

# Ravenna Township Board of Zoning Appeals Meeting Minutes

Remy Arness, Gary Long, Claire Moore, JoAnn McEwen, Kerry Hollender

A public hearing of the Ravenna Township Board of Zoning Appeals was advertised and held at 6:00PM, on Wednesday, May 14, 2025, at 6145 S. Spring Street., Ravenna, Ohio 44266.

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

Audience:

- Wes Ransom, PMHA, 5541 N. Freedom St. Ravenna
- Julie Reber, 5620 S. Prospect St., Ravenna
- Scott Reber, 5620 S. Prospect St., Ravenna
- Ahmad Thomas, Architect, 430 Grant St., Ravenna
- Robert Chordar, Architect, 430 Grant St., Ravenna

The Board heard BZA case # 2025-001, TC Architects, Inc. & Wes Ransom from Portage Metropolitan Housing Authority (PMHA) owner of 5650 S. Prospect Street, Ravenna, Ohio 44266. PMHA was requesting a variance to erect two single family dwellings in the rear of said parcel. Several multi-family dwellings currently exist on this lot and the parcel is 11 acres in size.

Robert, on behalf of TC Architects, Inc., explained the site plan to the Board and stated that the single-family homes will be slab/no basement, all electric 3-bedroom homes and each "lot" will be approximately 80' wide x 130' deep. The residents will be a part of the PHMA community and will have access to all amenities on the property.

The access road to these proposed dwellings is the adequate size for two-way traffic, with room for emergency vehicles to turn around if needed.

They will also be installing 2- new light poles and the nearest fire hydrant is approximately 150ft away from the proposed dwellings. There is city sewer and water access available for the new dwellings and all runoff drainage will drain into the existing retention pond at the front of the parcel. PMHA has their own maintenance department which handles all ground maintenance, however, it is undecided if the tenants of these two dwellings will be responsible for maintaining their own yards.

In 2012/2013 PMHA sold two single family homes to Kent State University during their expansion and per that agreement of sale they must rebuild two single family homes thus the funds for this project are readily available. Wes stated that if approved their next steps are to get approval from the HUD field office and once they have all their approvals in place they hope to start construction ASAP.

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Scott & Julie Reber, owners of an adjacent parcel, expressed their concerns about this project. They are concerned about worsening flooding on their property as they have already been dealing with flooding from this property for years. Robert, architect, reassured them that his company had done a runoff survey on this property and water should not be flowing onto their property from the new homes. The Reber's also had some concerns about ground maintenance issues that they are currently having – they were advised to contact Lori, Zoning Inspector, to discuss their complaint further.

Claire made motion #2025-07 to approve the variance with conditions. The conditions are as follows: 1.) Property owners must extend the existing fence to continue past the rear setback of the new dwellings, 35ft off the rear corner of the house. 2.) Rainwater/all drainage must drain into the retention pond. 3.) Speak to Ravenna Township Fire Department Fire Chief to have an inspection done of the roadways near new dwellings to ensure that there is ample room for units to turn around if needed and submit a letter of approval from the Fire Chief to Lori, Zoning Inspector. JoAnn seconded the motion. RC: Remy Arness, yes; Kerry Hollender, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

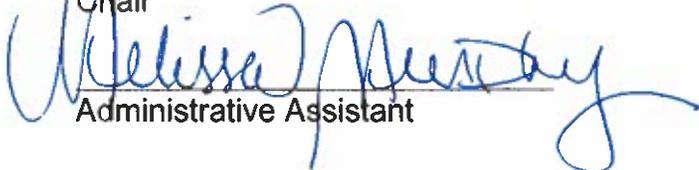
Kerry made motion #2025-08 to journalize the Boards decision of BZA #2025-001. Claire seconded the motion. RC: Remy Arness, yes; Kerry Hollender, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

Gary made motion #2025-09 to approve the minutes for March 12, 2025 as presented to the Board. JoAnn seconded the motion. RC: Remy Arness, yes; Kerry Hollender, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

Gary made motion #2025-10 to adjourn the meeting at 6:58PM, May 14, 2025. Claire seconded the motion. RC: Remy Arness, yes; Kerry Hollender, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.



Chair

  
Administrative Assistant



Zoning Inspector