

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 6:01PM, on Wednesday, September 11, 2024, at 6145 S. Spring Street., Ravenna, Ohio 44266

The meeting was called to order at 6:01pm by Chairman Remy Arness. Zoning inspector, Lori Rotondo took the roll call: Remy Arness, yes; Gary Long, yes; Jeff Gaynor, yes; Kerry Hollender (Alternate), yes; Claire Moore, yes; JoAnn McEwen, yes. Lori Rotondo, Zoning Inspector, yes; Melissa Murphy, Administrative Assistant, absent. A quorum was recognized for the record.

Audience:

- Dave Golias, 3897 Dawley Road, Ravenna, Ohio
- Nicholas Williams, 3877 Dawley Road, Ravenna, Ohio
- Cody Hager, 4678 Hayes Road, Ravenna, Ohio
- Paige Wills, 4678 Hayes Road, Ravenna, Ohio
- Kristie Golias-McMichael, 3897 Dawley Road, Ravenna, Ohio
- Kevin McMichael, 3897 Dawley Road, Ravenna, Ohio
- James G. Edwards, Jr., 4698 Hayes Road, Ravenna, Ohio

BZA #2024-011 The Board heard from Kevin McMicheal, applicant Davis Golias' son in law who was requesting a 28'x32' garage to be erected in front of the existing principal dwelling located at 3897 Dawley Road, Ravenna, Ohio 44266.

The main reason for the front yard request is due to the placement of the well, septic and leach beds on this property, heavy equipment cannot be used, and structures cannot be built.

Kevin provided the Board with adequate site plan drawings of this structure. There is a 10'x16' shed on parcel that will be relocated once trees have been cleared. This proposed structure will be a pole barn style, vinyl siding that will match the dwelling, and a concrete floor. There will be no utilities to proposed structure, if needed in future, he may go will solar panels for power. It was stated that there will be a gravel drive, structure will have gutters with proper run-off.

Claire made a motion to approve BZA #2024-011 as submitted. JoAnn seconded the motion. RC: Jeff Gaynor, yes; Remy Arness, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed

JoAnn made a motion to journalize the Boards decision of BZA #2024-011. Claire seconded the motion.

RC: Jeff Gaynor, yes; Remy Arness, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

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BZA #2024-012 The Board heard from Cody Hager of 4678 Hayes Road, Ravenna, Ohio 44266 who was requesting to erect a 30'x50' pole barn which exceeds the permitted size per the Township Zoning Code.

Cody explained to the Board that there is an existing 20'x20' shed on the property that will be demolished as it is in extreme disrepair. The requested pole barn is strictly for storage, it will have two garage doors with a man door in between and have gray metal siding with white accents to match the house. There will be gutters installed and the way the land slopes to the back, there will be no issues with runoff. He also stated that the proposed building will not be taller than the dwelling.

James Edwards, a neighbor who owns the parcel behind Cody spoke in favor of the pole barn. He stated that the water will run off into the wooded land and there will be no issues with that. James also stated his son has had a 30'x60' pole barn on his parcel for over 30yrs.

Claire made a motion to approve BZA #2024-012 with the following conditions, the peak of the pole barn cannot be higher than house, the existing 20'x20' shed needs removed and there must be proper water runoff. JoAnn seconded the motion. RC: JoAnn McEwen, yes; Jeff Gaynor, yes; Remy Arness, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

Gary made a motion to journalize the Boards decision of BZA #2024-012. Jeff seconded the motion.

RC: JoAnn McEwen, yes; Jeff Gaynor, yes; Remy Arness, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

JoAnn made a motion to approve the minutes from August 14, 2024, with the corrections discussed. Claire seconded the motion. RC: JoAnn McEwen, yes; Jeff Gaynor, yes; Remy Arness, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

JoAnn made a motion to adjourn the meeting at 6:42PM. Jeff seconded it. RC: JoAnn McEwen, yes; Jeff Gaynor, yes; Remy Arness, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

ATTEST:

Chair

Zoning Inspector

Administrative Assistant