



**Ravenna City Council  
Planning Committee Meeting Minutes  
August 12, 2024**

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

Council present: Rob Kairis, Amy Michael, Tyler Marovich, Cheryl Wood, Christina West, Matt Harper, Paul Moskun

Also attending the meeting: Mayor Seman, Police Chief, Jeff Wallis; Service Director, Tim Contant; City Engineer, Bob Finney; Finance Director, Tami Lorence; Controller, Brian Huff; Council Clerk, Chelsea Gregor; Larry Silenius, Cliff Soudil, Darcie Fankhauser, Kevin Zuber, Mike Bogo

**Planning Committee Meeting was called to order at 6:13 P.M. by Chairperson, Rob Kairis**

**The first item was a purchase of a Bobcat articulated loader in the Parks Department.**

Ms. West stated the purchase will be split between two funds and the funds have been appropriated. She said that she was unsure of the full use of the loader but that there were plenty of locations to use it at in Havre's Woods, adding that she will ask why they would like to purchase an articulated loader versus a regular loader.

- The item was moved forward.

**The second item was rezoning 562 Chestnut St. from R-4 to I-1 Zoning District.**

Mr. Finney stated that the Planning Commission approved the plan for Supergood to expand their parking lot and to do so the property at 562 Chestnut St. must be rezoned.

Ms. Michael expressed her concern for the overcrowded parking lot and traffic at Supergood following the start of sales of recreational marijuana.

Mr. Zuber explained the influx of new patrons but says it is more manageable now.

Ms. Michael stated that more parking is needed but was concerned at what that might look like and if it would fit in with the neighborhood.

Ms. Fankhauser explained that there will be a landscape plan to enhance the parking lot which will also include some trees.

Mr. Finney added that it was a stipulation of the Planning Commission.

Mr. Kairis explained the process of approving a zoning change through City Council which included a public hearing. He shared that Supergood has partnered with Habitat for Humanity to deconstruct the house and that there will be a 15-foot variance for a privacy fence.

Mayor Seman addressed the tax percentage that the City might make on the sale of recreational marijuana and how much that might be.

Mr. Zuber was uncertain but said that the City would receive income tax money from employees and that they are hiring more staff members.

- The item was moved forward.

**The third item was the City Safety Center.**

Ms. West shared that there was a meeting to discuss funding and plans for the proposed safety force buildings.

Ms. Lorence shared that the buildings are estimated at \$20 million dollars and that a bond millage would be 4 ½ % and a levy would be 5.6 mils. She stated that May is the target to place the levy on the ballot since the City does not want to compete with the school district levy.

Ms. Michael stated she was concerned with putting the levy on the ballot if the school levy did not pass.

Ms. West explained that the city needs better safety centers and that the longer the City waits, the more it will cost.

Mr. Marovich agreed that expenses will increase as time goes on.

Mr. Soudil, who had advocated for the paving levy, was asked his opinion on a levy for the safety buildings. He said that there are a lot of aging homeowners and rentals in town and stated that it will need a grass roots movement to pass the levy.

Mr. Marovich stated that the City will need to convey the accuracy of costs to the public.

Ms. Wood said that the City needs adequate facilities that meet the needs of today.

- The item was for discussion only.

**The fourth item was Sunshine Law/Fraud Training.**

Mr. Kairis stated that there is an 8-minute fraud training video that Council must watch. He explained the Sunshine Law training that elected officials must take once per term and that the Clerk is the designee for Council. Mr. Kairis stated that it is an important training and that he would like to discuss it at a future meeting, adding that it applies to other boards and commissions. Council discussed attending an in-person training session in Youngstown on October 24<sup>th</sup> from 1pm to 4:30pm.

- The item was for discussion only.

**The fifth item was self-storage facilities.**

The self-storage moratorium had been extended from the initial moratorium and it was stated to wait until the comprehensive plan is complete to outline self-storage zoning rules.

- The item was for discussion only.

**The sixth, seventh and eighth items were for a land deal near Emerald Lake.**

Ms. Wood explained that there are 10 acres of land available at the east end of Emerald Lake that the Parks and Recreation Department would like to purchase through a grant. She stated that the grant is through the Clean Ohio Greenspace Conservation Fund Program and that Neil Hess would like to serve the City as the dual agent for the sale. Ms. Wood said that the proposed property could be used for parking, restrooms and kiosks for Emerald Lake park and that the sale of the property would be contingent on receiving the grant. She explained that there is a 25% match that the property owner would pay if the appraisal of the property was found to be \$30,000 to \$35,000 per acre. Ms. Wood stated the cost of the appraisal would be \$1,200.00 and the City would have to then pay the closing costs if the grant was awarded. The grant is due September

13<sup>th</sup> and the property sale and agent would be the same as the previous Emerald Lake land deal. Ms. Wood stated that the law director has already reviewed the paperwork.

- The item was moved forward.

### **Management Update**

Mayor Seman stated that there have been compliments regarding the downtown design for summer and said that the City would like to continue to decorate for the holidays. He read a letter from a resident complimenting the look of downtown. He said that there will be a sober event on October 5<sup>th</sup> and that he is currently accepting ideas on how and where to spend the opioid litigation funds.

**There being no further business for discussion, the meeting adjourned at 7:12 P.M.**

**ATTEST:**

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**Clerk of Council**

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**Christina West, Chairperson  
Planning Committee**