

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

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

Jeff Gaynor called the meeting of February 13, 2019 to order at 7:05 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: Under Old Business we have the continuance of Variance request 2019 BZA 01 to Cost U Less Self Storage on route 59 in Ravenna to change the timing of the digital sign. Will the representative please step forward and state your name and address please.

Ted Wynns, 3173 Brady Lake Road

Jeff: The only thing I have here is to change the timing, but there had been a discussion of changing part of it to an on premise sign, but that is not part of this request at this point.

Ted: For the 8 seconds and the leasing on the building.

Jeff: I don't have a copy of the variance request is it on there? I don't have a copy here.

Carolyn: It wasn't on the variance request that was something he mentioned at the last meeting.

Jeff: Basically, what you are looking for is to make the sign an on premise sign? That doesn't seem to be in our originally written request and it's not allowed according to the State Guideline and the Township Guideline, that aspect of it. It is either an on premise sign or an off premise sign. We originally allowed that sign, because it is so much larger that an on premise sign is allowed. By calling it an off premise sign you can get that sq. footage in.

Ted: I agree, the reason is that, I think basically, I didn't have the buildings, I didn't get the approval for the building, so that's where I kind of went with the off premises sign. But, your saying I can either have the on premise sign or I have to have to have an off premise sign.

Jeff: That's correct on that sign and that sign is too large to be a legal on premise sign. Which is why you came in under an off premise ruling. Ok the request before us then.....

Ted: Can I ask something? Basically I can't use that for the leases in the building?

Jeff: That's correct

Ted: Is it because it's too big? Is that what you are saying?

Jeff: Too big to be an on premise sign. On premise sign you are only allowed 32 sq. ft. and your sign is four times. Considerable larger than that 32.

Ted: What can I do for the people that rent out the building?

Jeff: They are allowed their window signs and that sort of thing and the signs on the front of building. You are not allowed to put up another electronic sign within a 1,000 of what you have. So that sort of advertising might be out, but that's something you want to look into.

Ted: What can I do for the people that rent the building? They won't be able to put a sign up there?

Jeff: Not on the existing sign, no

Ted: Can I put another sign up?

Jeff: You cannot have another electronic sign within 1,000 feet

Ted: I can have another sign?

Jeff: I would have to look at the regulations, other signs are allowed, signs on the front of the building, window signs and things like that. We would have to check and see what other signs would be allowed.

Ted: I thought I could use it for the people that lease them on that sign.

Jim: That sign was originally gotten as an off premise sign

Ted: Because I didn't have the building

Jeff: It wasn't because you didn't have the building it was because the sign is far larger than an on premise sign is allowed to be. The discussion on the specific item before us this evening is

changing the 20 second change time on the existing sign to I think the request was for 8 seconds. Anybody have anything to say on that?

Joann: I don't see a problem with changing it to 8 seconds.

Jeff: Ok are we ready for a motion?

Joann: I move that under 2019 BZA 01 we change the timing of the sign from 20 seconds to 8 seconds as requested by the variance request.

Jeff: Any other questions to the motion? The motion is to allow the 8 second change time on the sign. Changing that from the 20 seconds that is on the sign now.

Claire: I'll second it

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

Jeff: Your request to go to an 8 second time change has been approved.

Ted: How do I say if somebody is to rent one of the units, do I need to put a sign up like they have at Wal Mart or something like that?

Jeff: I'm not sure what you mean.

Ted: Well, I'm confused because I'm thinking on an average the people that rent the building there is usually a sign out front that people when they drive by they can say there is a hair salon there or whatever.

Jeff: They would be allowed other signs within the zoning guideline, like signs in their windows and sign on the front of the building, both have sides on it.

Ted: I was thinking a sign out by the road.

Jeff: You can't put one out there. It has to be a within a 1,000 feet of that sign

Jim: The best thing you can do is put signs on the building.

Ted: Ok, if that's the way it is there is not much I can do about it.

Jeff: I understand where you are going, but this sign, we kind of stretched the rules a little bit, because the sign that's in there. It's way too big to be an on premises sign. We knew when we gave him the off premise sign that this was going to happen. Are we ready to journalize tonight decision?

Remy: I so move we journalize

Joann: I second

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

Jeff: Anything else, the minutes

Gary: I move we accept the minutes as presented to us.

Remy: Second

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

Jeff: Anything else?

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)