

Ravenna Township Board of Zoning Appeals

Meeting Minutes

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, May 8, 2024, 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; Gary Long, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Kerry Hollender (Alternate), yes; Claire Moore, yes; Lori Rotondo, Zoning Inspector. A quorum was recognized for the record.

Audience:

- Antoinette Brown, 3090 St Rt. 59, Ravenna, Ohio 44266 (applicant)
- Brad & Tom Smith, 5607 Lakewood Rd., Ravenna, Ohio 44266 (applicant)
- Pastor Eddie Harris, 3090 St. Rt. 59, Ravenna, Ohio 44266
- Toni Brown Harris, 3090 St. Rt. 59, Ravenna, Ohio 44266
- James Sanders, 6728 McElrath, Ravenna, Ohio 44266 (applicant)
- Tasha Maniak, 6748 Garfield Rd., Ravenna, Ohio 44266
- James Hadden, 4287 Skeels, Ravenna, Ohio 44266
- Gloria Hadden, 4287 Skeels, Ravenna, Ohio 44266
- Shirley Powell (no address given)
- Richard Jones, 6677 Garfield Rd, Ravenna, Ohio 44266
- James Hadden, Jr, (no address given)
- Gloriosa Gentil, (no address given)

New Business: BZA #2024-004. The Board heard from Bradley & Tom Smith of 5607 Lakewood Rd., Ravenna, Ohio 44266. Tom, Bradley's father, spoke regarding his request for a third accessory structure to be built on this parcel. Tom advised the Board that there are currently three buildings on this parcel: a 100-year-old bank barn, another large building, and a garage that is in severe disrepair. Tom's request was that he wishes to demolish the garage and replace it with a 32'x24' pole barn. This will be a steel pole barn with a steel roof, there will be no utilities to the barn at this time. According to his plan provided to the Board, there will be a porch with an overhang on the side of the garage that faces the principal dwelling, and the overhang will be 20ft away from the principal dwelling. Also, there is currently a concrete floor that he is keeping and adding onto to reach the 32'x24' footprint.

Clarie made a motion to approve this variance request with the condition that the garage in disrepair is demolished before construction begins on the 32'x24' pole barn. Gary seconded the motion. RC: Jeff, yes; Remy, yes; JoAnn, yes; Gary, yes; Claire, yes. Motion passed.

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JoAnn made a motion to journalize the Boards decision on BZA #2024-004. Claire seconded the motion. RC: Gary, yes; Jeff, yes; Remy, yes; JoAnn, yes; Claire, yes. Motion Passed

New Business: BZA #2024-005. The Board heard from Antoinette Brown who was requesting a conditional use permit to have a before and after school childcare program at her church, located at 3090 St. Rt.59, Ravenna, Ohio 44266. Antoinette advised that she has been doing in-home childcare for 23 years, is licensed through the State of Ohio, and has made the decision to move to a different age bracket of children, 1st – 7th grade. This program will start in the fall of 2024, will only be open when Ravenna City schools are open and will not be available during the summer. The hours of operation would be 6:00am-9:00am and 2:00pm – 6:00pm.

Antoinette explained that there is ample space for this program in the front section of the church, including a woman's & men's restroom. She is required to provide 35 square feet per child; therefore, she would be able to have up to 48 children in the building at one time. She will have 4 employees, plus herself. There will be no cooking in this facility, however, prepared snacks will be available for the children. The children will be able to do outdoor activities in the fenced in area adjacent to the church, and there will be no playground equipment installed. Remy inquired about the security procedure that will be in place when the children are being picked up at the end of the day. Antoinette advised that everything is electronic, there is a list of who is permitted and not permitted to pick up each child, and a signature is required on an iPad when the children are released. Also, there is a double set of locking doors to enter & exit the church, which is a reassurance that children will not just run out the doors.

JoAnn made a motion to approve the conditional use permit to hold a before & after school childcare program at 3090 St. Rt. 59, Ravenna, Ohio 44266 with the condition that all applicable State & County regulations are met, and that Antoinette provide the Township Zoning office copies of her licenses. Gary seconded the motion. RC: Claire, yes; Jeff, yes; Remy, yes; Claire, yes; Gary, yes. Motion passed.

Gary made a motion to journalize the Boards decision on BZA #2024-005. Claire seconded the motion. RC: Jeff, yes; Remy, yes; JoAnn, yes; Gary, yes; Claire, yes. Motion passed.

Old Business: BZA #2024-003 (tabled from April 10, 2024). The Board heard from James Sanders regarding the placement of one single duplex on 6615 Fairfield Street, Ravenna, Ohio 44266. In April, James came before the Board to request placing two duplexes on the above listed parcel. The Board requested James to come back with a site plan on where he wishes to place one duplex, as he did not have enough square footage for two.

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James returned before the Board with a proposal asking if he would be able to build the second duplex he had originally requested if he were to purchase the 3 small parcels adjacent to 6615 Fairfield. He says he had recently approached the owner of those parcels and she seemed agreeable to the idea of selling them to him.

The Board reviewed the square footage of the current parcel, 6615 Fairfield, and the 3 parcels James had proposed to purchase and it was found that he also would need to purchase another small corner parcel to come close to the square footage requirements for two duplexes per zoning regulations. If James were to purchase the corner, and the 3 parcels, he then would have to re-plat all the lots into two parcels to try to obtain enough square footage to get close to the 20,000 square footages required for each parcel to build a duplex on. James advised the Board several times that he meets the setbacks on 6615 Fairfield and would like to start construction on this duplex ASAP. The Board reminded James again that duplexes have to meet both lot square footage and setbacks in order to meet zoning regulations.

Jeff made a motion to table this decision until June 12, 2024, at 6:00PM due to the needing of more information, including a detailed site plan for one duplex showing entire property & setbacks and requesting he try to purchase the corner lot. Gary seconded the motion. RC: Claire, yes; Jeff, yes; Remy, yes; Claire, yes; Gary, yes. Motion passed.

Gary made a motion to approve the April 10, 2024, meeting minutes as presented. Claire seconded the motion. Motion Passed. RC: JoAnn, yes; Remy, yes; Jeff, yes; Gary, yes; Claire, yes. Motion passed.

JoAnn made a motion to adjourn the meeting at 7:40PM. Claire seconded it. R/C: Jeff, yes; Gary, yes; Claire, yes; Remy, yes; JoAnn, yes. Motion passed.

ATTEST:

Chair

Zoning Inspector

Administrative Assistant