

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

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

Gary Long called the meeting of November 14, 2018 to order at 7:00 p.m.

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

Gary: The business that we are going to take care of this evening is concerning the BZA application #2018 BZA 04 for Quail Hill – Forest Ridge Development Co., LTD. Who is the representative that is going to speak for them? Everyone that is going to speak is going to have to come up here and speak so we can get it through the microphone. Anyone else in the audience that wants to speak, you'll have your chance and same procedure. You name sir?

John Walsh, I'm with CBC Design and we are the engineers for the project.

Gary swears in John.

Gary: What is the nature of your request tonight?

John: I guess what we are asking for a renewal or an extension of the preliminary plan which was approved a long time ago and it will let us finish the project out. We are really not purposing any changes to the project it will let us finish phase six of a six phase project. We finished phase five just before the little dip that happened to us and I think that was in 2008 and we are just now starting to come out, housing wise to come out of that dip and starting to see new construction and we are hopeful to get plans finished here and get started next year on it. I think our five year permit ran out in October. What we are asking for is really an extension to finish the project as we originally had it designed. I guess with that I would be happy to answer any questions.

Gary: Do I understand this is your third renewal?

John: Yes, sir. It is kind of unique in our business it is all client driven. I can tell you my clients, Rich business would have loved to be out of here a long time ago. It is just a market set on everything, our company designs a lot of single family allotments and we are just now starting to do the same thing with this project, because of the resurging and finishing that. We have done two or three in Brimfield that are kind of the same way, they got put on hold and they are making a comeback now.

Jim: Which development are you working on in Brimfield?

John: We did Cranberry Creek and we are getting ready to do another phase of that and there is one that we actually started but it never made it to the final approval. They are picking that one up and a there is a third one and a girl called me about two days ago and they are picking that up again.

Jim: The reason I ask is that I sit on Regional Planning, Portage County Regional Planning.

John: Hopefully you approved the plans tonight.

Jim: We did tonight

John: For Cranberry Creek

Gary: Well, we do grant extensions. But, when we get into the fourth extension and beyond its getting a little tight. If we grant this extension tonight I would think that the township is going to ask you to start over and resubmit your original variance and we will look at the whole program.

John: You say if you do extend or don't extend

Gary: If we don't. I reviewed any violations in the previous months and I have a couple of issues that we definitely want to cover here this evening, one of them do you recall the letter that you got from Ravenna Township about parking on the vacant lands dated November 28, 2017? It was addressed to, To Whom It May Concern. Forest Ridge parking Quail Hill Development. I'll read

it to you so you will know what it says. (reads the letter that was sent to them) Has that been taken care of?

John: I never received that letter, when did you send it?

Gary: The letter was sent on November 28, 2017.

John: That is something we can have our developer take care of.

Gary: That needs to be taken care of before the end of the month. If it's a hay loader, a shovel bulldozer or a something that is a construction piece of equipment that's one thing, but to have neighbors parking in there and vacant cars and trucks of the population that isn't right and that needs to be taken care of. We'll give you a copy of that letter. Who would have got this letter?

John: Who was it addressed to?

Gary: 1201 S. Main St. Canton, Ohio

John: That would come to your office. Rich is project manager on most of the projects and if he would have gotten a letter he would have taken care of it.

Gary: Well, it needs to be cleaned up before the end of this month and there would be no more. The other issue I have there was a question about the completion of the roadway for fire services that was one of the things that needed to be addressed right away and here we are months into the project and it hasn't even been thought of yet, as far as I know. What's your position on that?

Swears in Rich Costin 1201 S. Main St. Canton, Ohio.

Rich: I didn't quite understand the question.

Gary: To complete the roadway. Points to map.

Rich: That's what we are here to ask an extension that we can

Gary: How many months and years do you need?

Rich: All we need is for the market to come back and someone to buy lots that we can sell and we will build the road, we have people interested to come back in here....

Gary: What's your projected completion date for that road?

Rich: Who hope to start this project next year, if we get an ok from you guys here, we go back to the people that are interested in building homes and tell them we have a deal here then we authorize these guys design the project and start a deal with the home builders and we will start the project next year. I don't want to sit here and say I guarantee I have to get all these steps taken care of, it is market driven and someone has to buy the lots.

Gary: Swears in Tim. What is the length of this extension from tonight?

