

# **RAVENNA TOWNSHIP BOARD OF ZONING APPEALS**

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

Jeff Gaynor called the meeting of January 9, 2019 to order at 7:05 p.m.

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

Jeff: Any old business the Board needs to bring up? Ok, New business. Variance request 2019 BZA 01. Jeff explains to audience that they need to be in front of the microphone to have their remarks in the minutes. BZA 2019 01 Cost U Less Storage at 2904 St. Rt. 59. Is the applicant here? Would you step forward please? Swears in Ted Wynns 3173 Brady Lake Rd.

Jeff: The nature of your request?

Ted: To have the Zoning, they have it at 20 seconds segments on the sign

Jeff: This is changes?

Ted: Yes, I would like it down to 8 seconds segments.

Jeff: How do you come up with that number of 8 seconds?

Ted: It is from the State of Ohio, they do 8 seconds. What we did was, we went around today and we took photos of all the digital signs in the area. Jessica comes forward with her phone and the photos and shows them to the Board members.

Jeff: Swears in Jessica Wynns. What are we looking at here?

Jessica: These are all the signs within Ravenna Township that are digital signs, these are all videos of some of recurring and some are every few seconds.

Ted: They run pretty much from 4 seconds to down to none.

Jessica: Showing and explaining the signs

Jeff: What did you find from the State that said 8 seconds?

Ted: When I went down to the State of Ohio that is when I applied for the signs to be put commercial property, To have people pay to advertise on the sign, off premise sign, and that is what they recommended was 8 seconds. The thing that I'm asking is just to be fair. I just want to do what other people are doing. I just want to do 8 seconds. I don't think that is asking too much, all the other signs are going between 4 seconds and 0 seconds or running the signs.

Jessica: He was just showing that they got a variance and they are not even 20 feet from the Aldi's sign.

Ted: That is actually into the State of Ohio sign, but that is none of my business

Jeff: I don't remember doing a variance for a sign for them

Remy: Aldi's has a digital sign?

Jessica: No, theirs is just a normal sign. He had to move his sign and we showed the same thing.

Ted: A lot of people pull alongside of the road to wait for the sign to change and that is kind of a bad scenario. 8 seconds I don't think is unfair. The other request I'm asking is Jim told me that they classify that as a single sign.

Jeff: The Township does. Because it is two sided is that your point?

Ted: Apparently the Township requires that when you get the licensed for the sign they consider that one sign, well the problem with that I was trying to figure out how the Township came about one sign and I'm thinking the one side, (shows putting pages of paper together to show what he means) I'm confused you say it is one sign but it is actually two signs.

Jeff: You have different images on both sides, is that what you are saying?

Ted: Shows pages again trying to figure out how Township gets one sign. The point is my signs a digital sign and it does multiply task. In other words it will do that on one side and it will do

something on the other side. When I went down to the State of Ohio, they classify it and I told them that the Township classifies it as one sign and they said no, they classify it as each side is considered a sign. So what happened was and what I'm asking was the one side I'd like to make commercial and the other side is the people that use the building will be able to advertise so they can sell their product. If the people that are in this building and they decide they want me to change to commercial, I will probably just let the people in the building have both sides. The reason I bought the sign is too basically to advertise their wares.

Jeff: There is something about the sign that caused us to call it an off premise sign.

Gary: I know we bend several things in regulation on the Board in order to grant that variance as an off premise. Now you are asking you want one side to be off premise and the other side be on premise for the people.

Remy: I think the original proposal was the original was attached to the building and then the compromise was to make it an off premise in order to make it happen.

Ted: I'm just asking to make the sign, I ask Jim and Jim said if you want to do that then you have to come back in and we can change the sign for their product. I'm asking for the building when it comes down to it, but I'm not ready yet for it. I can't say until that time comes. But, I would like the people in the building to be able to advertise their stuff.

Jeff: How big is one face of the sign?

Ted: I think it's 8 by 12 they are both the same size.

Jeff: That is why we had to get it as an off premise sign because the regular on premise sign was 32 sq. ft. Where off premises sign is a more liberal size limit. I understand you point, but I just don't think you went about this in the proper manner. It is 235 sq. ft for off premises sign, your 8 by 12? So you only have 96. The on premised sign you are limited to 32 sq. ft. for the variation of that.

Ted: I'm just asking if I can do that on one side.

Jeff: Any other questions or comments?

Gary: I really don't have a problem with having two different signs one on one side and one on the other side. But, there is no way I will agree with 8 seconds, it's been written in the resolution it is 20 seconds and I think from a safety stand point, I don't really care what's in Portage County, I care about Ravenna Township. I don't care what's in the State, I care about Ravenna Township. So I don't have much trouble with the two different signs with two different thing on both sides, I don't have any trouble with that, but the less that 20 seconds I think we are having traffic problems.

