

Ravenna Township Board of Zoning Appeals

Meeting Minutes – October 8, 2025 BZA Hearing

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

A public hearing of the Ravenna Township Board of Zoning Appeals was advertised and held at 6:00 PM EST, on Wednesday, October 8th, 2025 at 6145 S Spring Street, Ravenna, OH, 44266.

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

Audience (Speaking):

- Amy Wells – 6766 Peck Road
- Howard & Debra Booher – 6560 Red Brush Road
- Beverly Kibler – 6601 Red Brush Road
- Jacob Daniels – 6797 Wall Street
- Tyler Turner – 2588 Summit Road
- David & Debbie Buckeye – 3792 Ranfield Road
- Scott & Toni Powers – 7231 OH-14
- Gary Culotta – 7229 OH-14
- James Pischera – 7315 OH-14

New Business: BZA #2025-005

The Board heard from Amy Wells requesting to build a garage in front of her home at 6766 Peck Road since Zoning regulations prohibit accessory structures and detached garages to be located in front of a main dwelling. The Board also inquired about the building construction and design, drainage, utilities, plus the locations of the well and septic system on the parcel when making their determination.

Claire Moore made a motion to approve the variance request, and Gary Long seconded. RC: Remy Arness, yes; Claire Moore, yes; JoAnn McEwen, yes; Gary Long, yes; Kerry Hollender, yes. Motion passed.

New business: BZA #2025-006

The Board heard from Howard Booher requesting to replat a portion of his property into a parcel smaller than the 1.5 acres permitted by the Zoning regulations. Mr. Booher stated that his intent was to create a separate 0.8-acre parcel for the existing house at 6560 Red Brush Road to sell at a later time.

Beverly Kibler, neighbor, inquired further on his intent for the larger parcel to which Mr. Booher said he had no intentions to further break up or sell the parcel.

Claire Moore made a motion to approve the variance request, and JoAnn McEwen seconded it. RC: Remy Arness, yes; Claire Moore, yes; JoAnn McEwen, yes; Gary Long, yes; Kerry Hollender, yes. Motion passed.

New business: BZA #2025-007

The Board heard from Jacob Daniels, owner of 6797 Wall Street. Jacob was seeking a variance to retain a seven-foot fence he erected on his low-density residential lot where a four-foot, six-inch fence is permitted per Zoning regulations. During the variance discussion Mr. Daniels stated he was currently using the property for commercial purposes. The Board informed him he would need a separate variance to use the property for commercial use and that only the height of the fence was being voted on at the current hearing.

Kerry Hollender made a motion to approve the fence variance request, and Claire Moore seconded. RC: Remy Arness, yes; Claire Moore, yes; JoAnn McEwen, yes; Gary Long, yes; Kerry Hollender, yes. Motion passed.

New business: BZA #2025-008

The Board heard from Tyler Turner who is in the process of buying the property located at 2588 Summit Road from David and Debbie Buckeye. Mr. Turner is requesting a conditional use variance of the property to use it commercially as an office and storage facility for his landscaping business. The property is in the residential-low density district of the Township. He explained that he would be renovating the structures and making repairs. The Board asked if he had a construction plan timeline and also informed him that other permits or variances might be needed for fencing, lighting, etc., either now or in the future depending on that plan.

Kerry Hollender made a motion to approve the conditional use request, and Gary Long seconded. RC: Remy Arness, yes; Claire Moore, yes; JoAnn McEwen, yes; Gary Long, yes; Kerry Hollender, yes. Motion passed.

New business: BZA #2025-009

The Board heard from Scott Powers, owner of Powers Oil Company and Powers Premier Properties. Powers Oil Company is requesting to construct a propane distribution and loading facility at 7231 OH-14. He explained their intended construction and maintenance plans for the parcel with construction expected to begin in November of 2025.

Two audience members indicated that they would like to speak. First, James Pischera inquired about the environmental impact of leaking propane, which Mr. Powers stated there is little to none. He also asked if there were plans to store or distribute fuel oil at the facility, which Mr. Powers said there were none. Mr. Pischera stated that he is fine with the facility.

Next, Gary Culotta, the next-door neighbor to the proposed facility, inquired about the safety of the bulk propane tank, specifically flammability and proximity to the woods which are hunted regularly. Mr. Powers assured him that firearms would not be able to puncture the walls of the tank and that regular safety inspections will be performed as per state and local codes.

JoAnn McEwen made a motion to approve the variance request, and Gary Long seconded. RC: Remy Arness, yes; Claire Moore, no; JoAnn McEwen, yes; Gary Long, yes; Kerry Hollender, yes. Motion passed.

A motion was made to adjourn the meeting at 7:31 PM EST. RC: Remy Arness, yes; Claire Moore, no; JoAnn McEwen, yes; Gary Long, yes; Kerry Hollender, yes. Motion passed.



Chair



Zoning Inspector



Administrative Assistant

