



**Ravenna City Council  
Community & Economic Development Committee Meeting Minutes  
July 13th, 2020**

**The public meeting was held via Zoom and live streamed via YouTube. A video recording of the meeting can be found at: <https://www.youtube.com/watch?v=3fLvZLQIdCs>**

Council present via Zoom: Council President Andrew Kluge, Amy Michael, Rob Kairis, Paul Moskun, Cheryl Wood, Tim Calfee, Christina West, and Matt Harper.

Also attending the meeting via Zoom: Mayor Frank Seman; Police Chief, Jeff Wallis; Law Director, Frank Cimino; Finance Director, Brian Huff; Assistant City Engineer, Patrick Jeffers; Service Director, Kay Dubinsky and Council Clerk, Chelsea Gregor

**The Community & Economic Development Committee Meeting was called to order at 8:04 P.M. by Chairperson, Christina West.**

**The only item for discussion was a riparian setback for the Menards Project.**

Ms. West stated that Menards is trying to work their original design into an area with 13 less acres than originally planned for.

Mr. Jeffers stated that there is 1 acre of land that Menards is proposing to develop that is within what would be considered in the City's riparian setback ordinance. The majority is within a 100-year flood plain, and a small portion of that is within a 25-foot setback from wetlands, which is on the southern portion of the site. There will be a truck parking area that will be primarily gravel and a concrete drive that goes around the perimeter. A small portion of the concrete drive would be within the riparian setback, the majority of the riparian setback development is taken up by a gravel parking area. The gravel area would allow for some infiltration into the ground. The riparian setback ordinance grants Ravenna City Council the authority to grant a variance. They meet all the requirements that are outlined therein, and the City Engineering Department supports the ordinance variance. Mr. Jeffers stated that Menards has used the property to the fullest extent, and he does not believe that if the building were moved forward, it would offset their need for a riparian setback. Menards will still need to get an Army Corps of Engineer permit with relation to this item due to the wetlands that they are disturbing. They are disturbing less than ½ an acre so they will need a less stringent permit that they will need to get from the Corps of Engineers, which Mr. Jeffers believes they will not have an issue receiving.

Mr. West addressed Mr. Kairis' question regarding moving the building. He stated that there is a 30 foot drop between elevations on the property and the way that the buildings are set up within the different elevations, it does not allow for a different location for the truck parking to be placed. Planning has been working with the designer to see what they can do for building retaining walls to prevent any land or truck runoff going into the wetlands. Everything is dependent in how the EPA and Army Corps feels about the plans. Mr. West says that the Planning Commission and the City agree with the way that Menards is building the retaining wall and that they will be protecting the wetlands.

Ms. Michael thanked Mr. West, Mayor Seman and the Engineering Department for their hard work and hours spent on the Menards Project.

Mr. Kairis inquired on behalf of a resident if there will be safeguards for the Hike and Bike Trail concerning the train traffic to Menards. Mr. West stated that the Hike and Bike Trail will be taken care of and part of it will have to be elevated, along with the installation of crossing guards for pedestrian crossing.

Mayor Seman stated that the Planning Commission passed the Menards site plan. He also mentioned that Ray Harner has opened his transloading facility. The City helped pay for the rail that had to be installed.

- The item was moved forward

**There being no further business for discussion, the meeting adjourned at 8:18 P.M.**

**ATTEST:**

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**Clerk of Council**

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**Christina West, Chairperson  
Community & Economic Development**