Tim: The extension goes five years. That's what they have been in the past five years.

Remy: Didn't we talk last time about putting a construction road connecting these two with gravel, limestone so that fire trucks could get through?

Jim: There was some discussion on that, but I think at that time the developer told the Board that if there was requirement made by the Board that the road had to be put in then and there that they weren't going to go any further, because they just didn't have the capital.

Rich: You are also asking a public fire truck to go on private property to maintain a gravel road and I don't know if you fire department would drive on that road.

Jim: As a former fire Chief I would say no

Rich: You have a very big expensive truck to go driving through this type of road.

Remy: How many lots do you have to have sold in order to put that road through?

Rich: We don't have to have any presold, we just have to have a deal with a home builder that said he is going to buy the lot.

Remy: Ok, how many of those do you have to have? All of them?

Rich: We sign an agreement, basically that's how it goes, saying we are going to perform marketing and try to take down so many lots per month. They put up a deposit to show our good faith commitment and we take that deal to the bank and say here's our deal with our builder and we have to borrow money to build the road and stuff like that. It's a risk, there is no guarantee, there is not people lined up at the door saying I want houses here and going to sign contracts here. Again the market is coming back and this is not the only project that we have that's in the down

turn, went down and just laid there. As a matter of fact, tonight I just came from a project almost from the same time table as this and we sold one lot there over about a ten year period. We made a deal with a builder and he came in and there were seven home under construction there and there was another sold sign there that went up, so in a matter of this year he was able to do that, so the market is coming back and if we can get somebody in here to say they will do that. We are paying taxes on there and there is no reason we drug this out, we want to complete what we started and we want to see a community completed as much as you guys do.

Gary: Do you have a list of potential builders right now?

Rich: No, we have people that we intend to talk to, Ryan homes was in the area before so I think they are still interested. There's a lot of local builders that did survive the down turn and again these are big under takings.

Jim; Thank you for explaining the process, that gives me a little bit more in depth not only this one, but the other projects that come before Regional Planning.

Rich: Again, we own the land and we want to finish what we started to benefit everybody that's there we need, this is one of the first steps to get permission here to be allowed to continue.

Nobody wants to make an investment in something that may or may not be approved or the rug be pulled out beneath us. Again we just have to move through the process and again it is market driven. We are after you approval, well yeah it is expiring in the fall and get that taken care of and then come back and talk to us and hopefully it continues and economy stays strong and we will probably have a builder come in here and finish it out. There is still some empty lots scattered around the previous stages. Again once they come in they will fill up the empty lots too. Right now there is probably very little prep to come in there, I understand there is turnovers people have properties for sale, but you don't have anybody marketing saying I can build you a new home here. Once the activity gets going it will move along and it will do well.

John: If we can get homes built on your previous lots that will take care of your previous letter.

Gary: Well, there won't be anybody parking on those previous lots after the end of the month. We will put that in the minutes tonight. Your extension, if we approve this will go to the year 2023, also we are going to request that at least every six months you update the Zoning Board and the Zoning Inspector on where we are on that roadway. Is there anything else that the Board wants to ask?

Remy: So based on the map that we have here, nothing has changed for phase six, so the development will continue as presented in the original request.

John: Yes

Remy: That's the extension you want?

Claire: So, nothing has changed since the original, right?

Gary: Nothing other than the two things I mentioned

Claire: Nothing in Zoning?

Jim: This was approved for that size unit development, nothing in the Zoning Code has changed to effect that and it has already been approved anyways so if there was a change the Zoning Code wouldn't address that specific, so it would be Grandfathered in.

Gary: Any other questions from the Board? I want to give the opportunity to the audience if there are any questions.

Jim: Explains to the audience how speaking to the Board works

Gary: Only one person speaks at a time. The first person on here that wanted to speak was John Walsh. The next one was Sarah Palaski, I am going to say no, I don't want to speak at this time. Swears in Tanner Dunlap

Tanner: I am Tanner Dunlap I am the president of the development of Forest Ridge. A lot of this stuff that I'm going to bring to the Board is a collection of a lot of the residence in the neighborhood and why we are here. Our number one concern without the completion of this is our safety and you have already kind of touched on that with the road being a dead end. We have issues with service vehicles and I think you already touched on that with the fire truck, Emt,

school buses, plow trucks Etc. It's a dead end there is no turn around nothing. When anybody drives down there they have to go either in the grass or in one of the neighbor's driveways which is obviously not safe. Also there is a disconnect since it is Hiddenbrook we have two Hiddenbrook, because that road creates a combination, because we have had deliveries and I think one fire truck that couldn't find where to go, because there is a second half of Hiddenbrook. So that was a big one to get this road done.

