

The regular meeting of the ROOTSTOWN ZONING BOARD OF APPEALS was held on Tuesday, March 17, 2015 at 7:00 P.M. at the Rootstown Town Hall.

Those present:

Troy Cutright
Patricia Saillant

Derek Ball

Jennifer Milnes
Gary Slocum
Shaun White

Those absent:

Bob Stefanik

Also in attendance:

Zoning Assistant, Jordan Michael
ZBA Secretary, Mary Ann Greer

Mr. Cutright called the meeting order. Mr. Cutright introduced the Board members and explained the evenings' procedures.

The first item on the agenda was an application for a Conditional Use Permit (CUP) to install five (5) shipping containers for storage use in a C-2 Commercial District located at 4300 Lynn Road submitted by:

Jonathan M. Epling
4300 Lynn Road
Ravenna, OH 44266

Mr. Cutright swore in Jonathan M. Epling, 4300 Lynn Road, Ravenna, Ohio.

Mr. Epling said a month or so ago, he called the zoning office because he was looking to put some shipping containers on Lynn Road for secure outside storage. Recently we had items stolen and are now looking for a more secure storage (also for salt). He passed out a letter to the Board that stated a trailer has to be 100 feet from building to be covered for insurance. Therefore he would like to move one closer to the building. He would like to put one on the east side to store the more valuable property in.

Mr. Cutright asked if it was 1 lot. Mr. Epling said it was 2 lots. Mr. Cutright asked if the storage containers would be on a separate lot. Mr. Epling said they would be separate from the building.

Mrs. Saillant asked about the parcel number the containers would be on. Mr. Epling said it would be phase 1.

Ms. Milne asked if they were trailers or containers. Mr. Epling said they were containers like on the rail cars.

Mr. Slocum asked about the picture of containers that was submitted. Mr. Epling said the containers would match the building. Mr. Slocum questioned a plot plan. Mr. Epling said the plan was correct. Mr. Epling said on that, it was originally phases one, two three, and four but the bank required us to do a partial. He showed the Board where he would like to put the containers. Mr. Slocum asked if that would meet the 20 foot from the property line requirement. Mr. Epling said he could meet that.

Mr. Slocum asked about supplies that he would have other than salt. Mr. Epling said he would be storing gas powered equipment and landscaping equipment. Mr. Slocum questioned the size of the salt like 40 – 50 lb. bags. Mr. Epling said they would be on skids. Mr. Slocum asked if the skids would be wrapped. Mr. Epling said they were shrunk wrapped. Mr. Slocum asked if they were moved by a tow motor or pilot jack. Mr. Epling said he had a tow motor. Mr. Slocum asked what kind of insurance he could give the Board about salt spillage. Mr. Epling said the containers were water tight and if anything broke it would be contained inside the containers.

Mr. Cutright asked the audience if there were any questions, comments, or concerns.

Mr. Cutright swore in Alan Bishop, 3530 ST. RT. 14, Rootstown. Mr. Bishop said he objected to the containers.

They are kind of an ugly looking mess.

Mr. Cutright swore in Rob Swauger, 5479 Camp Road, Ravenna. Mr. Swauger had a questioned about properties listed within 500 feet. Mr. Cutright said the property was 4300 Lynn Road, phase one (1). Mr. Epling said the parcel number listed on the application was for the vacant land. Mr. Swauger asked how many units would there be. Mr. Cutright said there were 5. Mr. Swauger if they would be on gravel or some type of paving. Mr. Epling said he would make a gravel pad and set them within 1” of each other.

Back to the Board.

Mr. Slocum asked how long was he planning on keeping the container like one year. Mr. Epling said until the 4 phases were built.

Mrs. Saillant asked if there were any plans on building the phases. Mr. Epling said they were looking into marketing them now.

Mr. Cutright inquired about fencing. Mr. Epling said he had no plans for fencing at this time. Mr. Cutright referred to the book on fencing and asked Mr. Epling if he had read it. Mr. Epling said he had.

Mrs. Saillant referred to the zoning book on storage screening. Mr. Epling said he thought the containers were self-screening,

Mr. Slocum asked if here was room enough behind the building for the units. Mr. Epling said there was. Mr. Slocum asked if he could put them behind the building. Mr. Epling said he could.

Mr. Cutright asked (just for his own knowledge) Mr. White about the salt at his work place and what precautions did they take for spillage. Mr. White said they do all their loading inside the storage units so any spillage would be contained inside.

Mr. Epling showed the Board the drainage along Lynn Road. Mr. Cutright asked about the distance off the property lines. Mr. Epling said he had 1000 feet and he could move it. He would comply with any restrictions.

Mrs. Saillant inquired if there would be any lighting. Mr. Epling said no.

Mr. Slocum asked if it would be appropriate to table it. Mr. Cutright said it would be okay. Mr. Cutright mentioned the book read no accessory building on a vacant lot. Mr. Slocum inquired about the definition of an accessory building.

A discussion on tabling the application for a new plot plan, etc. Ms. Milnes was concerned about the fencing. There could be 5 different opinions after reading the book. The discussion was also on storage and containers. Mr. Epling said he thought he didn't need a permit to put containers on his property.

A discussion was held on vacant lots not allowing accessory buildings on them.

Mr. Slocum asked if the application was denied what options did Mr. Epling have. Mr. Cutright stated he would have to wait a year to apply again unless there was new information that the Board hadn't heard.

A discussion on combining the 2 lots so the containers would not be on a vacant lot. Mr. Epling said he did not want to do that.

Resolution ZBA 2015-004. Mr. Slocum made a motion to table the application. Mrs. Saillant seconded it.

Mr. Cutright asked Mr. Epling if he preferred it to be tabled or a decision be made. Mr. Epling asked what would be needed. The Board said it would like the parcel number, setback, fencing, hazard material, accessory building on a vacant lot, and site plan.

Mr. Cutright said there was a gray area on accessory buildings.

Mr. Michael said he wished Mr. Tirpak could have been here.

Mr. Epling asked the Board how they would vote. Saillant, Ball, Slocum, Milnes, and Cutright would turn it down as the application was made.

Mr. Epling withdrew his application.

Resolution ZBA 2015-005. Mr. Slocum made a motion to withdraw his motion. Mr. Cutright seconded it.

Resolution ZBA 2015-006. Mr. Cutright made a motion that Mr. Epling withdraw his application.

Resolution ZBA 2015-007. Mr. Slocum made a motion to accept the minutes of the February 17, 2015 meeting with corrections. Ms. Milnes seconded it. A vote was taken with 4 Ayes and 1 Abstaining.

Mrs. Saillant made a motion to adjourn the meeting. Mr. Slocum seconded it. Meeting was adjourned.

Mr. Cutright adjourned the meeting.

Troy Cutright, Chairman
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Mary Ann Greer, Secretary BZA
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