

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, July 9, 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:

- Cheri & Bill Wetshtein, 3158 Menough Road, Ravenna, Applicant
- Sandy & Jason Lane, 3170 Menough Road, Ravenna

The Board heard BZA case # 2025-002, William & Cheri Wetshtein of 3158 Menough Road, Ravenna, Ohio. The applicants requested a side yard setback variance for an existing accessory structure, a shed.

Cheri explained to the Board the shed has been in place for over 5 years, it is used for storage, and it was there when the property was purchased from her parents in 2022. There are two fences (wood & chain link) on that side of the property and the shed sits 4 feet from the chain link fence, which is 1 foot off the property line, therefore they are 5 feet short of the required 10 foot side yard setback. Gary asked Cheri if she was aware of any outstanding violations on the property at the time of sale to which she stated there were no violations on record when the property was purchased.

Sandy Lane, next door neighbor, spoke to the Board to express her concerns about the variance request. She stated there has been an ongoing dispute with both the prior and current owners of the property in question and she has filed several complaints with our Zoning Department about multiple issues through the years. Her issue today with the shed is the light that is mounted on the front of the shed shines directly into her upstairs bedroom window.

Cheri, applicant, and Sandy both provided pictures to the Board to support their claims.

Claire made motion #2025-15 to approve variance #2025-002 granting a 5-foot side yard setback with the following conditions:

- Wetshteins need to either shield or replace existing light
- Wetshteins have 30 days to remedy this problem and must report progress to Lori, Zoning Inspector and, if needed for good reason, a 15-day extension can be given.

Gary seconded the motion. RC: Remy Arness, yes; Kerry Hollender, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed

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JoAnn made motion #2025-16 to journalize the Board's decision of BZA #2025-002. Gary seconded the motion. RC: Remy Arness, yes; Kerry Hollender, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

Gary made motion #2025-17 to table the meeting minutes from June 11, 2025 for corrections until the next Board meeting. Joann seconded the motion. RC: Remy Arness, yes; Kerry Hollender, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

Claire made motion #2025-18 to adjourn the meeting at 7:10PM, July 9, 2025. Gary seconded the motion. RC: Remy Arness, yes; Kerry Hollender, yes; JoAnn McEwen, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.



Chair



Zoning Inspector

x

Administrative Assistant