Jeff: Swears in

Jeff Austin Wynns, 1725 Brady Lake Road. I don't agree with this gentleman with 8 seconds being a traffic hazard. You can drive on 77 and they have signs that are 30 foot by 18 feet tall and you know how hard it is for a person to drive down the road and try to see that small of a sign and you go out on 14 by the flower department they've got that little digital sign and they are running an ad out there and it is running 3 seconds you know how hard it is for you or you, or you, or you to read that sign? You literally have to slow down and take your eyes off the road and this gentleman to say that, I don't feel that is fair for us when we have a digital sign and it is close to the road and is very visible to read and is not a hindrance because if you notice into Kent it's on State or Water St. and 59 that sign, there is more traffic that goes through there than there is on 59 and that's Kent State University. So I don't feel there is a big hindrance to be able to let us have for what we are asking for, because it is not a hindrance. It's a hindrance because we have to have official people trying to put their names up there to get there votes for the County and they are even saying it is too long. By the time they go by they can't even see themselves on the sign. So I think it is really unfair of you guys. I understand that you have to protect your community, but I also think that it is more of a hindrance by somebody that is advertising on my sign that has to literally almost pull over or drive all the way to Wal Mart and turn around and come back to see their sign.

Jeff: If somebody insist in driving in an unsafe manner we can't control that and your sign doesn't control that either.

Ted: May I ask you why you think it is a hindrance?

Gary: Well, these people are having trouble reading the sign that's up there for 20 seconds, I wonder how much they are going to have that is up for 8 seconds?

Ted: How are the other ones that are 4 seconds and below?

Gary: What about the Township regulation?

Jeff Wynns: We just got done showing you all these other ones and there was only one that was in violation and you were ok with that, but you're not ok with us, because they are advertising for their property and their business and all we're asking for is to advertise in the community. We do a lot for the community, we advertise for the Balloon a fair for free, we advertise the Salvation Army for free and we try to give to the community and I don't feel it is unfair for the community to give back to us.

Ted: That 20 second segment that you have in there, that's been in there for probably over 20 years and basically every one of these signs are in violation.

Jeff: Some of those videos that you showed us, could be like that, the Board doesn't have control over that.

Ted: Jim told me that nobody really says anything if they do it from 4 seconds to 0 seconds as long as nobody complains, that's all they care about, but I think 20 seconds is extreme.

Obviously he's against it because.....

Gary: Well, the 20 seconds is was ok the last time you were here and you got an ok for the sign going up, this regulation which is dated 2009 and if it was changed in 2009 we do not go back and make everybody that was Grandfathered change. The regulation says each message or copy shall remain fixed for at least 20 seconds. That is written in the up to date current.....

Jeff Wynns: I understand that, (both talking at the same time)

Ted: I believe the one out there on 88 on the school one those are in there after 09 the one on 14 that's after 09. I'm not sure about the car dealership, I don't really know. I don't know if this will be a safety hazard, but I understand that I'm hated and black balled here in the county, I understand that, that doesn't bother me, because that's the way it's been my whole life, I've had to fight for whatever I have. It doesn't bother me anymore. You do what you want to do, because that's how you feel and I can't stop it, but I do think it should be fair, that's all.

Jeff: You said you went to the State and they said something about 8 seconds who told you?

Ted: ODOT

Jeff: Ok, maybe we should look into that a little bit.

Gary: Do you have any documentation on what they told you?

Ted: I have to pay \$325.00 per sign and the license plate underneath that sign that shows I am allowed to run that sign for the State of Ohio. I have to pay a fee to the State of Ohio for each one of them signs. Regulation book for that stuff that I have to go by. I can't have it run it has to be a fixed segment for 8 seconds.

Jeff: You didn't bring that book with you?

Ted: I didn't think it was necessary

Jeff: We would like to see what the State has to say about this. Would it be a terrible thing if we tabled the discussion until our next meeting? You can bring us some documentation on that.

Ted: Sure

Remy: I would like Jim's input, because he was instrumental on the last meeting

Ted: If you go down the highway from here to Vegas it is all 8 seconds. I'm not making this up.

Jeff: I understand. I think we are just going to have to put it aside pending further information and further investigation. Do I hear a motion to that effect?

Remy: I so move

Gary: I second it

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

Jeff: That is the end of our discussion on that tonight, we just lack the information to properly make a decision that might change the original setup. Bring that to us or bring it to Jim

Ted: I will probably just drop it off to Jim.

Jeff: That would probably be best so it will be here for the next meeting.

Ted: Can I advertise the peoples advertise their products?

Jeff: You are way over the size allowed for an off premises sign

Ted: Well, when I did it I was doing it for the people. I didn't have the building up and the other alternative was to basically try to advertise on the sign. I'll drop them off to Jim and to you.

Gary: You might indicate on the pages for Jim to review, that way we don't have to look at the whole project.

Ted: I'll highlight it

Jeff: Our next event if Variance request 2019 BZA 02 for Jim Emrick at 7634 St. Rt. 88 Ravenna, Mr. Emrick if you would come in and be sworn in please. Swears in Jim Emrick.

Jim: I would like to get a variance to add on to my garage

Jeff: Add on, let's see which is your house and garage now? Jim and Jeff looking at map. With a property line running at a 45 degree it is hard to see what is going on. There is just one building there now?

