at this as a conditionally permitted use where if somebody would say like Jerry Cross's old barn on Lakewood. If somebody would want to have something in there, they would have to go to the Board of Zoning Appeals and say this is a residential setting, but I want a whole business and make them say this is the requirements you have to meet. Does that sound right at all? I got to thinking if it is a conditionally permitted use, every time the drive in theatre host a graduation party or a corporate out there, they're going to have to come and get a conditional use certificate every time. That is going to be really expensive every time, that is \$200.00 a shot every time they use that. The graduations that they had, they charged the school to come there, the school paid for the fireworks and so your kind of using it as a drive in, but not. Maybe that is something I can talk to them about, say look, if you guys want to do this, host events like that, just go get a onetime conditional use certificate and be done with it.

Eric: It probably won't be an issue after this year, schools are going to be able to have their own graduations in their own facility. This is just an odd case in that, just became available and if there was something for the kids that graduated.

Jim: So maybe we will just overlook drive in theatre part and do it for the other stuff.

Eric: If a charitable organize wanted to have an event and you know it is volunteer and you didn't have to pay to get in, but if you wanted to pay a dollar in the wallet to help the cause, whatever the cause is, is that still classified as commercial event.

Todd: I would think that a donation is different than a transaction. A donation is a gift and a commercial activity is where you are giving money to get in.

Bev: Can we differentiate though between them having a ceremony there and having the fireworks or not? We live close and that was aggravating.

Bob: They were going off at 11:00 or 11:30 at night

Jim: That issue of the late night stuff was taken care of, because it was not the owner that gave permission, it was a kid that had never worked one of these before and he said sure why not. So when the fire department called American Fireworks, the owner blew a gasket and said everything stops at 11:00 no later than. That was right on the permit too.

Jim: Like Eric said after this year.....

Bev: Hopefully, we won't have to deal with it.

Jim: We will just go with the discussion that we have as general and also do you want in the Windham one it said it was 3 or more events or do you want to make it all of them? If you tell them 3 or more events, they will have two where they take in all this money and don't have to get a permit and then won't do the third one.

Todd: At the time we were talking about private and commercial. Like if you had a reunion, graduation or wedding once a year that was ok. If you had 3 of these, let's go with the number 3 change. I think part of the things was the parking, the noise and traffic hazard. I know in Windham one of the things that caused was a park ranger that caused that, they had a mile backup on the road nobody could get in or out and there was a problem with a fire service the safety and things like that, one side of the road was full.

Bev: If they did a wedding and graduation it wouldn't be like they were charging money to come in that is the difference.

Todd: Yes, that is going back to that and there is one person on that who was basically saying if it's commercial it is for everything else. One person on that board was saying, I don't think it matters if you have a wedding that's a person~~al~~, private thing. What are the odds of having 2 or 3 of those the same year? (further discussion)

Jim: My request would be that we make it all events and we differentiate between commercial and private events.

Bev: That can be if they are charging admittance?

Jim: Yes, charging admittance, there is a company or a group of people that are paying for that, a fee. We will work on some kind of fee schedule for that. There is only one place right now that has a potential to hold~~de~~ something and that is the old Silver Spur ranch place out on Newton Falls road. It is up for sale again and there's been a couple of people that have looked at it and asked about is it big enough to host private events, like an entertainment center? I said yes, it is a pretty good size, so that would be one of the points that they were going to use~~e~~ for selling it and one other place that has been looked at a couple of time is the old Pine Lake Lodge.

Bob: There is no lodge or anything like that there is there?~~;~~

Jim: These people were looking at building something there, since it would be a nice setting for weddings, graduations and those kind of things. That is what they were looking at for

Bev: Isn't there a problem there for drainage?

Jim: No, I think the detourant for that is the old dump that used to be there, that has never been closed properly.

Bob: What are they going to do with the septic?

Jim: That's another good question, because the system they had there before is probably shot and they would have to put a commercial system in or pay to run the sewer line across the field and to the place.

