

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS MEETING

March 9, 2022 BZA/02

Jeff Gaynor, Remy Arness, Gary Long, JoAnn McEwen & Claire Moore

Jeff Gaynor called the meeting of March 9, 2022 to order at 7:00 p.m.

Roll Call—Jeff Gaynor—here, Remy Arness—here, JoAnn McEwen—here, Gary Long—here and Claire Moore—here. Brett Psenicka, Zoning Inspector, Jim DiPaola, Township Trustee and Michelle McCoy, Recording Secretary were present.

Jeff: Jim, are you here in an official capacity?

Jim: Kind of. I'm just here to represent the Township Trustees. I'm just here as an observer.

Jeff: Oh, o.k. First item before the board is BZA 2022-02. Mr. Jeff Shelton would like to open a motorcycle shop up on Rt. 14. Would you come over here please? We need to catch you on this microphone here. Do you swear that the statements you are about to make before the board are the truth?

Jeff S.: Yes

Jeff: Name and address please.

Jeff S.: Jeff Shelton, 9129 Peck Rd., Mantua, Ohio 44255

Jeff: Thank you. What are you asking us for tonight?

Jeff S.: I would like to create and sell a used bike shop and items. As far as a used motorcycle shop, there isn't one between here and Akron. I've been doing it my whole life, so it's not something I'm trying to start and not know if it's going to go. It's been going on in a smaller scale for a long time and it pretty much is already going. I just want to have a place to do it and expand. My sales are online. Bikes are just shipped away. You never see them or anything, but I want to be able to have people coming in and purchasing bikes, along with financing available and everything.

Jeff: O.k., so you basically had more of a home-based operation.

Jeff S.: Yes. My dad had a shop when I was born in '71. He passed away in '95 and I sort of kept doing it after he passed.

Jeff: So you have some considerable experience in this field. You say no repairs.

Jeff S.: Yes. Like no repairs like with customers having me come in and repair their bikes and stuff. The insurance is different, so it's more of a hassle than

anything, so I just want to sell bikes that are mine and sell parts if people need parts to fix their bikes.

Jeff: Would you be keeping your inventory outside?

Jeff S.: No.

Jeff: Do you have any expectation of changing any lighting on the building?

Jeff S.: No. Right now there are security lights and I'm not going to get into nothing like that.

Jeff: You are going to redo the sign though?

Jeff S.: Yes.

Jeff: We have an application in for that, right?

Jeff S.: Yes. There's pictures and everything.

Jeff: Not changing the size of the sign?

Jeff S.: There isn't one there permanently.

Jeff: I asked myself when I was driving past, why isn't there a sign?

Jeff S.: Yeah, there isn't one there now.

Jeff: Brett, as far as we know, the sign meets our guidelines?

Brett: Yes. Everything here is included under permitted use so we can just review the sign just one time.

Jeff S.: And I've filed for an Ohio Motor Dealers Vehicles license and that's still contingent and so I have everything done for that.

Jeff: Is there any question with the state as far as access to the highways? I know sometimes that they limit driveways, etc. You are far away from the intersection. There shouldn't be any problem with that.

Jeff S.: No

Jeff: No response from the near "bys?"

Jeff S.: No. Bikes are mostly quiet these days except after 5:00.

Jeff: Any comments?

Gary: Jeff, you mentioned and talked about selling parts. Are you going to be removing parts from bikes?

Jeff S.: No

Gary: So those are parts you are shipping in?

Jeff S.: Yes. Parts we would hang on the wall. We buy them, you take them home and do what you want with them. No repair at all.

Jeff: These would be in the neighborhood of performance types of parts?

Jeff S.: No, like chrome, tires or spark plugs. Just make them prettier. Usually, people just want to make them prettier.

Claire: And you are currently doing this out of your home?

Jeff S.: Yeah, everything is online. There is no customer coming. The bikes get shipped out. The dealer's license would allow for me to sell more. Right now, I'm only allowed to do a few a year.

Remy: Are there any flammable substances on the property or gasoline, anything like that?

Jeff S.: No. Just a half gallon, gas that's kept in the bikes.

Remy: Do you have fire extinguishers?

Jeff S.: Yes – in every room.

Remy: Is there a sprinkler system?

Jeff S.: No. It's a block building and the roof was just replaced last year.

Jeff: Parking lot appears to be gravel. Are you aware that there is a no-dust requirement in business parking lots?

Jeff S.: It's asphalt grindings, so it really doesn't dust that bad. The bikes aren't dusty. I've been storing some things, but I'll keep watering it if that's what it takes.

Remy: You mentioned you'd be selling bikes? Are they going to be displayed outside the building?

Jeff S.: Just during the day. Overnight, everything would be put away.

Jeff: How many parking spaces do you have?

