

# ***RAVENNA TOWNSHIP BOARD OF ZONING APPEALS***

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

Jeff Gaynor called the meeting of October 10, 2018 to order at 7:05 p.m.

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

Jeff: We have one item on the agenda this evening, a Conditional Use request for 2018 BZA 03 for display and sales of Used Motor Homes-Camper Trailers at 6913 N. Chestnut St, Ravenna, Ohio. Is the applicant here? We need you to come forward so that you can be picked up on the microphone here and if anyone else has anything to say they have to be up here and recognized by the Chair, so that your comments can be recorded and put into the minutes. Swears in Keith Dunlavy, the owner of the property, his address 6913 N. Chestnut St. Ravenna, Ohio. Swears in Anthony Papiska, 3449 St. Rt. 14 Rootstown, Ohio.

Jeff: You would like to put in a camper dealer basically?

Anthony: RV campers,

Jeff: Motor homes and campers. You probably need a motor vehicles license, dealer license, do you have that/

Anthony: That is correct, I have that right now for that present location.

Jeff: What sort of numbers do you expect or hope to turn at this location?

Anthony: When you say numbers do you mean number units per month?

Jeff: Units, traffic

Anthony: Well, I expect anywhere from 8 to 14 people to stop there every day, because of the amount of traffic that goes by. It should raise our floor traffic significantly from where we are at now. I know that 8 to 14 doesn't sound like a lot, but when you are talking about units that sell in the thousands of dollars you're not going to have a Wal Mart clientele going through. So the traffic flow isn't going to be heavy, but it is good for that type of business.

Jeff: Do you expect to put in any additional lighting for this property?

Anthony: There is some lighting there now, how many is there now Keith, do you know?

Keith: Right now there is socket lighting all the way around the building.

Anthony: There is a pole there with a light on it.

Keith: There is one pole with a mercury vapor light.

Gary: Where is it located?

Keith: On the northeast corner close to the traffic light.

Anthony: Points to the NE corner where the light pole is located, next to the storm drain

Gary: That's the only outdoors light you have?

Anthony: Yes

Jeff: Do you expect to be parking all the units on the paved unit here?

Anthony: Yes

Jeff: Would you be expanding that some maybe?

Anthony: Of course, depending on the business, but there is 90 feet behind the structure right now that could later on if need be, of course we put in drainage and everything and make a hard surface out of it, which has to be, for my license, it has to be a hard surface which includes gravel.

Jeff: Dust free is one of our requirements.

Gary: Are these motor homes or are they trailers?

Anthony: Both, motor homes and trailers.

Jeff: Right at the moment you are just planning on used vehicles?

Antony: Yes

Jeff: I don't think that makes a difference, but that is what you application is for.

Remy: How many would you have on the lot?

Antony: After looking at it a number of times it is really hard to judge, because some of these trailers at 20 foot, 17 foot and some are 30 foot, it depends on what we have, but I would say about a dozen or 15. About 12 units, because they do take up a lot of space.

Remy: These are used?

Antony: Everything is used, refurbished used.

Remy: How tall are they?

Antony: They are 10 to 11 feet, the motor homes, of course, would be the tallest.

Remy: Would there be any maintenance or repairs done.

Antony: No, this is strictly retail. We have another building that we actually pull the big motor home and trailers into to for any repairs. Trust me they all need repairs. They don't make a motor home or trailer that don't leak.

Jeff: What hours do you expect to operate?

Antony: Monday through Friday, 10:00 a.m. to 5:00 p.m. and Saturday 10:00 a.m. to 2:00 p.m..

Remy: Do you have anything in place that if there were any leaks or spills, gas tank or oil spills or anything on parked sight.

Antony: What was the first part of that question?

Remy: There is a storm drain right on the property. We are talking refurbished vehicles there is the possibility of leaking gas or oil, ante freeze.

Antony: Not to say that couldn't happen, I'll ask you to keep in mind that these units go through an inspection. When they come out of our building, they are ready to go. Of course, if we detect any oil leak or any fuel leak, needless to say, especially on black top, your customers are going to see that and that has to be repaired before we transport them from our repaired facility to the retail facility

Gary: Is the repair facility in Rootstown?

Antony: No, it's on Route 5 in Charlestown Township. Do you know where the Ameri Gas is it is just past there on the right hand side there is a bunch of big buildings that is our current location? We have two building there right now.

Gary: Going back to Remy's question, how are you going to handle containment? They are all fixed and you put them out there, that doesn't mean that they are not going to leak tomorrow.

Antony: I totally agree with you. Only God knows what's going to happen.

Gary: So now we have to be interested in containment.

Antony: I have no plans for that. I don't know, I would welcome any suggestions on how we would contain anything or prevent anything. The gas and the oil eats the blacktop. If you got a gas leak, it will eat the blacktop right down to the core.

Gary: I'm concerned about the storm sewer.