Bob: The people that bought that, wanted to put two or three houses in there and when they found out they couldn't because of the septic system. There wasn't that much room, the leach bed and it was a long ways to the sewer. On Lakewood there is a manhole back about 300 feet from the intersection. Chris Smiles bought that whole corner at the auction and thinking about dividing lots and he came to my house and ask me what I thought about it and I said I think you have a problem, what are you going to do with the sewer? He said well, I'll have to put a big weigh station in and probably a hundred thousand dollars to put it in. How many houses you going to put? He said he was thinking of putting in a condo or maybe a few houses.

Jim: The Board of Zoning Appeals turned him down.

(more discussion on the sewer problems) That is the only places around that could be event centers that are not that big. One of the other things we put in there was that everything must cease at 11:00 except on Sunday to Thursday at 10:00. A minimum of 10 acres is required. So would your preference be to make it for all events and not just the 3 or more? It would be easier to regulate?

Bev: Do we need a motion on that?

Jim: No, I'll come back with you with a fully typed out everything for the book and probably put it is section... do you want to make it conditional for all Zoning areas or do you want to make it conditionally permitted where they has to go to the Board of Zoning Appeals?

Bev: I would say conditionally, if they are trying to put it in a residential area.

Jim: Ok, we can do that. Wind and Solar, I haven't had a chance to do anything more on that. Regulations or Temporary Building Structures and Uses. I haven't come up with anything different on that. Shooting Ranges.

Todd: Explains the handouts on guns that he gave us, on noise and have to obey the requirements, the time and safety guidelines. (discussion on shooting in neighborhoods and around schools)

Jim: I did talk to the Prosecutor and he wants us to send him our language that we have so he can put it in the Revised Code. We have a case now that we have no paper work on going back to 1970, so we are going to have to drop that case.

Jim: One thing I did want to add to the agenda, is for some reason I have been getting a lot of calls on Shipping Containers being used for offices, and storage containers. The people that I talked to are looking for the cheapest way to have these. So what I would like to do is back in section 605.00 where it says danger, objectable prohibited uses add ~~ana~~ number 8 to it and make it real easy. Your thoughts? It can get really out of hand. We had an argument with U-Haul where they came along and just dropped the backs of their trucks off and just plopped them on the ground on a concrete pad or anything like that, didn't anchor them down or anything and were renting them out as storage units. We fought with them on that and we did win it in court. We showed the Judge that it wasn't a permitted use and the Prosecutor's way of thinking if it is not mentioned in the Zoning Code then it's not a thing that is permitted or can be permitted. We told them that there was nothing in the Zoning Code that says shipping containers can be used for storage units, plus they didn't go through the Building Department either. They had to remove them, but we talked about it back then and now the shipping containers are becoming dirt cheap. I got a guy down the road that put one in as a storage building and I have to break the news to him tomorrow that he has to take it out. There are some commercial places that are making offices out of them that way. They do the inside of them. They bring them in and plop them down and there is your office.

Eric: Then they can abandon them.

Jim: Yep, it makes it real easy for them to be abandoned. That I would need a motion for, to add #8 to that section.

Bev: I move we add #8 to that section

Linda: I second it

R/C: Ruth Schell – yes, Bob Vair – yes, Eric Cortney – yes, Linda Faltisco – yes, and Bev Kibler – yes.

Jim: After we journalize this it has to go to Regional Planning

Bev: I move we journalize

Linda: Second

R/C: Bob Vair – yes, Linda Faltisco – yes, Eric Courtney – yes, Bev Kibler – yes, and Ruth Schell – yes.

Jim: That is all I have for the agenda, unless you folks have something for me.

Bev: We will set our next meeting for September 16, 2020. Do I have a motion to adjourn?

Linda: I make the motion to adjourn

Eric: I second

Meeting adjourned at 7:50

Next meeting will be September 16, 2020

Respectfully submitted by

Carolyn Chambers

Zoning Secretary

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