

**Minutes
Portage County Regional Planning Commission
October 11, 2023**

Portage County Regional Planning Commission dated October 11, 2023 at 4:35 p.m. The meeting was held at the Reed Memorial Library, 167 East Main Street, Jenkins Room, Ravenna.

Members Present:

Atwater Twp., Thora Green	Brimfield Twp., Jendy Miller	Freedom, Charlene Walker
Garrettsville Vill., Rick Patrick	Hiram Twp., Steve Pancost	Mantua Vill., Tammy Meyer
Randolph Twp., Sue White	Ravenna Twp., Jim DiPaola	Rootstown Twp., Joe Paulus
Sugar Bush Knolls Vill., Jim Beal	County Engineer, L. Jenkins	Soil & Water, Anthony Lerch
Water Resources, Tia Rutledge		
P.C. Commissioner, Sabrina Christian-Bennett		

Staff Present:

T. Peetz	E. Beeman	L. Reeves	G. Gifford	N. DeHaven
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Public Present:

D. Morganti	P. Melton	M. Maresh	P. O'Malia
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Members Absent:

Franklin Twp., Joe Cicozzi	Hiram Vill., Keith Holmes	Mantua Twp., Susan Lilley
Nelson Twp., Mike Kortan	Palmyra Twp., Sandy Nutter	Paris Twp., David Kemble
Ravenna City, Frank Seman	Suffield Twp., Adam Bey	Windham Twp., Rich Gano
Shalersville Twp., Ron Kotkowski	Windham Vill., Nick Bellas	PARTA, Amy Proseus
Portage Park District, Allan Orashan		
P.C. Commissioner, Mike Tinlin		
P.C. Commissioner, Anthony Badalamenti		

The Regional Planning Commission meeting was called to order by Chairman, Jim DiPaola at 4:35 p.m.

Due to the lack of quorum, the Executive Committee reconvened to act on the items on the agenda.

OHIO DEPARTMENT OF DEVELOPMENT'S BUILDING DEMOLITION AND SITE REVITALIZATION PROGRAM AND THE BROWNFIELD REMEDIATION PROGRAM – Dan Morganti, Executive Director, Portage County Land Bank

Funding under the Ohio Department of Development's Building Demolition and Site Revitalization Program was made available by the State Legislature in its most recent biennial budget. The Portage County Land Reutilization Corporation (Land Bank) is the State-designated lead entity for Portage County.

This funding can be used assist with the demolition of eligible vacant and blighted residential, or commercial buildings. Political jurisdictions need to obtain legal clearance for demolition, which can be completed through a nuisance abatement process (ORC 505.86 for Townships), a court order, or a property owner agreement alongside a nuisance determination.

For property to be considered in the application for funding the following information should be sent to Dan Morganti:

1. Property address
2. Parcel number(s)
3. Status of legal clearance for demolition (i.e. to begin, underway, ready for demolition, owner agreement, etc.)
4. Point of contact person

PORTAGE COUNTY REGIONAL PLANNING COMMISSION RETREAT

A retreat has been scheduled From 9:00 a.m. – Noon on October 20, 2023 at the Restoration 44 Coffee Shop in Mantua Village. The agenda and a menu were provided to everyone. An email will also be sent out to all of the members to confirm who will be attending and what you want for lunch.

SUBDIVISIONS

Replat of Sublots 13, 14 and 15 in Block "R" in the "Ravenna Building Company Allotment No. 2" on Muzzy Lane, Lot 20 in Rootstown Township, Mark Hirst, applicant – Report presented by Nick DeHaven

The applicant is combining three lots to create one lot for the purpose of constructing a new home.

Public water and sewers are available to the site from Portage County Water Resources.

Sublot 14-R has potential of extensive hydric soils on the site according to the Portage County Soil Survey.

The FEMA Flood Map shows a minimal chance of flooding. Flood Zone A is located outside of subplot 14-R to the southwest associated with Muzzy Lake.

According to the National Wetland Inventory there are wetlands southwest of subplot 14-R.

Sublot 14-R and its purposed land use are consistent with the land use and zoning. The street could pose a problem for the fire department as there is no cul-de-sac to adequately turn around. This situation has existed since the subdivision was established.

Staff recommends approval of the replat. A motion was made by S. Christian-Bennett to follow staff recommendation. Motion seconded by J. Beal. Motion carried with 3 Yeas.

Replat of Lot 3 in the "Turnpike Commerce Center" on State Route 44, Infirmary and Beck Road, The Geis Companies, applicant – Report presented by Gail Gifford

The applicant is splitting 80 acres off Lot 3 to sell the property to a manufacturer. The Turnpike Commerce Center Plat received final approval on September 19, 2023 and it was recorded on October 2, 2023.

The site is currently vacant and was a former farm field.

The site will eventually have access to central water and sanitary sewers through Portage County Water Resources. The water main has been installed. The sanitary sewer and pump station have not been completed yet; however, the bonding and agreements are in place.

According to the National Wetlands Inventory there are to be no wetlands on or adjacent to the site.

The FEMA Flood Map shows a small flood hazard area, Flood Zone A on the southwest corner of Lot 3-R1R.

All items that were found to be in non-compliance with the Portage County Subdivision Regulations have been corrected, therefore staff recommends approval of the Replat.

A motion was made by J. Beal to follow staff recommendation. Motion seconded by S. Christian-Bennett. Motion carried with 3 Yeas.

Replat of Sublots 156, 157 and 158 in the "McElrath Park Extension" on Terrill and Sumner Street, Lot 12 S.D. in Ravenna Township, James Sanders, applicant – Report presented by Nick DeHaven

The applicant is combining three lots to create one lot. The land is part of an older subdivision created in the 1920's.

The site is a vacant lot with woodlands.

Public sewers are available to the site through Portage County Water Resources. The site is in the Ravenna City water service area with water to the site.

The FEMA Flood Map shows a minimal chance of flooding.

According to the National Wetland Inventory there appears to be no wetlands on or adjacent to the site.

The replat complies with the Ravenna Township zoning and has been approved by the zoning inspector.

Staff recommends approval of the Replat. A motion was made by S. Christian-Bennett to follow staff recommendation. Motion seconded by J. Beal. Motion carried with 3 Yeas.

Replat of Sublots 1 – 9 and 32 – 34 in the "East Park Heights Allotment" on East Main and Hazel Street, Lot 25 S.D. in Ravenna Township and Lot 20 S.D. in the City of Ravenna, Steven Cappelli, applicant

S. Christian-Bennett made a motion to approve an extension of time until November 8, 2023. Motion seconded by J. Beal. Motion carried with 3 Yeas.

Replat of Sublot 18 in "Brimfield Estates" on Howe Road, Lot 23 in Brimfield Township, David DeVault, applicant

J. Beal made a motion to approve an extension of time until November 8, 2023. Motion seconded by S. Christian-Bennett. Motion carried with 3 Yeas.

FAIR HOUSING PRESENTATION

Due to the number of people in attendance the presentation was rescheduled for the next RPC meeting on November 8, 2023.

OTHER BUSINESS


Next Meeting


J. DiPaola announced the next Regional Planning Commission meeting will be held on November 8, 2023 at 4:30 p.m. located at the Reed Memorial Library, 167 East Main Street, Jenkins Room, Ravenna.

ADJOURNMENT

A motion was made by J. Beal to adjourn the meeting at 5:00 p.m. Motion seconded by S. Christian-Bennett. Motion carried with 3 Yeas.

Minutes approved at the November 8, 2023, Meeting.



Jim DiPaola, Chairman

Todd Peetz, Secretary