

RAVENNA TOWNSHIP

BOARD OF ZONING APPEALS

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

Jeff Gaynor called the meeting of July 10, 2019 to order at 7:00 p.m.

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

Jeff explains to the audience that they have to be up in front of the microphone in order to be on record.

Old business – None

Jeff: First business for this evening is Variance request 2019 BZA 07 for Bret Hoover of 3437 Marian Road. Mr. Hoover would you come forward please. Swears in Bret Hoover 3437 Marian Road, Ravenna, Ohio

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

Bret: I want to put an addition on the side of my house, which would require me to have the outside wall about 3 and ½ feet from the property line instead of the 10 which is stated.

Jeff: And the addition is to your garage?

Bret: It will be a garage and workshop.

Jeff: We don't have much in the way of dimension. How tall is this going to be?

Bret: Because of getting a variance, I didn't go completely. I had two ideas, one would be to put the workshop on top of the garage, above the garage. What I do actually have here is 13 foot tall with 8 ft walls. 13 foot to the top to the rope line on the addition of the garage.

Jeff: That would be to the peak of the roof then?

Bret: To the peak, yeah. But since I had to get a variance I didn't get to it. The one thing I wanted to see if it was even possible to go up higher which would bring the workshop here and go back into this roof. (points to the map)

Jeff: This would not be higher than the existing roof?

Bret: No, it would be the same

Jeff: Any idea what the square footage we are working with?

Bret: The foot print would be 16 feet by 36 feet. Of course that would be doubled if I put the workshop on the top.

Jeff: So you would have 16 feet from the existing wall from the house?

Bret: To the wall here (points to the map)

Jeff: To the exterior west wall of the garage. 16 from here to here (map) so you are now about 20 feet from the property line?

Bret: Yes

Jeff: You do have a one car garage here: (map)

Bret: Yes

Jeff: It's hard to tell from the picture here. This is your house and this is driveway (map) is this the neighbor's house?

Bret: The neighbors' house and garage, between the wall and their wall would probably be about somewhere between 15 or 20 feet. I never measured it, but there is a driveway that goes back beside their garage and then back to a garage that is built back here on the property.

Jeff: Their house is basically in line to your house?

Bret: Yes

Jeff: Ok, that 3 and ½ feet is kind of close and the fire dept. when we try to do things like that, they.....

Bret: Well, it's not 3 and ½ feet between the buildings.

Jeff: No, I understand that.

Gary: The Zoning Code has 15 feet from accessory building to the structure.
Jeff: It's a separate building that is in case if the fire dept. ever has to get through, they can do so. This is not a separate building. Anybody else have any questions at this point?
Gary: I take it you prefer the extra building being on the ground?
Bret: Yes,
Jeff: The workshop area will be behind the new garage.
Joanne: What kind of workshop is it?
Bret: A wood shop, with a one car garage you have to pull everything out and put it back when you are done, it would be nice to set up.
Jeff: Other questions?
Gary: His preference and my preference are different.
Jeff: You would like the workshop on the second floor?
Gary: That's because 3 and ½ foot off that.....
Jeff: Well, a workshop is not going to change that. Because the workshop would be behind the garage. Is that accurate?
Bret: Right
Jeff: The ground floor, the workshop wouldn't extend past this line here?
Bret: No
Jeff: It would come back this way?
Bret: Right
Jeff: So what are we looking at from distance from here to here? (map)
Bret: 36 feet I thought there were dimensions on there.
Joanne: So it is going to be 36 feet long and 16 feet wide?
Bret: Right
Joanne: Ok
Bret: I wouldn't want to attempt to go any further over.
Jeff: You might be attempting too much now, because that 3 and ½ foot setback is possible not acceptable. Could you make the garage narrower than 16, which of course makes the workshop narrower than 16 unless you bump the workshop over here behind the garage. (map) You know what I'm saying? We are trying to increase that 3 and ½ foot.
Remy: An "L" shape
Jeff: Yeah, a flag lot
Bret: Well, with the 16 feet I couldn't add to go narrower.....
Jeff: 12 is plenty for a one car garage, so you could add the workshop more behind the existing house..... is there a fence between the two properties?
Bret: There is a rigged privacy fence that is just leaning against trees that the previous owners have put up.
Jeff: Ok, The owner of the next door property could install a nice big fence there some day and then you have 3 and ½ feet to try and get access to your back yard.
Bret: Well, there is trees there anyway.
Jeff: Yeah, trees can be removed of course.
Gary: If I understand what we are saying, if he narrows it and goes to 12 foot, you would have the same amount of footage if you went instead of 16 foot go 12 and instead of having 36 he go 40?
Jeff: Either that or go back and make this garage..... Here's the house and extend the back over this way behind the existing garage. I don't think we are going to be able to accept that 3 and ½ feet. If you make this 12 that should give you 7 to 8 feet which is pretty much wide enough to get something through, stretching the loser limits actually. So the question becomes, how do we state this in a motion?
Remy: Have him resend a better set of plans now that he knows are requirements.
Jeff: We can do that right? Give us a better set of dimensioned plans?