Jim: That goes back to a house fire that was down there and the second alarm companies got to the end of Hiddenbrook and said we can see it.

Tanner: I believe that house burnt down to the foundation.

Jim: It was going to go regardless. The first arriving units that got there knew where they were going.

Tanner: At least getting the road put in was one of our biggest takes and also we wanted to make sure we weren't forgotten. We do see the economy going upward, houses getting built everywhere but ours. So we wanted to come and kind of clarify what is going on and what is the long term plan? We notice the signs on the other vacant lots throughout the other phase, people are asking what is going on, so we wasn't sure that is a good sign or a bad sign. Do we need to move these signs to the next place or were they actually working with the developer and try to sell the homes? Being the president I get a lot of the realtors contact me to confirm that the seller is selling and so forth with the HOA stuff. I do get to see a lot of the interest in the neighborhood, the houses are selling a lot of time within weeks, if not days. So the economy is the interest in our neighborhood is there so why can't we build? Also we did have some people have a house built and we gave them the number. But we did have a few laughs about voting in the neighborhood. I've lived in the neighborhood since 2010 and I haven't seen any progress in phase six, not a shovel, nothing so I guess, obviously they will need an extension to do construction and finish the phase. I am in the military and I'm construction all the way and I do know construction projects. I'm very familiar with construction projects, but we need to seem some progress going on here. Then also, we had some issues like the mowing is occurring less and less each year so it's like are we getting forgotten about? That is I think the big notes that we are capturing as a whole. Obviously we are hoping that this is approved and that it is under condition as we need to see progress every six months, we need to see the road get put in and maybe a sign put in the lots so a builder could actually see where the lots are. It would nice to be able to drive around and see where I want to build my house. Right now you can barely walk back there. That's all I have, thank you ladies and gentlemen.

Remy: Chris Ring swears in

Chris: I also live in Forest Ridge, been there since 2003 and I saw the clearing of the land, what has happened and got excited about the fact that there are going to be more houses in the area, but quite frankly it would benefit the Home Owners Association keeping up the property lines there is things that is supposed to happen to make sure that your property has certain finds every year and obviously 2008 was devastating for everybody, it almost tore down the economy of the entire world. Now we are getting into a more robust economy and we all want to see our property value increase I was pleased to hear about the marketing plan that was my biggest concern if there is this step to move forward with this road, then what is going to cause someone like Ryan Homes to come in and start building a home? I was pleased to hear that at least there was something thought about to make sure those folks come in. So that being said, am I happy with what been going on? No, but at least I'm not unhappy and that's a good thing. That's all I have to say from my standpoint. I just want to make sure that the value of my property keeps going up as one of the values of the Home Owners Association. Thank you.

Gary: Anyone else want to speak in the audience? Yes mam

Swears in Debbie Tuchalsk.

Debbie: We have lived there for 14 years, we are the second home out there and when we built we built there because we thought the area was going to be safe and we were going to live under

restriction with not having people have trailers and boats and all that other stuff, not living next to you and parking next to you and those little sheds, everybody's shed has to be so far from the house. That builds up the property. We liked that, because we felt protected and then now we have people that live there that have buildings along side of their homes, they are running landscaping business, they have nothing but trailers running up and down the road. But, when are they going to complete phase five before they complete phase six? Because, as phase five we can't join the association if though we are not told that, but 75% of the homes need to be built before we can join the association to protect us. Right now I am unprotected, had we know that we were not going to be unprotected, we would not have had the house built. We want to be safe, we want to live in a development, it's a good neighborhood, its very neighbor friendly, but again if we are not protected, I don't want to stay.

Gary: Anything else

Debbie: Just will Phase five be developed before phase six?

Gary: I will ask that question

Debbie: That road that you're talking about, there are tons of people that come down that road and all they do is dump, dump, dump most of it is done by the landscaping companies that is landscaping in the area.

Remy: What is he dumping?

