

# **RAVENNA TOWNSHIP BOARD OF ZONING APPEALS**

**JEFF GANOR, CHAIRMAN, REMY ARNESS,  
GARY LONG, JOANN McEWEN, AND CLAIRE MOORE**

Jeff Gaynor called the meeting of January 8, 2020 to order at 7:00 p.m. those present were:  
R/C: Jeff Gaynor – here, Remy Arness – here, Gary Long – here, Joann McEwen – here, Jim DiPaola, Zoning Inspector and Carolyn Chambers, Zoning Secretary. Absent was Claire Moore.  
No Old business

Jeff: Under new business Variance request 2020 BZA 01 for Laad Signs and Lighting of 3097 St. Rt 59 Ravenna, Swears in Linda Nichols 3097 St. Rt. 59 my residence here in Ravenna.

Jeff: The nature of your request

Linda: Laads Sings and Lighting and Graphic Expressions, which I both own, one located on Moe Drive in Akron and Graphic Expressions is located in Streetsboro, diagonal from the new High School. I have been running both of these business in separate locations. The opportunity presented itself for us to enter into a purchase agreement to purchase this property at 3097 St. Rt. 59 so right now we are on a lease for a few months until we get settled and then we will close on the property and I will become the owner. We are putting a lot of time and money on both the buildings that are on the parcel. The signs that were there when we arrived were in horrible condition. The building was covered with banners and whatnot, so we cut the current sign down, all banners down and started doing inside work as much as we can to operate the sign company. Laad Sign is now in the building, we have been there since mid-December and on January 21 we will move Graphic Expression from Streetsboro to this development as well. We finally found a place where we could combine both businesses and the building, the property works well for somewhat of an industrial business which is the sign company combined with the graphics company. It's a little cleaner of a business.

Linda: Continuing discussion on her property and her variance request.

Jeff: It's a steel post?

Linda: It's a steel post, it will be nice and square. Continues discussing.

Jeff: Looking at picture. Is it 20 feet from the right of way?

Linda: Yes, where we will put our sign allows us plenty of room between the sign and the building that we won't feel like it is right up against the building. It will be far enough off the road that I don't have to worry about traffic and high power lines and salt trucks and whatever.

Gary: What is the dimension from the right of way to the sign?

Linda: I believe it is 20 feet, I think we marked it at 25. Whatever is the requirement of the right of way is what Tonya and my Foreman did for us. It is 20, I have photos.

Gary: Do you have those photos with you?

Jim: I went out and looked when they had stuff there and they are well of the right of way.

Linda: As you are looking at this site plan, you will see to the back left corner a white building that has been removed. That was not part of the previous owner property, it was a friend of a friend and that has now be removed. Continuing discussion on fencing for trucks to come in

and have a turn around. Do not want the place junked up. I want it to look better than it did when I first moved in.

Jeff: We want that too.

Linda: Discussing on landscaping at least what you can see form the road. Had a new front door put in?

Jeff: You said your sign will have LED lighting? This is steady lighting?

Linda: Yes, it will be eternally illuminated with LED it's got a florescent tube, lamps

Gary: It's not flashing or anything like that?

Linda: No, no, no

Jeff: Discussing the sign down the road. Changeable copy?

Linda: That means individual letter, it's the plastic letter you can use that slide in and out of those tracks.

Jeff: You mentioned truck traffic increased, what sort of trucks are we talking about?

Linda: My trucks or are you talking about my visitors?

Jeff: General overview

Linda: My fleet basically is bucket trucks, like cable trucks the standard 32 foot bucket trucks that are all kept inside. Basically the Laad portion of our business is the guys come in the morning and we have our work orders set for the day they load up, they leave and come back when it is dark. It's a service business and a sign installation business. Which was another reason why I was looking for a building where I could keep everything inside so that it does not look like, oh well, look she added more trucks. That why this building will do well for us. My trucks are bucket trucks. I have one sky hook crane that sits inside. I have one larger truck that reaches about 45 to 50 foot in the air and it sits inside. That back building is nothing but parking for my trucks and the signage that we receive from our customers that are in crates. So you will have semi-trucks come in and there is enough turning radios on my lot and in my driveway.

Gary: How many delivery trucks do you have in a course of a week?