Remy: You need to talk with your builder about the 12 feet, because we can't predict 20 years from now, 30 years from now, if we give you 3 and ½ feet, we don't know what is going to happen on that neighboring property, which is fine for today, but we have to look for the future.

Jeff: That is what Zoning is basically all about. Protecting the next people that come here and build or own something.

Gary: You might want to consult with an architect so we would have a plot so we could see the structure of the plot and the property line.

Jeff: Can we table this pending the presentation of the new plans?

Gary: Before we table it, we need to make sure of the qualifications for the plans. Before we do that are any of the neighbors here for this property? No neighbors so there are no audience questions.

Bret: The neighbors are all fine with it.

Jeff: I think that is what we will do then, is that you bring in a better set of plans with that garage not more than 12 feet wide and you get 7 to 8 end. I would like a more accurate measurement to the property line.

Bret: I have another question. I've got to do this because this is a permanent addition to the house. I have to go through zoning. I could put a shed right over there on the property line?

Gary: Not on the line, that would have to be 10 foot from the line.

Bret: The reason I'm asking is that there are so many other properties on the street that have buildings that are built right on the property line. They were additions that were approved and were built right on the property line.

Gary: Are they permanently built or are they on skids do you think?

Bret: Permanently built.

Gary: That presents a problem the resolution has changed most probably since they were installed.

Bret: We have one neighbor on one side of me when the houses were built. There is literally five feet to the property line from the side of his garage when the house was built back in the 70s to the property line and the same thing goes with the house on the same side of him. Theirs is the same thing, so there is like a 10 foot gap between the two, but their property line is right down the middle so they have like 5 feet to the property line.

Jeff: We can't really address that because it is long gone and resolution has changed and maybe they snuck that in somehow, we see that happen now and then where somebody built something without asking anybody about it and once the foundation is poured we kind of have to tell them to tear it down.

Gary: The resolutions change to make the community more solid and next year at this time, who knows it might be 15 feet wide.

Bret: They just built a new house right over here (map) nobody lives in it yet, they haven't sold it and my house is on the corner right over here and the corner of the house the back of the house is 8 feet from the property line

Jim: Is that part of the preserved breakneck?

Bret: No, Winding Creek or whatever, but you said they had a thing sent out for approval, but none of us neighbors ever got anything. The only thing we got notified is when Chris Smiles that wanted to annex the whole area into the City and we all voted it down and this group that is building back there now, they have been building houses back in there which none of us ever got notified of.

Jim: When Breakneck Creek was put in at that time the Zoning Code said adjoining property owners. Which meant right next door and now the Zoning Code reads 500 feet so back then, I wasn't around when they did that, and back then it probably sent it out to the next door neighbors whoever butted up against the property. So you might very well not have been in the adjoining property.