Debbie: Debris

Remy: Yard waste?

Debbie: Yes, and he parks his vehicles there and backs into a U turn and then when you walk down that way it looks like crap.

Jim: Just so you know those kind of violations, that is what I do and I had been dealing with that landscaping company and there have been some exchange of letters and they were told. The problem we run into, I know your Home Owners Association had regulations about in home businesses and I didn't know phase five wasn't in the Home Owners Association so that 75% is each phase has to have 75%?

Debbie: Yes, it's in the agreement. We tried to join and they wouldn't let us, we tried to pay our money.

Jim: This is the first time I have heard about the dumping and all that. The road guys that turned them in for parking and probably everybody that parks, the township can't enforce parking regulations, the sheriff's department has to do that. So, if you have a problem with someone parking in a no parking zone call the Portage County Sherriff's department. Because, they have gotten extremely lazy about enforcing parking problems, because to them that is a minor thing to deal with. Give me a call Monday thru Thursday 9:00 to 1:00 and let me know.

Gary: Tanner, could you come back up? I understand you head up this whole association?

Tanner: Yes, sir

Gary: Why is this whole phase five not part of the association following the rules and regulations of the association right now?

Tanner: The bylaws that since the beginning has that written in there. Each phase has to be completed at a certain percentage before they fall in. Until then the developer takes care of that aspect of it. It is written in our description and by laws.

Gary: Ok, thank you. John and Rich do you wish to clear some of this up?

Rich: Anyone have any questions we would be more than happy to answer.

Gary: The safety concerns, as you know the Township Board has great concerns with the safety thing with the roadway. The roadway quite frankly, I know business is business, I have been around that for years. Where we have extensions here where our fire department goes one way and has to stop and another department goes another way and has to stop, I have a problem with that. We need to do something with the roadway and we need to do it expeditiously, grate, gravel it, we need to do something so that the EMS services, fire department, police, have access to get in and out of there.

Remy: It's the same issue we had last time, its private land

Gary: Right

Jim: It is a public road and the Township will not accept the road unless it is built to county standards and dedicated.

Rich: The first step of that process is starting here. We need to get the preliminary plans to say it is ok to do that. This is the first step to do that.

Gary: That should be number one on your guys list.

Remy: Are you talking to anyone right now about Forest Ridge phase six development specifically?

Rich: No, we have just had people say, first the old list which is going to take a while, they are actually looking for lots. Because these are the kind of deals that there is already so much there, it's not that we are doing a brand new project, yes we have had people ask about it and that's why we're here.

Claire: When you are talking about phase five not being completed, that is known that there are empty lots. Correct?

Rich: Phase five is completed as far as the public improvements go. There's roads in there for EMS and things like that, but I believe what she is referring to is there a number of lots not completed in there.

Claire: How many lots are there?

Rich: I don't know right off hand what the number is. Again, if this starts to move forward the whole thing that I've seen in other projects that activity attracts activity and it starts to move forward.

Tanner: I would like to get back to the signs themselves. With the activity the signs if we need clarification what is going on with that if they would be beneficial and also a GPS recognizes an unfinished road people don't Uber or anything like that. That's part of an issue.

Gary: Could you address that part of advertising, the sign?

Rich: I don't typically deal with the marketing people, but I made a note to talk about that. The lots are for sale. Why the market people chose not put a sign up there I think it's probably nothing happens and they don't want their name associated with it and now that it's coming back they probably could put the signs up. All the empty lots are for sale if anyone is interested.

Gary: Am I to understand that none of these lots are graded? Is it just lots and trees and briar?

Rich: Way back when before the down turn, it has a preliminary grate to it, but it has grown up, there are trees and brush and stuff like that. You can walk back there and get a general feel where the road should be and so forth.

Remy: How have you been maintaining the property for the last ten year? From the people that it sounds like less and less.

Rich: I don't think we ever mowed back there in phase six, I could be wrong, it should be brush hogged a couple time during the summer. I get a couple calls a year from zoning guy. I will tell you that the guys that mowed are no longer with us.

Gary: We will probably take these six issues that came up from the audience and file them in our minutes the board is going to request that you report to Jim, our Zoning Inspector, every six months on each one of these.

