Ravenna Township Board of Zoning Appeals
Jeff Gaynor, Remy Arness, Gary Long, Claire Moore, JoAnn McEwen

A public hearing of the Ravenna Township Board of Zoning Appeals was advertised and held at 6:00PM, on Wednesday, October 11, 2023, at 6145 S. Spring Street., Ravenna, Ohio 44266

The meeting was called to order at 6:00pm by Chairman Remy Arness. Administrative Assistant Melissa Murphy took the roll call: Remy Arness, yes; Claire Moore, yes; Gary Long, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Kerry Hollender (Alternate), yes. A quorum was recognized for the record.

Audience:
- Linda Nikols, 3097 State Route 59, Ravenna, Ohio, applicant.
- Glen Peters, 190 Fox Ridge Way, Tallmadge, Ohio, applicant.
- Cory DelSavio, 1054 Canterbury Way Dr.

New Business: BZA #2023-009

The Board heard from Linda Nikols, owner of Graphics Expressions and U-Haul Rentals, requesting a conditional use permit to operate two businesses at one location, 3097 State Route 59, Ravenna, Ohio 44266. Linda advised the Board that there would be no changes in lighting, security, or parking while adding the U-Haul rental business to this location. She currently has security cameras in place and an ample amount of lighting. Linda also advised that she keeps under 12 U-Haul units, this includes trucks and trailers on her lot at one given time and if any of them are not mechanically ready to rent they will be sent back to the U-Haul traffic department for repairs.

Jeff made a motion to approve the conditional use permit to operate two businesses at one location, 3097 State Route 59, Ravenna Ohio. JoAnn seconded the motion. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

JoAnn made a motion to journalize the Boards decision for BZA #2023-009. Claire seconded the motion. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

New Business: BZA #2023-010

The Board heard from Glen Peters, owner of 3336 Summit Road, Ravenna, Ohio 44266 requesting a conditional use permit to operate two businesses at one location. Glen advised the Board that he currently has a residential/day program for individuals with disabilities called, Teammates Center and would also like to lease the building to Passion Community Church to hold services on Sunday morning and a few holidays a year. Glen advised there were no structural alterations inside or outside of this property. Glen was unsure of the building capacity, however stated that there are fire extinguishers, exit signs and exit maps properly posted. Glen advised the Board that there will be no interaction with the general population and the clients of Teammates Center.

Cory DelSavio spoke to the Board on behalf of Passion Community Church. This church has been in operation for 20 years and has always rented a building to hold their services. Cory advised the Board that they have approximately 50 parishioners every Sunday, that they range in age between 40-50 years old, that he has retained a company to plow the parking lot in the winter for safety purpose and, that the restroom capacity is adequate for the congregation.

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Claire made a motion to approve the conditional use permit to operate two businesses at one location, 3336 Summit Road, Ravenna Ohio. Gary seconded the motion. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

JoAnn made a motion to journalize the Boards decision for BZA #2023-010. Claire seconded the motion. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

Gary made a motion to approve the meeting minutes with Remy's corrections discussed from September 13, 2023, meeting. JoAnn seconded the motion. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, abstained Motion passed.

JoAnn made a motion to adjourn the meeting at 6:45PM. Jeff seconded it. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

ATTEST:

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Chair   Zoning Inspector

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Administrative Assistant