Bret: I don't think a 12 foot garage is going to leave enough space to pull the vehicles in and with it being on the side of the house and curving in, I'm not sure 12 feet, I'm going to have to go back and reset my markers.

Jeff: That is fairly common for a one care garage, 12 feet.

Gary: But, what he is saying is that he is coming in on an angle.

Bret: You come up the driveway and then you go off to an angle, so I don't know if 12 would. I can easily cut it down to 14, but I don't know about a 12. I can figure out a 14 verses a 16.

Jeff: Well, that would give you 5 or 6 feet.

Remy: Have you had the lines surveyed between the properties?

Bret: The survey stakes are there, so they are already there. I ran a laser down from one to another and made my measurements that way.

Jeff: Well, check on the 12 put the stakes in and try to drive through them and see how that fits. The door would probably be 10, maybe even 8 depending on what door you would get.

Bret: That would be, because I moved over and had 3 feet on this side and 3 feet on this side and you are going in at an angle.

Jeff: Maybe the door doesn't get to be right in the center of the garage. Try it and see what you can figure out. Like I said our concern is enough distance form the property line that if the neighbor ever wants to build anything there, within their minimum, that can be done and again the fire dept. starts talking if we cut things to close. Maybe somebody wants to build a fence there some day.

Bret: Well, the fire dept. is not going to drive through trees and there are trees there now

Gary: No. But if they decide they have to have two men carrying a hose or something down that 3 foot. Even if we are to approve it, it's a good chance that Mark, the fire Chief would reject it.

Bret: I'll work it again.

Jeff: See what you can come up with. We are going to table this this evening. Do I hear a motion to table it?

Remy: I so move

Gary: Second

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

Jeff: Ok, that is it for this evening. You can stay if you would like or take off if that would be your preference. Next we are going to address 2019 BZA 08 for Bernard Schuck of 2994 Lovers Lane would like to build a 40 x 50 accessory building in the front yard basically. Swears in Jamie Ziemba 2994 Lovers Lane.

Jeff: Your relation to the applicant?

Jamie: He's my husband

Jeff: Where about on Lovers Lane is this?

Jamie: Down by canal creek

Jeff: So that is northwestern?

Jamie: Yes, between Red Brush and Cleveland.

Jeff: That's a big building. Why do you need 2,000 feet?

Jamie: For storage on the property, we are looking to start a new business. This would give us room for storage of equipment, ladders and all those kind of things.

Jeff: Allowing with a variance allowing a commercial building, that doesn't change things for being a residential building does it?

Jim: The largest they can build on their property optional, the use of it for commercial purposes isn't permitted, but.....

Jamie: We would use it for storage of the equipment, trucks, ladders.....

Jim: When you start saying plural, that means you are running a business out of the house and in a residential area that's not really permitted.

Jamie: It would be similar to a landscape company, when you drive your trailer home and park it there and leave the next day.....

Jim: In a residential area you are allowed one commercial vehicle.....

Jamie: We would have the truck and then the trailer....

Jim: You would be allowed one truck, one trailer and that its

Jamie: That is all it would be.

Jeff: The other problem with the application here in that we have this fairly small picture of the lot. Do we have an indication of where you would like to put this building? What are going to be the setbacks to the property line and that sort of thing?

Jamie: That is what sparks the whole variation, because that we were within the sq. feet off the property line and it ended up being that the building will be in front of the house. So it is 400 feet off the road. The house is 500 feet of the property line.

Jeff and Gary looking at the map. We do have the lot number which does match the application.

Gary: How much acreage is in here?

Jamie: Its five to six acres.

Gary: You want to place this building where? In front of the house? (map)

Jamie: Showing the map. You can't see our house from the road or the building from the road.

Gary: You want to put this right here (map)

Jamie: Yes.

Jeff: Again the house is 500 or 600 feet from the road?

Jamie: Approximately 500

(looking at the map at the house and driveway)

Jamie: Unfortunately this is our only option, because this all in front and we have woods back here.