Swears in Mike Weisneski 3417 Hiddenbrook

Mike: Those lots on realtor.com don't come up. Another concern is I have three kids I believe you have to finish something before you can start something new with given these gentlemen, no offense, but giving these gentlemen another five more years to do what has not been done since 2008 is only hurting our community is we lessen that to a year or maybe two years might light a fire under them and that would get them to go. They have people that are interested in these lots and the market is doing well. Anyone can tell with a simple google search can see that the wood is up very high right now a new building is actually slowing down. Tanner has said that the houses go very fast, my wife and I moved in in May our house we purchased was on the market

for about 4 hours and that's how fast we wanted to get into that neighborhood, it's a great neighborhood. We talked to a lot of builders in the area as far as Youngstown and what everyone told us is true it is getting more and more expensive to build homes right now.

Gary: Now Sarah wants to talk

Swears in Sarah Palaski 3121 Westwood

Sarah: I just want to reiterate the property in phase six is beautiful, the president and I have walked there, we lost a cat and it is beautiful back there. I would love to see a road put in and if you see a road put in your going to attract people coming in. As Tanner mentioned we had someone that was interested in building, but I want to mention as we walked back there, we noticed a lot of trash, so there's a lot of kids getting back there, I saw cans and beer bottles and that has me concerned. I love my environment, so I would like to see that cleaned up too. None of us is going back there and clean it up that's their responsibility, that's my complaint as an environmentalists.

Rich: Under the conditions I just want to make sure we don't just get focused on the road it's self the utilities need to come along with it and that is going to be the most expensive piece of that connector so I can see they are getting focused on putting a road in and not putting in the fire hydrants and the utilities that come along with it, the street lights, so we are discussing putting in for security, for safety and so forth. I would just want to make sure that we would prefer to have the street lighting back there so it's not just dark. It's kind of secluded right now with trees and where they did clear it off there is a place for kids to go hang out and play. It is a place where kids can go hide right in their back yard. So we need to get the street through, get the fire hydrants, get the street lighting, get signs on selling lots and with the economy up right now we are hoping that will light that fire that was discussed including phase five. I think that's all I have now.

Gary: Any other questions form the Board?

Claire: So we said the limit was five years. Can we limit that extension?

Jim: Up to five years

Claire: If you are saying the road won't be put through until the lots are sold is that right?

Rich: The lots do not have to be sold before we build the road. We need to have someone on board, a builder, to say I am going to buy lots and I'm going to advertise, I'm going to attract builders, I need somebody on board. We're the developer we're going to put the roads in and then the home builder is going to build the homes, they're going to sell it to the home owner. I need to have a partnership with the relationship.

Claire: So in the meantime until that happens, what would the feasibility be of putting in some sort of temporary turn around or something along that line.

Remy: What would it cost to build a road that would meet the fire departments specifications?

Rich: What you are asking for is what we are trying to do. It is regulated through Regional Planning and Portage County Engineer. They have to tell you how thick the asphalt has to be, how wide the road has to be. It has to have water, it has to have sewer, and you have to put the storm in. It's not just putting a piece of asphalt down, we have to have plans and have it reviews by the Portage County Engineer Regional Planning has a set of rules that you follow. There is now temporary thing or a partial thing. Either you do it right according to the county rules and regulars and plans or it is public record.

Gary: Who's responsibility to secure a building? Is that your responsibility or is that your marketing department?

Rich: Representing the owner, the developer, it would be our responsibility.

Claire: Jim, temporary turn around, is that possible?

Jim: No, if you are going to have something that it has to have something standard. You are eventually have to put in and tear it out to put in the other thing. It's better off being built to standard.

Gary: I don't know who I'm directing this to, but are there underground utilities?

Rich: Yes.

Gary: Jim, do you have any enlightening comments you can give us right now?

Jim: I will keep my end of it up and keep in contact with the gentlemen every six months. I will get out there and take a look at some of the issues people brought up tonight. Some of that is my issues.

Gary: I think the Board would like to take a five minute recess to have a little private discussion. Called the meeting back to session. The Board has reviewed several items that has been surfaced here this evening and we are going to address them in a motion to cover most all of them to our best ability. The chair will entertain a motion to either to deny the extension or approve the extension.

