



**Ravenna City Council
Planning Committee Meeting Minutes
January 16, 2024**

The public meeting was held in person in City Council Chambers.

Council present: Amy Michael, Rob Kairis, Paul Moskun, Cheryl Wood, Tim Calfee, Matt Harper

Also attending the meeting: Mayor Seman; Police Chief, Jeff Wallis; Fire Chief, Mark Chapple; Finance Director, Brian Huff; Service Director, Tim Contant; City Engineer, Bob Finney; Council Clerk, Chelsea Gregor; Cliff Soudil, Larry Silenius, Diane Smith, Polly Bloom, Lauren Burge, Brian Smith, Julie Ring

Planning Committee Meeting was called to order at 6:00 P.M. by Chairperson, Rob Kairis

The first item was a presentation by Perspectus Architecture.

Polly Bloom and Lauren Burge, of Perspectus Architecture, introduced themselves to Council to give them an overview of the design review guideline review process and an overview of changes to be made.

Ms. Bloom explained that Perspectus will be working directly with the Design Review Commission (DRC) and highlighted a timeline of key points in the review process. She stated that the mission statement of the DRC is to allow for a community to individually manage historic districts and designate historical property. Ms. Bloom said that the DRC was founded in 2014 and that the historic guidelines are from 1986, adding that a well-done historic community increases economic development. She then ran through a historical list of important facts and key points in Ravenna's history. Ms. Bloom stated that the guideline purpose is to guide the City on how to treat historic properties, and to have specifications, clear parameters, and pleasing examples. She said that Perspectus will be hosting public meetings and that a draft document can be reviewed by the public, then by City Council and then finally to the State for review. Ms. Bloom explained that the study is from Sycamore St. to Linden St. along Main St. She said that communities value historic preservation which helps to increased business traffic, historic walking tours, higher property values and noted that people love history. Ms. Bloom explained that the proposed contents of the guide list are based on the national standards. She stated that there are multiple styles of architecture throughout the city and gave examples with pictures. Mr. Kairis thanked Ms. Bloom for the updated timeline and commented that the review will give the City a better understanding of the guidelines.

Ms. Burge explained that the guideline review will strategically be a blueprint for the future of Ravenna which will benefit the whole community. She said that guidelines complement ordinances, and it can be a helpful communication tool to get people excited about properties.

Ms. Bloom stated that they plan to have zoom meetings for the public.

Mr. Moskun stated his concern about possible zoom issues and Ms. Wood stated that they should host a meeting in person.

Ms. West suggested exploring and reviewing the guidelines more often.

Ms. Wood asked how they would make sure the guidelines promote economic attraction.

Ms. Burge explained that Council can look at other communities to see how it's helped them and the City can promote the entertainment district for more economic development.

Mr. Silenius stated that the review guidelines should be approved by Council and there should be a speedier way to approve signage. He added that there should be in-person meetings to include input from Main Street Ravenna, the Chamber of Commerce and the public.

The full presentation can be watched on YouTube at:

<https://www.youtube.com/watch?v=NJxyJrDw57M>

- The item was for discussion only.

The second item was a Connecting Communities Planning Grant.

Mr. Kairis stated that there are no matching funds to receive the grant and that it is for a feasibility study to connect the bike trail to downtown. He stated that the City applied for the grant in 2016 but did not receive it.

- The item was moved forward.

The third item was Recreational Marijuana.

Mr. Kairis asked what would need to be done to address recreational marijuana dispensaries.

Mr. Finney stated that recreational marijuana is not currently addressed in the City's codified ordinances and that regulations would need to be added.

Ms. Michael stated that she did not feel that downtown was an appropriate location for them.

Mr. Finney questioned how many the City should allow.

Ms. Wood stated that guidelines are appropriate and that the number should be limited.

Mr. Kairis noted that the medical marijuana business has been investigating selling recreational marijuana and said that the City should restrict where recreational marijuana can go.

Mr. Finney stated that municipalities will still get tax money but that there are still changes down in Columbus that need to be finalized.

Mr. Calfee agreed that he would like to limit the number of dispensaries that the City can have.

Mr. Kairis stated that people want a recreational dispensary but not downtown and said that he will work on language.

Ms. Michael stated that she is in support of medical marijuana but that the City needs to take control of what gets placed downtown and then review it in a few years.

Mr. Finney noted that the medical marijuana dispensary had strict guidelines for the building and cameras.

Ms. West stated that it is still regulated, just like beer or cigarettes.

Ms. Wood stated that the City should wait to see what restrictions the State brings forth.

- The item was for discussion only.

The fourth item was Safety and City Hall Buildings.

Mr. Finney stated that he has asked Manfrass Architects to provide a scope of work for a new Parks and Recreation facility in the sum of \$7,400. He explained that Sean Thompson will meet with Ms. Watkins to get a footprint of needs and a cost estimate.

- The item was moved forward.

The fifth item was Osborn Park RFQ's.

Mr. Kairis stated that the Parks Board had met and would like to appropriate \$10,000 and enter into a contract for a conceptual plan for Osborn Park.

Mayor Seman asked if there was an issue with the railroad company who owns a parcel of land next to Osborn Park.

Mr. Finney stated that he would check.

- The item was moved forward.

Management Update

There being no further business for discussion, the meeting adjourned at 7:21 P.M.

ATTEST:

Clerk of Council

**Rob Kairis, Chairperson
Planning Committee**