Jeff: What happens back here between the house and.....

Jamie: This is our backyard and then...

Jeff: Is the ground fairly level?

Jamie: It is fairly level, but we would not be able to get a driveway back to here for storage. It would be tough.

Jeff: What sort of construction?

Jamie: Steel fence and structure that's the old building.

Gary: We have, not very often, but we have agreed to have structures in front of the home. I can show you some journalism from our last meeting where the building has to have the same facial expresses that you home does.

Remy: Characteristic, has to match the style

Gary: It can't be plan steel. It has to be aluminum siding, brick, whatever. The same as your home.

Joann: What kind of siding is on your house now?

Jamie: It's just a vinyl siding with stones on the house. The building will reflect the color that will match the house the same color the steel roof on it.

Gary: Do you have a steel roof on your home?

Jamie: No, a shingle roof.

Jeff: You are asking for a 40 X 50 foot building. How tall? What the height of this?

Jamie: We submitted plans.

Jeff: What do we allow 35?

Gary: I thought it was 23 help me.

Jeff: Well, let's check to make sure.

Gary: I don't see it here, but

Jeff: Maximum building height, 502.05 Accessory building is 18 feet. That's wall height isn't it that doesn't mean actual over all height of the building.

Gary: The maximum building height that we talk about in the resolution, is that peak height or is that to the eaves?

Jim: That is to the peak.

Jeff: So, if you are 40 feet across and you've got a 12 feet pitch, 2 and a 1/2 that should work..... That is something we need to verify when you make the building. (looking at the map) you are going to make it compatible with the house. The house is vinyl siding you said?

Jamie: Yes

Gary: You and your husband employ anybody?

Jamie: No

Jeff: Do you expect to have clients visiting the business at this location?

Jamie: No

Remy: What about deliveries, shingles, material?

Jamie: No, it's actually not. It's called roof max. It's not going to be a lot of shingles or equipment or things like that.

Gary: How do you intend to handle run off? You have water coming off that roof, which is a pretty good size roof. What is your intention to do with the storm water?

Jamie: Currently as designing, we have gutters from the roof to the ground. We have discussed the possibility of French drains if needed.

Jeff: Does it go over a lot that is fairly flat. Do you have enough slope that you get some drainage from that?

Jamie: It is sloped from the house towards Lovers Lane and it flattens out toward the pine trees. (points to map)

Gary: Your neighbors on address 2962, how far away from the property line is this building intended?

Jamie: I think it is 20 feet from the property line.

Gary: Tell you what's bothering me, you are fairly young, I assume your husband is too and what bothers me with this project is what happens in five years when you decide to add two people in? You would have more vehicles, if you will, that's the part that is on my mind. Because we need to look at the community, not just today, but in the future.

Jamie: If we are lucky enough to be successful and have that problem, we would move the business somewhere else, have an office that may be. It's the sort of business that you are not going to move away from that sight. You are not going to be required to come to the house, we have a project over in Annevar Estates where we are we repair their roof, they're going to meet there. So it is not customer based that they are coming to our house or a bunch of guys meeting at the house. We're just getting this off the ground, at this point. We need the building to do so and have some storage so if we are blessed enough to have it successful and have multiply employees that we will cross that bridge. Right now it's my husband, he's trying to get it off the ground for a new business.

Jeff: Did the new book change as far as home based business employees. I'm not allowed to hire anybody outside the family. So home based business is only allowed immediate family? Like you say they meet at the job sight, which puts a little different spin on that. Verses people coming in and out of your property and that sort of thing. Any other questions or concerns?

Remy: Are you going to be adding a driveway to this?

Jamie: No, it is right off of our driveway.

Remy: Gravel currently?

Jamie: Yes

Remy: What about the applicator for the roof is that what's on the trailer? How does it apply to the sprayer?

Jamie: It is just a portable sprayer.