Linda: Sometimes it is busy, but in the summer it is probably one a day. Two being the second one being unannounced and not scheduled, we schedule every truck that comes in, because my crew leaves in the morning by 6:30 a.m. or 7:00 a.m. every day all year long. If I don't schedule those trucks when the guys are there, we make them leave. We take all our deliveries between 6:00 a.m. and 6:30 a.m. Sometimes it takes up to an hour to unload, if it is large. Everything that is unloaded goes inside. If they don't adhere to our time, they have to leave.

Gary: Since you are doing 6:00 in the morning activities, how about lighting?

Linda: the building currently has wall packs, wall lights, we call them wall packs, all the way down, and they are amber in color right now. It is pretty well lite, but when we get there it is dark. The lighting is not a probable for us to unload trucks when they back in by the time you open up two garage doors our LED lighting inside is enough to unload the trucks.

Gary: I ask the question because of light pollution, I live in the area and I know there is not a problem of light pollution right now.

Linda: No, I added a front door lighting with a photo cell, it is nothing more than a little front door light and it has a photo cell on it so that you can get your barring when you are trying to find the driveway. Because there is no sign in front our large building, it is kind of hard to see

our driveway. When I get my sign up, it will be different, but right now we are pretty dark. I am delighted to be here.

Gary: This doesn't have much to do with the signage, I understand you are going to close the stores in Akron and Streetsboro?

Linda: They are both leased spaces so Laad Sign has already vacated and turned back over to the Landlord.

Gary: How many people are we going to employ?

Linda: Right now we have nine people including myself. At some point over the years that I have had twelve. Maybe a part timer here and there. So that is something to discuss on parking. I do not expect to have traffic like a retail store. My goal is to rent to a small company that only need one or two parking places.

Jeff: Pointing to map. This is to scale?

Linda: This is to scale.

Jeff: This is the actual graphic representation of the size of the sign and the height of the sign and so forth?

Linda: Yes, I think that the space that we drew between signs, I think is 7 inches, I would probably tighten that up a little bit and fill in that big space.

Jeff: I don't think that looks bad, but I'm not a sign expert. Do your changeable letters have a clear plastic back?

Linda: I can assure you that they will not be like a lot of changeable letters you see that is blowing all over the yard. I encourage my customers not to buy or make those. We make them and there are little tabs on the corners so they cannot come out.

Jeff: Any other questions from the Board? Does our Zoning Inspector have anything to add to that? He has shrugged a no.

Jim: I think it will be a great fit out there. We get all our lettering done from them. We can drive a lot less distance.

Jeff: Sounds like your philosophy in running a business is something the area could use and benefit from. The height of the sign, if it were lower, say to the 10 foot allowed might actually increase visibility problems from your driveway. Because it is going to block the driveway a little bit.

Linda: I am concerned mostly of coming down that hill, is where, because there is so many trees, there is an empty lot right next to us that have a lot of trees that needs removed. I would like to acquire that property as an insurance property for Laad Signs and Lighting.

Jeff: Anything else? The chair is ready to entertain a motion pertaining to this application.

Gary: I'd like to move on the Variance request for 2020 BZA 01 for Laad Sign and Lighting at 3097 St. Rt. 59 in Ravenna, to grant them the variance on the sign being 15 feet high and the 48 sq. ft. and a 24 inches high by 96 inch changeable sign. We have no stipulations other than what's been requested.

Joann: I second

R/C: Joann McEwen – yes, Gary Long – yes, Remy Arness - yes and Jeff Gaynor – yes

Jeff: Your request has been granted there is a 30 day appeal period during any interested parties can make an appeal and any action you make during that time is at your appeal.

Linda: Thank you

Jeff: We need to journalize the decision we made tonight.

Remy: I so move.

Gary: I second

R/C: Gary Long – yes, Remy Arness – yes, Jeff Gaynor – yes and Joann McEwen – yes.

Jeff: And a motion pertaining to the minutes to the last meeting.

Gary: I move that we accept the minutes as documented to us on the BZA meeting on December 11, 2019.

Remy: I second

R/C: Joann McEwen – yes, Remy Arness – Yes, Gary Long – yes, and Jeff Gaynor – yes.  
Minutes approved and past.

Jeff: I move we adjourn. Meeting adjourned at 7:50 p.m.

Carolyn Chambers  
Ravenna Township  
Zoning Secretary

Cc: Trustees (Artz, Coia, Gibson)  
Zoning Inspector (DiPaola)  
Board of Zoning (5)  
File