Antony: The storm sewer, believe it or not is a couple of inches higher than the pavement itself. So there isn't anything going to go down the storm sewer without showing us there is a problem

Gary: What if we have a couple inches of rain? Right now I am concerned about the containment and getting into the storm sewer.

Antony: I would like to say this though we deal with all the major RV Centers in Canton, Akron, Elwood City Pa. and I've never seen anything that would indicate that they are doing something to prevent that from happening on their lots.

Remy: Not necessary the prevention as it is the containment, for example filling your drive way with the kitty litter and absorbents if anything would happen something to protect the environment.

Antony: We always have oil dry on hand.

Keith: Don't you also have large pans that you could immediately put underneath?

Jeff: Swears in George Stevenson 216 E. Aurora Road, Northfield, Ohio

George: So basically the containment, what we would do, every night before I leave the facility now on S.R. 5, we do an inspection of all out units, plus while we are there, what I would do is a sand stuff like a quick dry, you call it. We would have that on our premises all the time and also, for containment with gasses or oils basically to change oil the container that you collect the oil in so we would know right then and there if we have an oil issue and it would be contained right away. First of all what we would do instead of keeping it on the premises, that motor home would right then and there be gone take it back to our repair facility and fix the problem. Anything that was spilled on the ground, I would go ahead and put that oil dry we would put that down and make sure there is no problems at all, but like I said when we leave in the evening, everything is preinspected to make sure everything is locked and with the motor homes our larger part of the sale is RV campers, we do have motor homes too, but not as many as campers. Those motor homes are all going to be parked, basically all the way to the rear by themselves. Those will all get checked every evening to make sure. In the morning my guys come out, they start them to make sure the batteries didn't die up on them and things like that and right then and there we'll know if we are getting any oil leaks or any ante freeze leak or gas leak or anything like that. Like I said I seen something like that would ever happen, it would be taken right then and there to our repair facility. So it's not like we are going to leave it there and put some oil dry under it to solve the problem, because with camping trailers and motor homes, especially selling them used, the clientele you get, they look them over better than I would. So if they see any little problem you wouldn't believe the spaces they look for from head to toe all over with a fine tooth comb, so we have to make sure that these are 100% ready to go, because they look them over really, really well. If you have any idea what else you want me to do there, I'll be glad to do it. We are doing really well on S.R. 5 right now and I know this building is going to be great for my future and my son's future. I'd really like to put my business there because I think it is going to be good for us. The traffic alone is awesome compare to where we are at on 5, we do very well there, but the traffic is going to help us out a great deal.

Anthony: Location, location, location

Gary: You made mention that you would try to keep the motor homes grouped together, where is that grouping going to be? Where the pavement is?

Keith: Passes out map of the property showing the parking lot. (discussion on where the motor homes would be)

George: They are going to be grouped together, that way when a customer comes to look at a motor home they are going to want to look at the second and then the third. So there is no reason for me to put one here and one here, I like to group the motor homes together.

Jeff: We have taken care of that pretty well, we have a letter of concern here.

Remy: What do you have in case of a fire? They're used etc.

George: We have fire extinguishers

Remy: Enough to contain an engine fire, electrical fire, motor home are loaded with material that are combustible?

Anthony: Our insurance company sends an inspector. He goes through the building facility anything that he sees including the electrical panels, of course we cooperate with that. You have a good idea what we would probably do is get a large fire extinguisher and store it outside. Something we can get to right away.

George: All campers and motor homes have a LP gas detector in them, by law, and if the battery is not charged, you will hear a beeping noise go off in these units like a fire alarm almost. So we keep that constantly charged, because that beeping, a customer doesn't want to hear that. All the units have safety devices in them basically if there is a LP gas leak detector this thing will start buzzing like crazy and then if a customer tries to turn on even the refrigerator if you hit the button it will not let you turn it on if there is an issue. Even the campers they all have this. So we will be aware of it if there is an issue.

Remy: Do you plan on adding any fences to this property?

Anthony: No, I'm well versed on what the BMV wants as far as what they require and we're not going to add a thing, it's already got a State Highway fence and the rest of it is not accessible by foot. From the Chin property, which is behind us, and the road beside us they don't want a fence there and they are not going to make us put a fence in the front, so there will be no addition of fences or anything like that.

Remy: What about your signage? Are you going to add to the existing sign that's in the front of the building or are you going to add a new sign?

George: We use a sign company here in Ravenna, it's the same company that I use on S.R. 5 and what my idea was to get them to come out and get the exact measurements of the sign and either I'm going to have him reface it, we are not going to change the structure of the sign at all, I'm just going to remake whatever they use and he'll reface the sign with our name and phone number on it.

Gary: What size is it?

George: I didn't measure it

Anthony: 4 by 8

George: I believe it's a 4 by 8 sign.

Keith: It is a 4 by 8 and there are two slots

George: If we could possibly cut down for budget a little bit, I'm going to ask him I have some 4 x 8 signs that we need for the front of our business and we are going to ask him if he can reface those and install them on that sign..