Remy: Is it gas powered and sight to sight. I also look at the safety issues. It is stored in a residential area you say you are ok with that?

Jamie: Yes, that is how they advertise right now.

Remy: You know it is flammable and other considerations to think about.

Jamie: We have notified Ohio State of the product.

Gary: Are there any neighbors here?

Jeff: Would you step back please and we will call up the first of the neighbors, you are still under oath. Swears in Raymond Crow 2984 Lovers Lane. Point out to me on map.

Raymond: That property flows into ours and no matter how much rain we get, it floods

Jeff: Where does it flood down into their property?

Raymond: Into my property. Back over here running through here is the old Ravenna Cleveland Trolley. The run off from here and over here, back this way and across the driveway which has a 10 inch culvert to drain it out to the ditch. But over the years the freezing and size of this

driveway has pushed the culvert up to 6 inches so it don't get to good of drainage. The problem is my area is wet and I'm afraid if they put a 40X50 roof up there that the ground will suck up some of the water and would eventually all come right down on top of me.

Jeff: Is there anything like a drainage ditch along the road itself?

Raymond: Yes, there is a drainage ditch along the road and the county was just out and put a French drain at the end of their driveway on this side. (map) This going up to my place here is all covered and this is open. There is a 12 inch drain line going all the way through the ditch all the way down to the creek.

Jeff: So if they could get their roof out to here (map) it should be ok?

Raymond: As far as the roof matters, yes. Either that or move it to the back. But, right now with that extra heavy rain, but in previous years, we've been on that property for 40 years and even light rains that continue for a half hour or hour and a half make very large puddles and make it very wet. What happens is it backs up and runs into my house crawl space.

Jeff: Well, that's not so good

Raymond: The previous owners at one time, thought about doing his drain up here, because it wasn't getting the drain off and he told me it wasn't his problem.

Jeff: Let's work on that a little bit.

Gary: Should we request some elevations?

Remy: If we're talking about the slopes and drainage.

Raymond: This property, when Alex's owned this property here, we measured from here to here when we had wells put in and it was 11 feet and about 120 yards.

Jeff: That certainly need to be addressed.

Raymond: As far as the building itself, if they take care of that problem I really don't have a problem with it. They are new neighbors and we haven't even had a chance to have a backyard conversation to discuss what is going on. Whether they would want to have a neighborly relationship.

Jeff: Ok, we will add that to our list of concerns here. You're ok with the building there as long as it doesn't drain onto your property?

Raymond: Yeah, it drains in this whole area down there and it is always wet and soggy. They have problems with their driveway being wet and soaked in just like I got.

Jeff: That's your house right there (map)

Raymond: Yes, right there (map)

Jeff: Ok, let's talk to some other folks

Gary: I want to ask you a question and you a question at the same time. At the back part of your property.

Jeff: She shouldn't respond unless she is up here.

Jamie: Where is the railway that you were talking about?

Raymond: The old trolley line. You come up your driveway and go up a little hill like this and it flattens out and goes up to your house. Right there was, they got that big culvert on the north side of it is where, if you follow it all the way up the lake and across the highway it continues on going.

Jeff: You can see it if you are really looking for it. There is not much left of it really.

Gary: This is part of your property right here from your house back? (map) I assume this is all wooded?

Jamie: Points to map shows where it is all wooded.

Gary: Is it wet back here?

Jamie: It is wet back there. Our backyard stays a little wet. Our soil stays wet. Back here you come down through the wetlands so like here it is a swamp.

Gary: So this flows into a wetlands? Is it labeled as a wetland?

Jim: That should show on the big map. That is quite a distance across her land.

Gary: My question is Jim, is, in order to prevent drainage forward, out towards Lovers Lane can she and her husband drain into this like in a basin, have a basin constructed there and if so where does that water drain to?

Jim: You're allowed to drain water into the wetlands, you're just can't fill it in or do anything to it.

Jamie: So what happens is it comes down this way, the wetlands here, and it's draining down creek coming down here.

