



**Ravenna City Council
Public Hearing Meeting Minutes
September 21, 2026**

The Public Hearing was held in person in City Council Chambers.

The Public Hearing was called to order at 6:31 P.M. by Council President, Rob Kairis

Roll Call

The following Council Members were present: Council President Rob Kairis, Amy Michael, Tim Calfee, Carmen Laudato, Paul Moskun, Tyler Marovich

Also attending the meeting: Mayor Frank Seman; Police Chief, Jake Smallfield; Service Director, Tim Contant; Finance Director, Tami Lorence; City Engineer, Bob Finney; Council Clerk, Chelsea Gregor, Larry Silenius, Cynthia Miller, Barbara Niemiller, Amy Young, Jason Young, Rhonda Johnston, Brian Breiding, Heidi Timmers

- Motion to excuse Ms. West by Mr. Calfee, 2nd by Mr. Marovich- **All Ayes**

The Ravenna City Council conducted a Public Hearing regarding proposed Ordinance 2026-114:

ORDINANCE NO. 2026-114 AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF RAVENNA, PART 12 – PLANNING AND ZONING CODE – TITLE SIX – ZONING; CHAPTER 1266 – DISTRICTS GENERALLY AND ZONING MAP, SECTION 1266.03 – ZONING MAP BY REZONING PORTAGE COUNTY PARCEL NUMBERS 31-349-04-00-250-000, 31-349-04-00-251-000, 31-349-04-00-252-000, 31-349-04-00-258-000, 31-349-04-00-260-000, AND 31-349-04-00-261-000 FROM R-4 RESIDENTIAL DISTRICT TO C-1 COMMERCIAL DISTRICT, AND PARCEL NUMBERS 31-349-04-00-223-000 AND 31-349-04-00-224-000 FROM CENTRAL BUSINESS DISTRICT, TO C-1 COMMERCIAL DISTRICT, AS DESCRIBED IN EXHIBIT “A”.

Ordinance 2026-114 was read by title by the Clerk.

Mr. Kairis stated that the City had not received any written comments or other communications regarding the proposed rezoning prior to the public hearing.

Ms. Cynthia Miller spoke regarding the parcels near the library and expressed opposition to changing the R-4 Residential zoning to C-1 Commercial. Ms. Miller stated that she believed the City and Administration place too much emphasis on downtown Ravenna and the vacant storefronts and should instead concentrate on maintaining and strengthening residential neighborhoods. She stated that residential areas should remain residential and suggested that additional residential development would help attract people to Ravenna because of the City's services and other benefits.

Ms. Miller also questioned whether the ordinance addressed the consolidation of the parcels. She noted that, although the Planning Commission had approved consolidation, the proposed ordinance appeared to address only the zoning changes and not the consolidation itself. She questioned whether a separate ordinance would be required for the parcels to be consolidated. Ms. Miller further expressed concerns regarding the City's handling of the zoning of the properties. She stated that she believed the City Administration had violated zoning laws involving some of the parcels for approximately 25 years and others for approximately three and one-half years. She said she had raised the issue repeatedly with the Administration and City Council.

Ms. Miller stated that City Council had previously voted to authorize funding to retain an outside attorney to review the matter because she believed there was a conflict of interest involving the

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City's Law Director, who had previously served as a library board trustee. She stated that Mayor Frank Seman vetoed the authorization three days later and subsequently left town on vacation. Ms. Miller stated that the matter had since resulted in a federal lawsuit involving the City. She referenced recent depositions involving Mayor Seman, the City Engineer, the Law Director, and Amy Young of Reed Memorial Library. Ms. Miller stated that she believed the information presented during the depositions would be significant to the case and expressed concern about the impact of the litigation on the City's reputation.

Ms. Miller encouraged residents, regardless of where they live in Ravenna, to make their concerns known and urged Council to reconsider the proposed rezoning. She noted that Council had previously voted against changing the zoning from R-4 to C-1 and encouraged members to do so again.

Ms. Rhonda Johnston then addressed Council. Ms. Johnston stated that she owns property across the street from the parcels in question. She noted that the subject lots are already paved and are being used for commercial purposes. Ms. Johnston expressed support for the proposed zoning change and stated that, because the properties are being used commercially, she believed the City should be taxing them appropriately.

Mr. Kairis asked whether anyone else wished to speak. With no additional speakers coming forward, he stated that the Public Hearing would be concluded and noted that Ordinance 2026-114 was expected to receive its third reading at the October Regular City Council meeting.

- Motion to adjourn at 6:41 pm by Ms. Michael, 2nd by Mr. Marovich- **All Ayes**

There being no further business for discussion, the meeting adjourned at 6:41 pm

ATTEST:

Clerk of Council

President of Council