Keith: the inserts are 4 by 8

George: I will have him reface them with our name and put the panels' right back in.

Gary: If I remember right, Jim, it is 32 sq. ft. without a special permit.

Jim: That's for new signs. The existing signs you can't change the size of them, but you can reface them, even if they are bigger than whatever is existing. You put the face back, same size there is no permit required.

Remy: How many signs do you plan on having on this property? Just the one in the front or are you adding more in the back?

George: The one in the front for sure and with your permission if there is a permit I can buy or if it's permitted. The front of the building on 14 and 44 facing Sheets that side there is a large area of the building, I would love to put a banner there if allowed put another sign and if it's not allowed I fully understand. I am just going to change the main sign up front.

Jeff: That would require a permit and we would have to look in the book to see what you are required and permitted when you decide to do that.

Anthony: I will come and get the permit papers and it will tell me what to do before we put anything up?

Jim: No, streamers or flags that would basically distract the driver that is going down the road

Anthony: That's good to know.

Gary: You mentioned an out building, where are you going to locate that? How far off the building sight would that be?

Anthony: Because it's a motorized using that we would be using. There is 90 feet of grass behind the building actually would be in that grass area and we would put it on a hard surface and Jim tells me we are allowed a 12x16.

Jim: Before you have to get a permit.

Gary: How far away from the building would it be?

Anthony: At least 40 feet.

Remy: Will that be a permanent foundation or will it be removable?

Anthony: They are actually portable there is no foundation. You make a hard surface with gravel and they come in and set it down on it.

Jim: As long as you keep it under 192 sq. ft. you'll be alright.

Anthony: We are just looking for a place to keep this golf cart we would use to take people around.

Jeff: Are there any adjoining property owners here this evening? Any other questions from the Board

Remy: Did we answer the lighting question were you going to add any extra lighting or just what is on the property?

Anthony: I'm sure you would want to know that if we were to do that. We are going to observe what we have. There is one fixture on the corner, there are actually two places for light on that pole, but one is missing, so if we were to do anything further, we would replace the one that is missing and take a look at what kind of illumination that we do have at present. I think we need security there for sure. There is spare tires on the back of these units that could be easily removed

Remy: Lighting is also a concern

Anthony: That's a permit also?

Gary: There are some restrictions on it. With the highways there, we can't take a chance of blinding anybody.

Remy: So a lot of our concerns are safety concerns.

Anthony: Sure, what is needed? Do you have to come take a look?

(Everyone talking)

Remy: So the initial proposal will be existing lights, signs and fix repair modification of that existing light and then an upgrade to the existing permeant sign and then have that upgraded plus the safety futures we talked about, the oil dry, the fire extinguishers and whatever else is required by your insurance, fire safety, that covers it for me.

Jeff: The letter is concerned that they will be parking to close to the intersection and your parking lot does not extend to that intersection.

Anthony: We will be parking the taller things, which will be the motor homes, to the back of the lot. We don't want to block the view of our own units.

Remy: Would anything be displayed on the grass around

Anthony: We are not allowed. The BMV will not allow us they have to be on a hard surface, which gravel is hard.

Remy: It might be even a temporary, like this item is for sale and pull it away from the pack, so to speak, so it stands out?

Anthony: No, it is not allowed on the grass, they are very strict about that.

Jeff: Do we have any other concerns?

Anthony: You say that was a concern of a nearby property owner?

Joanne: That it sits 50 feet back from the street.

Remy: Basically he wants shorter, lower vehicles in the front and the taller ones in the back as you say, these camping trailers, are these pop ups?

George: Pull, pop ups

Remy: Ok, they will be closed in the lowest position? During operation hours.

George: Correct, if they are pop ups, oh yeah.

Keith: Is Ravco, Sheets?

Jim: They are across the road from Sheets. There are a couple of vacant houses. The northeast corner.

(Discussion on the letter concerning 50 feet)

Jeff: Now we are ready for that motion. The Chair will make the motion for 2018 BZA 03 for display and sales of unused motor homes-camper trailers at 6913 N. Chesnutt St., Ravenna, Ohio with the following additions: Make sure you have containment procedures even if it is the oil dry or whatever that you would expect to use on leakage around 12 to 14 vehicles at any given time, an outdoor fire extinguishers would be a nice touch, our fire department might want that anyhow, I don't know what their specific rules are on that, the insurance company and the State

licensing organization. Change the sign, but not change the size and other than that follow the State guidelines for a motor vehicle dealer and license holder.

Joann: Second

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

Jeff: Your request has been approved.. Explains to them about the appeal period. 30 days appeal time. We are basically done with your end of the business. You may stay or go as you wish. We need to journalize our decision.

Remy: I so move

Gary: Second

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

Jeff: We need a motion pertaining to the minutes of March 14, 2018 meeting.

Joann: I make the motion

Remy: I second

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

Motion passed minutes approved

Jeff: Anything else anyone wants to address? Then we need a motion to adjourn

Remy: So move.

Meeting adjourned at 7:40 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)