Jeff: Raymond would like to speak again.

Raymond: That ditch that goes back there is part of Akron Water Works, they come through about every 35 years and drench it out. They come through at least once a month and take water samples and check for sewage and all the sort of stuff that is in the water that drained into the reservoir.

Jeff: Does someone else wish to speak? Would you come forward please Swears in Brian Tebelak. We just moved into 2962 Lovers Lane

Jeff: Point that out to me please. (map)

Brian: We butt up against their back yard. (pointing to the map) I think an elevation would clarify things here. I'm a realtor and I've been through this a couple time in my career so, I understand what we are trying to do here and I mentioned then that they've got, that where their planned building site is it is elevated high enough where they have plenty of run to get adequate drainage without a huge expense on their part. Shoot towards Lover Lane and away from Rays house. (Pointing to map) the elevation would help you guys out quite a bit, because with the gravity going down it would be easy to put down spouts and adequate drainage down there. We just got the keys April first and why is it always this wet around here, but it has been unseasonably rainy this year and we get that. I think today is the first day that I was able in 3 month, 4 months now to mow adequately back there it was pretty high there. So it gets wet quite a bit.

Jeff: You're here right? (Points to map)

Brian: Yes, we don't have a problem with the building size or anything like that. Actually the rain run off as long as the vehicles are put inside, inside the building itself. Because that's our backyard, we would be looking in our back patio. I believe they want this so they can enclose the vehicles inside so we are not all looking at it. I comment them for thinking about this, instead of just having trucks and trailers, I have trucks and trailers too. I will be coming here, for not for variance, but my pole building faces the road too and this all comes together too right now. My girlfriend, Julie and I, we don't have a problem with the building itself.

Jeff: Ok, This is going to be a long motion. Thank you

Gary: I need her again. For your home right now, where is your surface water going to? Is it going out to Lovers Lane through a storm pipe or is it a ditch?

Jamie: I'm not sure, we have been there a year and we are still trying to figure out the house.

Gary: Where is all the water that we have had in the last month, where do you think it has gone?

Jamie: Well, it drains over this way. I don't know when they constructed the house if that was put in or what. I am told by Robert, that lives right here, that that drain flows back to his property and there is a little culvert in our yard here and then drains back out to the road.

Gary: It's an open ditch if you will?

Jamie: No, it's not an open ditch, there is a drain pipe here that goes back across the yard to a depression here you can't really see what it is going back to, but David Robert told me that whoever constructed his house help construct our house. That it goes back towards his place and then towards Lovers Lane.

Gary: In the last couple of weeks, how much water have your seen in this soil?

Jamie: Well, it's not really a soil. It comes down, there's a drain here and he said it drains back underground this way. The water does not really collect over here it goes underground to drains that goes towards the road.

Gary: It had drained then a drain line from here to here? (map)

Jamie: A drain line from here to here is what I'm told. We have no issue they just put the covert here, the County came out, because this road is all downhill. We were getting puddles here, it was just washing away our driveway so the county came out and put in a culvert here and I'm looking at that culvert there is a drain pipe coming this way, one this way and one towards canal

creek. So I'm assuming that drain leads to, or so does come back to here. So if we would have to trench this out, run the drainage from the building, to the road to connect that culvert, we certainly would do so. Would that resolve the issue?

Jeff: The drainage is a pretty big thing.

Jamie: We understand that

Remy: Has any of the existing drainpipe busted or anything within the last year?

Jamie: Last year wasn't so bad, but this year.

Remy: It has been the wettest July on record.

Jeff: How do we stand?

Remy: Well, the neighbors aren't opposed

Jeff: We are concerned about the drainage.

Remy: Drainage, the material safety,

Jeff: We would like to know a little bit more about that.

Gary: Actually we need a list of material you are using if you or your husband could supply us with that, so whatever supplies you are using.

