

MINUTES OF RAVENNA CITY PLANNING COMMITTEE MEETING
August 12, 2019

The Meeting of the Ravenna City Planning Committee was called to order by Chairman, Rob Kairis at 7:01 P.M. Present were: Andrew Kluge, Matt Harper, Paul Moskun and Joe Bica. Also attending were Mayor Frank Seman; Finance Director, Kimble Cecora; Director of Public Service, Kay Dubinsky; City Engineer, Bob Finney; Fire Chief, Geoffrey Cleveland; Police Chief, Jeff Wallis; Larry Silenius of 123 North Walnut Street, Ravenna, Ohio; Clifford Soudil of 434 Woodland Street, Ravenna, Ohio; Deena Tannert of 784 East Main Street, Ravenna, Ohio; Tim Calfee of 910 Murray Avenue, Ravenna, Ohio and Christina West of 732 Eastland Avenue, Ravenna, Ohio.

Mr. Kairis said the first item on the agenda is a discussion of satellite receivers, antennae, etc. He knows it was in the paper and discussed in committee. There was some concern the City sent out a number of letters to residents who had satellite dishes installed in their front yards. Those will still be a problem but Mr. Finney is proposing some minor changes to the ordinance that prohibits satellite dishes.

Mr. Finney said that the statement that all satellite dishes, regardless of the size, are prohibited in the yard area from the front of the structure being served by the street. By definition, that is the front yard. Currently the code states "they shall not be constructed in any front or side yard but in the rear". He would like to change that they are not permitted in the front yard but to allow them to be placed in the side yard.

Mr. Kairis asked if they would continue to require a permit.

Mr. Finney responded in the affirmative. It will always require a permit. He's not suggesting that be removed.

Mr. Kairis asked if it is installed on a roof if a permit is required.

Mr. Finney responded that the current code says they do not need a permit if it is put on the roof.

Mr. Bica asked the definition of a side yard.

Mr. Finney said at a house that is not a corner lot, the side yard starts from the face of the house, backward. The front yard is the face of the house, to the street.

Mr. Bica noted then a dish would be very visible to the front of the house.

Mr. Finney said that it would be visible to some degree. The original ordinance was written in 2001 and 18 years later, much has changed. The dishes came in as a competition to landlines, etc. They aren't painted red, pink and purple. In some ways, it becomes the background of society. If they put a 6' fence up around a yard, some of these end up inside of the fence. You might then only see top of it like you'd see a picnic table umbrella.

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Mr. Bica said the issue he has if they allow it in the side yard, a lot of the installations on the side yards, might have two or three dishes. It's not just one. It looks like a forest of satellite dishes.

Mr. Finney said they could add that all inactive dishes must be removed. That has happened a lot. You'll see three on a roof right beside each other and one was functioning and the other two just didn't get removed.

Mr. Bica said he thinks that would be a great idea. It continues to create additional clutter.

Mr. Kairis said he could see that problem with the roof. The side yards, though, they need to be permitted. They could deny a permit until they get rid of the other dish. That would be one way to get rid of that problem but if it's a roof issue, maybe there should be some added language about only one dish per property. He doesn't know how that would work for structures with multiple units.

Mr. Bica said he has multiple units and there are two or three dishes and he doesn't know which one is active and which one isn't. To him, it's getting to the point where he's going to say no more. It looks bad.

Mr. Finney asked if each tenant had their own dish, how do they address that?

Mr. Bica said he thinks the landlords could address it. He is only speaking from his own personal experience.

Mr. Finney said that it could be written specifically for residential. He's not sure it'd be successful with commercial structures. They could certainly place in the code that all dishes not active to be removed. That's not a problem. But do they want to place a limit?

Mr. Bica said there are two things that come to his mind. He thinks there does need to be something in there about removing the inactive equipment. The second one is, just in generalities, they could have a four unit that might have a cluster of four in-use dishes right in the same area.

Mr. Finney asked how to address that.

Mr. Moskun said another thing would be how to keep track of every single one.

Mr. Finney said in nine years of managing the building department, he has not issued one zoning permit for a satellite dish. A few folks called in regarding the letters that were sent and those folks stated they had that dish for many years. He doesn't know what to say to them other than it's still a zoning violation and they didn't get a permit.

Ms. Dubinsky said a big question is how to address holding these companies accountable.

Mr. Finney said they'd have to make the resident or the account holder be responsible.

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Mr. Soudil said that they need to be aware that none of the companies that place those dishes will come back. They could care less about those dishes. Once the service is turned off, they are not going to come back and take the dishes down. The property owners will need to get rid of them. He knows some people who are aging and are not going to go up on the roof so they're going to have to pay somebody to do it. They may get some pushback over it.

Mr. Finney said they've heard that already.

Mr. Soudil said that they're not done though. The other hand, as the next generation starts moving in, there are going to be less dishes because as soon as Verizon gets its true 5G is in, sooner or later, they'll be true wireless and everything will be streamed. That is why the dish companies are trying to get out of this because they are all trying to sell their companies.

