



**Ravenna City Council  
Planning Committee Meeting Minutes  
February 17, 2026**

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

Council present: Council President Rob Kairis, Tyler Marovich, Christina West

Also attending the meeting: Mayor Frank Seman; Service Director, Tim Contant; Finance Director, Tami Lorence; City Engineer; Council Clerk, Chelsea Gregor; Larry Silenius, Barbara Niemiller, Cynthia Miller, Valerie Pantalone, Mark Pantalone

**Planning Committee Meeting was called to order at 5:00 P.M. by member, Christina West**

**The first item was a new Kubota tractor for the Parks Department.**

Ms. West introduced the first agenda item regarding the purchase of a new Kubota to assist with operations at Sunbeau Valley Farm. She explained that the current Kubota tractor is 26 years old and needs to be replaced to better maintain the property. The purchase would include a trade-in, leaving the city responsible for \$37,494 after the trade-in value of the existing equipment.

Ms. West noted that Mr. Marovich, who serves on the Parks Board, was already familiar with the request.

Mr. Marovich confirmed the item had been discussed earlier and stated he had no additional questions.

- The item was moved forward.

**The second item was the proposed purchase of a parking lot at Spruce & Meridian streets.**

Ms. West introduced an item regarding the parking lot at Spruce and Meridian Streets. The proposal would authorize Mayor Seman to make an offer to purchase the parcel from First National Bank and Trust. Ms. West noted that an appraisal had been completed and the City's Economic Development Director was prepared to move forward with submitting an offer.

Mr. Finney explained that the appraisal valued the property at approximately \$30,000, but the appraisal did not account for immediate repairs the city would need to undertake. He noted that a deteriorated light pole in the middle of the lot would either need to be removed or replaced, and the asphalt is in poor condition, with resurfacing and restriping estimated to cost \$10,000 to \$15,000. Because of these additional costs, Mr. Finney recommended offering \$20,000 for the property.

Mr. Marovich asked whether there were other defects that could support negotiating a lower price.

Mr. Finney said snow prevented inspection of the catch basins, but noted additional issues including deteriorated bollards near the IC Hall that should be removed for safety. He stated these items further reduce the property's value.

Mayor Seman added that some of the drains are nearly level with the asphalt, causing a noticeable bump when vehicles drive over them.

After discussion, the committee agreed to authorize the Mayor to make an offer, with Mr. Finney recommending an initial offer of \$20,000.

- The item was moved forward.

### **The third item was a proposed extension of the cannabis dispensary moratorium.**

Ms. West introduced the cannabis dispensary moratorium, noting that the previous moratorium had expired. She proposed a six-month extension so the City could review state regulations and develop local policies that best fit Ravenna.

Mr. Kairis explained that the city currently has no ordinance addressing recreational marijuana, though he previously drafted a framework based on the medical marijuana code with questions about limits on locations and the number of dispensaries. While he did not oppose extending the moratorium, he encouraged Council to place the issue on a future agenda to ensure progress is made on legislation.

Mr. Finney said he believes dispensaries should not be permitted downtown due to parking and traffic concerns associated with SuperGood. He added that medical marijuana facilities are currently permitted in industrial zones and otherwise require Planning Commission approval.

Mr. Finney also noted the State may issue additional dispensary licenses in the future, making it important for the city to establish regulations now.

Mr. Marovich asked whether building requirements and security standards might naturally limit possible locations and emphasized the importance of considering parking and capacity, citing the demand experienced by SuperGood.

Ms. West concluded that cannabis regulation will likely remain a moving target, but the City must ensure proper guidelines are in place. The committee agreed to move forward with the six-month moratorium extension while Council works on drafting local regulations.

- The item was moved forward.

### **Management Update**

Mr. Finney explained that he and Mayor Seman had been contacted by the League of Women Voters regarding the possibility of redistricting Ravenna's ward boundaries. He said information about the issue had been distributed shortly before the meeting. Mr. Finney noted that determining accurate population figures for each ward would be necessary, but the Portage County Board of Elections only tracks registered voters, not the total number of residents in each household. He said a representative from the League mentioned that population data could be analyzed through a redistricting application and suggested that the process could help determine whether ward populations are balanced. Mr. Finney also noted that redistricting has not been done in Ravenna during his time with the City, even though it is typically reviewed after each census.

Mr. Marovich said he was familiar with working with large data sets and mapping tools and could help analyze the information if needed.

Mr. Finney added that early information suggests Wards 2 and 3 may have higher populations than Wards 1 and 4, which could require adjusting ward boundaries to keep representation balanced.

Mr. Kairis said the City should first research legal requirements, including the Fourteenth Amendment to the United States Constitution and relevant sections of the Ohio Revised Code, as well as any provisions in the city charter. He noted that a quick review suggested the wards may

currently fall outside the recommended population variance, meaning adjustments could eventually be necessary.

Mayor Seman said the League representative would be willing to meet with the City to explain the process, noting that other communities—including Youngstown, Ohio and Warren, Ohio—have been working on similar redistricting efforts. He emphasized that the goal would be to ensure fair representation, not political advantage.

**There being no further business for discussion, the meeting adjourned at 5:25 P.M.**

**ATTEST:**

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**Clerk of Council**

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**Carmen Laudato, Chairperson  
Planning Committee**