Jim:: There is two buildings butted up against each other right now

Jeff: What do you wish to do to those?

Jim: I would like to add on to the front of it

Jeff: And you want a total sq. footage of .....

Jim: 32 hundred sq. ft.

Jeff: That's including the old building? What would be the height of the proposed building?

Jim: About 21 feet

Jeff: That's to the Eaves?

Jim: To the peak

Jeff: What sort of construction?

Jim: A pole building

Jeff: Siding would match your house?

Jim: The house is brick.

Gary: What is the sq. footage of the building right now?

Jim: 28 by 32 and 18 by 32

Jeff: You have quite a few sq. ft. there now under roof. What district is this?

Gary: RL

Jeff: How many acres do you have?

Jim: Two

Gary: You are allowed 2,000 sq. feet max. I thought you just wanted to put a new face on it and a roof on it all the existing so it looked more modern. You are adding sq. footage

Jim: I didn't know the existing structure. I have a travel trailer, an RV and I can't fit it in so, I would like to add on to the front of it. It is kind of a hodge podge right now with the two buildings put together. So I could add 10 feet off the front of it and cover up everything.

Jeff: From the road this looks like it is going to be behind your neighbor's house. I know it looks like your property, because of the angle there it looks like it is behind the house. How far behind it did you say maybe?

Jim: Probably 200 feet

Jeff: Swears in James Emrick 4600 Lois Lane. Thank you and your comments?

James: The fellow that lives next to him, his garage is actually larger than what is there.

Jeff: About how far behind the neighbor's house?

James: I would say it's behind his garage

Jeff: If you go straight back instead of the angle.

James: Pointing and explaining the map.

Jim: He is fully aware of what I am doing.

Jeff: I don't see him here tonight.

Jim: He actually has a home in Florida and is out of town for the winter.  
(Everyone looking at and pointing at the property on the map)

Jeff: So you have around 14 hundred feet under roof now and you would like to increase that to 32 hundred?

Jim: 32, 32

Jeff: Any other questions or comments? Is it a motor home or trailer?

Jim: Trailer

Jeff: You would be consolidating a mixed up structure.

Jim: Very much so.

Gary: Let's let the Board talk for a minutes. I'm referencing page 79 on the regulations section 501.04 Minimum, maximum floor area of a building and this is under the RL District. I'm not sure if they are talking about out buildings. It says and B residential buildings maximum first floor nonresidential building is 30 thousand sq. ft. remember that for a moment because on 610.03.A-B Accessory two in all districts for lots greater than two acres the aggregate floor shall not exceed 2,000 sq. ft. My question is if we are adding on the existing building is more or less Grandfathered, we are not going to change that even if it was 2000 and 10 feet we are not going to make you change that, but since you are adding 1200 feet that's my question.

Jeff: You think that's to much? Is that your point?

Gary: If it were anywhere else in the Township with less than two acres, he is kind of out in the country, I really don't have a problem with that. But it's not going along with the regulation, is what I'm saying.

Joann: That's why he's got a variance, I don't see a problem with it out in the country where it is.

Jeff: It's well off the road and well away from the neighbor's house

Joann: And bringing the trailer out of his yard and under roof, is certainly better than sitting in his yard.

Gary: The only other thing that I picked up on your drawing is the back property line you have a 20 foot setback and there is a minimum of 25 feet setback, which I can live with.

Jeff: Any more discussion?

Gary: You had a 21 foot peak height? So your to the eaves you are probably going to be 10 feet

Jim: 16 feet at the eaves.

Jeff: The Chair will entertain a motion pertaining to this application.

Remy: What is the total racial of your house?

Jim: 12 hundred and 48.

Remy: You already have a builder lined up?

Gary: You pulled a building permit?

Jeff: He can't do that until after he sees us and we are done.

Remy: Any changes in the driveway? Dirt floor, pole barn any existing driveway

Jim: Eventually, but not at the moment.

Remy: Any major run off? Which is always a concern, there's no neighbor technically.

Gary: Are you capturing your run off water from the roof now?

Jim: Yes

Jeff: Anyone else? Chair will entertain a motion for this application.

Joann: I move we approve Variance request 2019 BZA 02 for Jim Emrick at 7634 St. Rt. 88  
Ravenna Ohio 44266

Gary: I'll second

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

Jeff: Your application has been accepted. There is a time period of which any interested party might be able to file an appeal for this decision. Any actions taken by you at this time is at your risk. You are all set, the Board has some things they have to do you can stay or go as you wish.

Jeff: We need to journalize our one decision tonight. Do I hear a motion?

Remy: I so move

Joanne: Second

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

Jeff: Do I hear a motion pertaining to our minutes of our last meeting as presented to us?

Joann: I move we accept the minutes of our last meeting

Jeff: A second please.

Remy: I second

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

Joanne: Don't we still have some old ones that we needed to go over?

Jeff: I think we missed one.

Carolyn: I will check and we'll do it next meeting

Remy: I move we adjourn.

Meeting adjourned at 7:45 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)