Remy: I am moving to approve the extension of time to complete phase six for the Forest Ridge Development with the following stipulation. One is that we are going to approve the five years at this time. We are going to put in to notify every six months as to your progress, in developing these properties and also the property owner of these properties, we are going to expect you to maintain all of these properties, not just the vacant lots in the developed areas, phase one through five, but also phase six and for example the trash, figure out whose dumping, get with the Sherriff, the Zoning Inspector, make it more attractive, make it more marketable. Return the signage to the area so if someone is driving through looking to develop that the sign is back, do some listing, you don't have to list every single property, there is quite a few there, but try to drum up that interest, try to get the word out. Do something with the 11 acres of phase six, brush hog, we are not talking about taking down trees etc. but improve it, make it less attract for dumping, less attract for trash, make it look like somebody is paying attention to the area, it sounds like nobody has paid attention. We have those stipulation. Jim is going to be out on his own every six months with your part of it. We need to see progress, we need to see some effort in granting these five years.

Claire: I second the motion

R/C: Claire Moore – yes, Gary Long – yes, Remy Arness – yes, Motion passed.

Remy: There is a thirty day appeal period if anybody disagrees with this motion you have that time. Nobody in the room seems to be against anything at this time. I realize it is the end of the year and the weather is going to be changing but any progress you can do now, especially with listing, talking with builders would be appreciated.

Rich: Can you stipulate what progress is?

Remy: As we stipulated, maintaining the property, returning signage, start listings, we are not going to be actively looking to see are they listing the properties, but it is their best interest to sell these properties, but there dealing with while there are here. You know make the property look attractive, reporting trash, cars, cleaning up area. They are the property owners so they are maintenance in our area that they do need to meet within our Zoning Code. So they need to be good neighbors.

Rich: Does this progress include construction of anything?

Remy: Construction would follow once they have that agreement. It is very expensive for them to develop that road, otherwise if it had been cheaper, I'm sure they would have built it by now and they would have sold lots, they would have built by now, we have to understand that 2008 was hard on pretty much everybody. The money is moving again, so if we can help them along with that and move that expense when they have their builder, I think that would help.

Gary: Six months as far I'm concern, I think the Board will agree with me. A good vision of progress would be eliminating the trash, the dumping leaves, grass clippings and whatever, when that is seen, that needs to be reported to Jim or the Sherriff's department. The neighbors need to contact Jim or the Sheriff's department. I don't want to sit here and make any comments about residential businesses, but I don't know whether that's a legal thing. That's something else you might want to check into Jim.

Jim: There's requirements

Gary: I know there is requirements and I have to believe there is nothing written in your association rules and regulations allowing that.

Tanner: It's restricted

Gary: That is another subject that needs to be addressed

Tanner: I just wanted to get a better definition

Gary: If this piece of property in phase six is cleaned up and made more orderly I think this overhead photo is terrible, If I was wanting to build a house I don't think I would want to go out there and look at any property. It needs to be cleaned up and made presentable and I would hope that Jim will report back to the Board in six months and it has been cleaned up and it is more presentable and they are trying to sell it.

Tanner: May I ask the Board if it is not cleaned up in six months what the penalty will be?

Gary: There will be no penalty.

Tanner: So they don't have to go another five years, is my understanding.

Gary: They will be working within their five year extension, that at the end of five years it might be a little more difficult to get another extension. We want to see effort.

Remy: Right now we can't speak to the market, we can't speak to our people really interested in the property, our builders ready so if we can present or help them with that, help bring in the builder, they own the property currently we can make it look more attractive to bring people in and to show the develop, get some builders in there. People are building, like you said they are building everywhere, but there and we are going to give them that opportunity so they will have the five years to show us in good faith effort. It would be a burden on them to build a road without money coming in from a builder to help support that road. I realize the difficulty that it does cause by how this is developed and how that road is not connected and we do appreciate how difficult that is for the people living there.

Gary: Our mission is not to shut this project down. We want it to progress, we want to get it completed and we want it completed right, so the motion is on the floor and has been granted that you have five year extension, now let's do something with that. Now, the meeting is over you are welcome to stay, we have some other business to conduct. We have to approve the minutes from last time. We need 3 to approve so the minutes are tabled until next time.

Remy: We need to journalize the approval.

Claire: I so move to journalize

Remy: I second

R/C: Remy Arness – yes, Claire Moore – yes and Gary Long – yes.

Remy made the motion to adjourn at 8:10 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)