Remy: Or storage of gasoline, anything like that, we need more information on the commercial guide to fill. What do you think about the culvert of the existing level of the driveway that's moving up from his place? Ray's place.

Jamie: That culvert, if we were to tie into the building to the street, we would tie into that culvert as well. It would all come together and go right out into the street.

Jeff: Probably need to reset culvert to come up.

Remy: Yeah, that's what I'm talking about. We are dealing with all the flooding in general, plus the building and running that line and running the two together, so to speak, if it over flows the culvert in the front yard will help protect his property.

Jamie: The culvert that is in his yard, flows out right where the new building will be.

Gary: To your knowledge, that is a 12 inch culvert? The reason I ask that, and I'm going to ask the Zoning Inspector for information, is if you tie your building into it and it has already been sized at 12 inches, somebody sized it, if it is in fact 12 inches. The drain line cannot drain if it is full. It has to have air space in it. If we tie that building in there, and let's say your 12 inch line is handling the storm water like in the rain we just had and it is 3 quarters full now you are going to tie this building into it, I'm just wondering if we're sized ok?

Jamie: I'm not sure if that culvert coming from the road is build right today. So we would run all of the water that I would think is going back towards, that I'm told that is going back to Robert's house. It really is set up weird with the elevation, so it comes down to here and he is telling me it goes back towards his house. We would tie that, that was just installed at the end of the road.

Jeff: That is probably what you need to do is run a line out there.

Jamie: It's not going to be cheap.

Gary: It might be a different size.

Jamie: I don't know what's there now.

Jeff: We are going to hear form our Zoning Inspector now. Swears in Jim DiPaola, Zoning Inspector.

Gary: Are you familiar with the drainage lines on Lovers Lane and coming out of this property, would he have any knowledge about size.

Jim: That is a County road.

Gary: What do you suggest that these folks do? What if it is a 12 inch line, but its clogged half way with sand, what is your recommendation that we have a civil engineer look at it, run a camera through it? What is the right thing to do to protect the neighborhood and them too?

Jim: Have a contractor take a look at it and see what is what. The design of the building and that and you stated that you are going to take care of the drainage tile all the way road anyway. It sounds like the possibility of that whatever that line is going to go away, because they are going to take the old line out and put a new line in. Whoever they get to do the contracting work should be able to size the pole for that.

Gary: They have to be approved by the Building Dept. that is Portage County?

Jim: Yes, the Building Dept. would have to approve it and the contractor would have to be registered with the Building Dept.

Jeff: Anybody else? We are going to take a few minutes and draft a motion.

Remy: Anyone else want to speak at this time?

Jeff: Gary anything you want to add to the motion?

Gary: Let's use Jim's recommendation, we would like to have a licensed contractor review the drainage, he would be able to shoot it and size it and make a recommendation to raise the existing and install a proper size. My thoughts are that if there is a 12 inch line there and we are going to put some more burden on that 12 inch line it might be full of sand. That would be left up to the licensed contractor, who is registered and approved by the Portage County Building Dept. the other thing that we need to put in the motion, that since it is in front of the building of their home, we don't have any problem with the building and the neighborhood doesn't seem to have a problem with the building, but in order to grant the variance the décor of the building should be the same as the home.

Jeff: I have here a motion. New building must meet side yard setback, new culverts will be reviewed by license contractor as needed, the appearance of the building must match or compliment the house and the MSDS filed.

Jamie: What do you mean compliment the house? Metal siding, metal roof or are we going with the vinyl and shingle roof?

Gary: The list we have, the variance is against the resolution, the variances we have granted and as far as I'm concerned will continue to grant if it comes up again. They have to be the same construction windows, doors, siding, roof that your home has, because it is sitting in front of your home and it is only for your benefit more so than anybody's, in the future if you decide to sell it, plus we want the décor to be acceptable in the neighborhood. If your home is vinyl sided it should be the same color and in vinyl siding.

Jamie: I just wanted to make sure I was clear in color and everything.