Mr. Kairis concurred noting the changing of technology will change things. The other thing they are asking to change was to allow roof mounted satellites on accessory buildings, which is currently prohibited.

Mr. Finney said that could give people another option to put it somewhere else.

Mr. Kairis asked if they need specific language or if they wish to move forward.

Mr. Finney asked to keep it on the agenda for next Committee meeting so he can try to address removing unused equipment and somehow deal with the numbers of dishes on a building.

Mr. Kairis said the next item on the agenda is a discussion of foster homes. They talked about group homes a few months ago. The whole idea was how many people could be living in a home that aren't related, etc.

Mr. Finney said it was his intent to remove, under "family foster homes" an individual and put the word in "family" as designed above, to try to define a family foster home as, like he or others would think it to be a family taking in a foster child. The permanent 24/7, one set of adults caring for the child rather than a revolving door the agencies seem to be interested in providing, with three or four adults throughout the week caring for the residents.

Mr. Finney said in the code where it calls for "family care home", they talked about putting a limit of six children of age and aged mentally challenged persons in a family type setting. He does want to talk to Mr. Cimino about the actual definition. Can they write their own definition or is this a state level definition to be upheld by law. Those were the two items for family care homes. He's not sure how the group home is defined differently. He was hoping it would be all encompassing but it may not be.

Mr. Bica said this does take into consideration there are some homes in the City Limits that probably have more than six residents.

Mr. Finney said that's possible. He's not aware of them. He can point out a handful of homes with three or four people.

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Mayor Seman said the literature he read it was divided by residential or commercial areas. It was 1-6 in residential and in commercial areas, it was 7 through 16. That would accommodate some of the larger ones where they have a live-in person that changes throughout the day. They have more work to do on this.

Mr. Kairis noted this issue will remain on the agenda for the next Planning Committee meeting.

Mr. Kairis said the next item on the agenda is the replacement for the sliding board at Chestnut Hills Park. The sliding board has a hole in the center and is unusable and is a safety hazard. It has been barricaded off. The appropriation requested is \$2,977.00 to be taken out of the Parks C.I.

There being no further discussion, it was decided by those present the issue will be forwarded to Committee of the Whole for further action.

Mr. Kairis said the next item on the agenda is the HVAC at the Parks garage. Apparently the HVAC has failed. The estimate to replace the system is \$4,800.00 which is 20 years old.

There being no further discussion, it was decided by those present the issue will be forwarded to Committee of the Whole for further action.

Mr. Kairis noted an added item for discussion is to replace the boardwalk at Chestnut Hills Park.

Mr. Finney said a few months ago one of the businesses on Freedom Street was moving equipment on a tow motor and taking it up to the former GE building. The driver shortcut across the boardwalk. They stopped at 56 feet where they fell through. The owners of the business have committed to paying the repair costs. There is an estimate from Hummel Construction for \$12,000.00. That would be to remove the existing boards. The boardwalk is 120 feet long and 10 feet wide. This company damaged nearly 60 feet of the boardwalk. The thought, at this point, because the boardwalk was built in 2004, they would replace all of the boards. The company will pay for the damaged portion. The Hummel price is to lift the boardwalk because of it settling over the years, shore it back up and make it more level. The price for Hummel is \$12,000.00 plus the \$6,000.00 for boards and there are specific screws to be used with this type of decking. It should last a lifetime because it is composite material, which is what is there now. He's asking for \$30,000.00 to cover anything additional. The boards are about \$14,000.00 for 120 feet. There is a lead time for the lumber so they need to move on this very quickly. The money will come from the Parks CI.

There being no further discussion, it was decided by those present the issue will be forwarded to Committee of the Whole for further action.

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Mayor Seman said he wanted to give everyone a heads up there have been problems with the phones. They are on a five year contract and were budgeted for next year. There has been a problem at the Wastewater Treatment Plant that was partially started by an electrical strike. There were other issues with the phones and when trying to get parts for them, they are obsolete and parts are not available. The phones were fairly old technology when they were purchased. This system was in a lot of places and funny things start to happen. They've been warned, it is quite possible that if certain parts go bad, they could lose the ability to call in and out. He isn't asking for anything right now but is giving them a heads up they will be coming back with some sort of proposal.

Mr. Kairis asked if Mayor Seman spoke with the IT people

Mayor Seman said they met this morning. These are not part of their contract but they have been helping out with it up to a certain point. They'll look at the proposal and need to solve the problem at the Wastewater Treatment Plant. They do not have a phone they can call out on other than their personal cell phones. Until they can get a whole new system, they are just going to have one regular phone line run into the place so he can call out.

There being no further business to discuss, this meeting was adjourned at 6:35 PM.

ATTEST:

Clerk of Council

Robert Kairis, Chairman
Planning Committee