

# **RAVENNA TOWNSHIP**

## **BOARD OF ZONING APPEALS**

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

Jeff Gaynor called the meeting of March 13, 2019 to order at 7:00 p.m.

R/C: Jeff Gaynor – here, Remy Arness - here, Gary Long, - here, Joann McEwen – here, Claire Moore – here, Carolyn Chambers, Zoning Secretary and Jim DiPaola, Zoning Inspector.

Jeff: Reminded people that you have to be up by the microphone to be recorded. Do we have any old business before the Board?

New Business – Variance request 2019 BZA 03 for Diana Davis Stewart of 6626 Henderson Rd. Ravenna is Miss Stewart here? Step forward and be sworn in please. Swears in Diana Davis Stewart 6626 Henderson Rd. Ravenna Ohio 44266.

Jeff: What is the nature of your request this evening?

Diana: To transfer from a type B child care provider to a type A child care provider.

Jeff: Jim, would a type B be allowed?

Jim: Type B and type A are both allowed, but our book does not specifically mention type A so that is why she is here tonight. Type B is mentioned in the book as a .....

Jeff: What are the State guidelines, if any, between type A and type B?

Diana: The amount of children. I now currently can have six children at any given time and that transfers to twelve children. With an employee if I go over six children.

Jeff: You will need an employee at that point?

Diana: Yeah

Jeff: Facility, size of facility and that sort of thing does that change between the two?

Diana: It does not change.

Jeff: There is State inspection at the facility like this?

Diana: Yes

Jeff: A couple times a year, once a month?

Diana: The county inspects once usually and lets you know and the other one is pop up, but I'm a star rated provided so I'm inspected by the actually State not the County. I am inspected at least four times a year.

Jeff: Do you have training in this particular field.

Diana: Yes, lots of training

Jeff: Questions from the rest of the Board at this point? Ok. Do some of the folks in the audience wish to speak? Do we have any neighbors or someone that might have something to say? No, ok. Nobody has complained about traffic or anything like that?

Diana: There is no traffic. I have no intentions of, like I have families, so it's not like it's going to increase twelve cars coming into my driveway. Most of my families have two plus children or I have no intention on doing twelve children, but with the change in the system for July 1, 2020 we're going to lose a lot of child care providers and I have four in my area. We will lose some of them.

Remy: Do you have any results of these inspections?

Diana: I did not bring them, but they are available on line.

Remy: You passed all those.....

Diana: I have had a perfect inspection for the past three years and that is unheard of . I am also the only home provided in Portage County that is a five star rated.

Jeff: That's a State rating?

Diana: Yes, a State rating.

Jeff: Such things as State ratings are important, we have had people come in and say I graduated from Joe Smiths School or something or other, that is pretty much meaningless, because that's not regulated. So that sounds good.

Remy: Does our Zoning Inspector have any thoughts?

Jim: She has everything in a row the presentation to me was excellent provided all the photographs.....

Diana: I also have my entire inspection with my pack the fire inspection in my pack and for the building inspection for the electrical. It's all in my pack.

Jim: The only thing I do have is this. (passes out letter from Portage County Board of Commissioners) they basically said that if there is an increase that she meets all the requirements.,

Jeff: Your facility is on Henderson Road?

Diana: Yes, (points to the map where she is.) None of that changes as far as going industrial or having them having to come out to visit my home.

Jeff: Ok, is this a daytime only situation?

Diana: No, because they are publically funded children most of those parents work nights and weekends

Jeff: Do you do night time or overnight care?

Diana: I do not have at this point, but I have done it so it's available and I do have a separate sleep room like they inspected, it's all separate.

Jeff: You do all this yourself?

Diana: I do

Jeff: I miss understood you, I thought you said you needed an employee if you went over six.

Diana: If I go over seven. The seventh child, I would have to have an employee. I'm just not a procrastinator I like to have my things done. This could take six months to a year when the kids actually need it so I want to do it this year so it's available if needed. My husband is at home too and we will see what he needs to do, if he needs to take the classes he already has the finger prints and everything so the only thing he would have to do is the inspection fee and he would be my employee.

Jeff: Ok, as you said Jim everything seems to be covered here

Gary: I make a motion that we grant the variance request for 2019 BZA 03 for Diana Davis Stewart.

Joann: Second

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

Jeff: Tells her about the appeal period. The Board has some things to take care of you can stay or take off if you want to.

Jeff: We need to vote to journalize this decision.

Remy: I so move

Joann: Second

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

Jeff: Vote on the minutes of the last two meeting minutes. Do I hear a motion pertaining to the minutes for the November 14, 2018 meeting?

Claire: I make a motion to accept the minutes for that meeting.

Remy: I second the motion

Gary: I want some discussion here

Jeff: Ok, go ahead

Gary: The discussion is these characters did not hold up their end of the stick here.

Jim: Yes, they have

Gary: They did report back to you?

Jim: They don't have to do it for six months. They don't have to talk to me until May and I did go out and check, they haven't done anything yet.

R/C: Gary Long – yes, Joanne McEwen –yes, Claire Moore –yes, Remy Arness – yes, Jeff Gaynor – yes.

Jeff: The meeting of February 13, 2019?

Joanne McEwen: I move we accept the minutes form February 13, 2019

Gary: Second it

R/C: Claire More – yes, Gary Long – yes, Jeff Gaynor – yes, Remy Arness –yes, Joanne McEwen – yes

Jeff: Anything else

Gary: This May 14 about the building company. They haven't done anything. They haven't lifted a finger. So May 14, if they still haven't lifted a finger, then my suggestion is I don't want to be really harsh on them or really rude, but I think that Jim should issue a really strong warning and then if they don't want to do anything within six months then I'm going to put a motion on the floor that we revoke this variance request.

Jeff: That could work. We have certainly have given them enough room

Gary: We stretched the neighborhood far enough.

Jim: What I'll do on May the 14 if I have not heard from them, the next day I will send them a certified letter telling them they are in violation of the Board of Appeals.

Jeff: That would be a good move.

Remy: I move we adjourn.

Meeting adjourned at 7:20 p.m.

Respectfully Submitted

Carolyn Chambers  
Ravenna Township  
Zoning Secretary

Copies to: File  
Trustees (Coia, Artz, Gibson)  
Zoning Inspector (DiPaola)  
Board of Zoning Appeals (5)  
Applicant(s)