Remy: We just don't want it to look like a garage in the front of the house.

Gary: We don't want the back part of your building that our neighbor is going to see. We don't want him to be looking at a lime green steel siding. We want it to be looking like your home.

Jeff: Are you going to have any exterior lighting on this building?

Jamie: A small flood light or something on the building.

Gary: You can discuss that with Jim. You have to have it positioned so it doesn't affect your neighbors.

Remy: How many doors on this building? Just the one main door that faces the driveway?

Jamie. Two, one main door and one man door.

Remy: No doors will be facing the neighbor's property.

Jeff: You basically don't need to add to your driveway?

Jamie: Right

Gary: Jim, 2,000 sq. ft.? Do they need a safety door on the side or back, what is Mark going to say about that?

Jim: That should be alright as long as they have a man door

Jeff: Since I can read my writing, I am going to make a motion. I move that we accept the application, by Mr. and Mrs. Schuck to build a 2,000 sq. ft. building in the indicated location of their property, which is in front of the house, it must meet the side line setbacks, it must have new culverts installed or inspected by a licensed Portage County contractor especially concerned about drainage to the property in front of the applicants property. The appearance of this building must match the house and we would like to have MSDS on file in the Zoning office of all the products that they will be using for the roof rebuilding process. Any vehicles involved with the business must be parked inside, and we understand that non family members can't enter the business at this property, it can be met elsewhere. I so move

Gary: I second that

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

Jeff: Your application to make this building has been approved and he explains the appeal period. That is pretty much it for the public meeting you may stay or go. We need to journalize the one variance 2019 BZA 08

Remy: I so move

Joann: Second

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

Jeff: Do I hear a motion to approve the minutes from the last meeting as presented to us?

Gary: So move

Joann: Second

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

Minutes passed.

Jeff: Anything else?

Gary: I want to talk a little bit about the Forest Ridge, is there an update on this? As of the last meeting we were going to turn it over to the Prosecutor's office.

Jim: In the meantime the owner called me from Quail. I had a lengthy conversation with him He left a voicemail for me, told me they would be out on the property working on things on Thursday afternoon they were going to cut grass and some other things that we needed to look at before we moved forward, they said they would be out on the property on Thursday afternoon and I took a drive and I did and they were out there. There are some new things they have to look at, probably storm water regulations that they have to look at, they have to make some changes and that. The lots are all mowed, trash is cleaned up and they did what we have ask them to do. I think the \$500.00 a day got their attention. They contacted me before the time was up. I talked to the homeowner's association and they are satisfied too. They were out there with new gear and everything else.

Gary: What is the next step? Are they still going to report back to you?

Jim: I told the guy let's not drag it out like we did last time.

Gary: It was in the stipulation they have to report to you every six months.

Jim: Every six months. He said alright, you tell me when you want to talk and I told him September.

Gary: Does he understand the Boards positon of revoking this if he doesn't?

Jim: I think he did, he understood that. They also found out that I also sit on the Regional Planning and also know I hear the other request in the county.

Gary: I have one more thing that I think should be on the record. There is a storage unit that is across the street from the Kent State University old golf course and the name of that facility, it is not in Ravenna Township, the name of that facility is Storage Zone. On the out premise sign that Mr. Wynns has in front of his storage unit, which is 59 storage, he's advertising that on the sign. I understand that there has been a management change? I don't know if there has been a property change, but the stipulation was in the Resolution that he cannot advertise his own business on that sign and that's happening.

Jim: He's advertising what on the sign?

Gary: The 59 storage is being advertised on that sign.

Jim: That's not his business, he sold that

Gary: Is that Grandfathered then?

Jim: No, he made that into two lots. The storage unit is now a separate lot. That is not part of the lot where the sign is.

Gary: So that is perfectly ok?

Jim: Yep, discussion followed on Ted Wynns property.

Jeff: Do I hear a motion for adjourn?

Joanne: I move we adjourn.

Meeting adjourned at 8:30 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)