Jeff S.: Right now about six maybe 10. Right now it's not labled off.

Remy: Any handicapped spaces?

Jeff S.: There can be.

Remy: Do you have a security system?

Jeff S.: Yes, ADT plus cameras.

Remy: Would that be tied into fire?

Jeff S.: Yes – police department and everything.

Remy: When would you be getting deliveries?

Jeff S.: I don't get deliveries. I get them myself.

Remy: So you don't expect box tucks coming in?

Jeff S.: Oh, no. If they do, they would fit into the drive and that would be once a month to two months because one company calls them.

Remy: I'm just thinking about noise.

Jeff S.: I've been there a long time, renting it as storage. I'm not as loud as Haaz. Several neighbors came over and said they were glad something was going into the space.

Joann: So this is not a repair shop?

Jeff S.: No because I had a shop in Streetsboro in 96-99. They raised the rent so high. People would come back and complain. This way, you are getting a good bike. My dad used to do all repair – lots of headaches and the selling of the bikes seems to be a lot easier.

JoAnn: Because it said on here repair shop.

Jeff S.: Oh, no. It was never going to be a repair shop and the insurance is way too high anyway. They let me know that when I went to get the bond. I just want to sell people bikes.

Jeff: Carry a few accessories. Helmets, etc.

Jeff S.: Yep, coats, shirts. Stuff like that.

Jeff: Does our zoning inspector have any comments?

Brett: Not really. We just talked and went through everything thoroughly.

JoAnn: Will you be selling dirt bikes?

Jeff S.: No probably just motorcycles for now.

Remy: Do you see yourself moving toward repair?

Jeff S.: I don't know. Depends on how the business goes. I have friends in other cities who do pretty well. Most people cannot afford to spend 15 grand on a bike, but they can afford \$1,500 as a down payment and finance is pretty good right now. So that's what the building brings to me is those people because I wouldn't get to see those people as I don't offer financing right now.

Brett: So the board is aware, it does mention repair in the report but that was a typo. Repair is not part of the report.

Remy: It does mention sales and repair though.

Jeff S.: Yes, that's just for me. It's for the bikes I buy and sell and I don't recondition or repair. Just sell bikes.

Remy: Just cleanup?

Jeff S.: Yes, tires -- just for the bikes I sell. I don't take people's bikes off the street and condition or repair.

Remy: And we talked about no noise, right?

Jeff S.: Yes. No noise to be worried about. I'm just here to find out if there's anything I have to do just to sell my cycles.

Jeff: Anything else? Are we ready for a motion?

Jeff: The chair will entertain a motion for this conditional use permit for Mr. Shelton.

Remy: I move to accept the 2022 BZA 02 for conditional use of the property located at 6030 St. Rt. 14, Ravenna Ohio pursuant to all the acceptable guidelines, safety features, signage as discussed with our group.

Gary: I second that motion.

Roll Call: Jeff Gaynor – yes, Remy Arness—yes, Gary Long--yes, Joann McEwen—yes and Claire Moore -- yes.

Jeff: O.k. Your request has been granted. Note that there is an appeal process of 30 days in which interested parties can appeal this process. Good luck to you!

Jeff S: Thank you.

Jeff: O.k. We need to do two things: One, we need to journalize tonight's decision. Do I hear a motion?

Claire: So moved.

Joann: I second.

Roll Call: Claire Moore -- yes, Gary Long--yes, Joann McEwen -- yes, Remy Arness—yes and Jeff Gaynor.

Jeff: And we need to vote on the minutes from two meetings. And I would like to commend Michelle for taking a really difficult job in hearing those minutes.

Why they sent a lady who had trouble talking, makes me wonder.

So, I need a motion for the December 8, 2021 minutes as presented.

Claire: I move we accept the minutes from December 8, 2021 as presented.

Gary: I second.

Roll Call: Jeff Gaynor --yes, Remy Arness—yes, JoAnn McEwen, Claire Moore -- yes and Gary Long—yes.

Jeff: And the same concept of the January 19, 2022 mtg. I need a motion for that.

JoAnn: I move that we accept the minutes of January 19, 2022 as presented.

Remy: I'll second.

Roll Call: Remy Arness -- yes, Jeff Gaynor—yes, JoAnn McEwen—yes, Claire Moore—yes and Gary Long—yes.

Jeff: O.k., that's pretty much it I think unless anyone else has anything. Glad to see that little building get some use.

Meeting adjourned at 7:30 p.m.

**Respectfully submitted,
Michelle McCoy
Recording Secretary
Ravenna Township**

Copies to:

File

Gail Pittman

Trustees (Coia, DiPaola, Gibson)

Zoning Inspector (Psenicka)

Board of Zoning Appeals (5)