

Portage County Board of Building Appeals

449 S. Meridian Street, Ravenna, OH 44266 Tel: (330) 298-4503 Fax: (330) 297-3896

Audrey Kessler
Chairwoman

Michelle Hershberger
Vice-Chairwoman

Michelle Conner
Secretary

Meeting Minutes:

Date: January 10, 2024

Place: Portage County Administration Building
449 S Meridian St., Ravenna, Ohio 44266
Room 134, 1st Floor

Time: 9:30AM

Attended by:

Board Members:

Ted Manfrass	Architect
Audrey Kessler	Homeowner
Hal Stamm	Homeowner
Michelle Hershberger	Contractor/Builder
Ron Goodspeed	Fire Safety Inspector
Frank Horack	Electrical Contractor

Others Present:

Michelle Conner	Secretary
Joe Bodnar	Director
William & Susan Dodge	Owners

Meeting called to order by Chairwoman, Audrey Kessler. Roll call was taken and a quorum was present.

OLD BUSINESS:

Ted Manfrass made a motion to approve the minutes from December 13, 2023 and

Ron Goodspeed seconded. Minutes approved.

NEW BUSINESS:

Hearing appeal case 223002671 (23-1215RB), Bill and Susan Dodge at 3978 Bassett Rd, Randolph Township. Owner would like to construct an accessory building on a property without a primary residence on it. Secretary did swear in Bill and Susan Dodge. The Chairwoman did state that during the hearing, the applicant shall provide the following determinations to allow the Board to grant the variance.

- 1) Must show that a practical difficulty or hardship will occur if not granted.
- 2) That granting a variance will not be a substantial detriment to the public.
- 3) That exceptional circumstance or conditions apply to this particular property and building.

The Chair did call upon the Building Department Director, Joe Bodnar, to state the case. The Director stated the reason for the adjudication was the lack of a primary residence on the property. The Chair opened up discussion from the Board. The owner did state Randolph Zoning did require of them to not only get a zoning permit for the accessory building, but also for the new home they intend on building on the same property. They are finalizing the plans for the new home. The building department has not received the house plans yet. Ron Goodspeed did ask if the building would be used for residential personal use only, the owner confirmed the use as residential/personal. Frank Horack asked the owner if it would have electric, a sewage system, or air conditioning in the new building, as well as if it would be used commercially. The owner stated he was planning to put electric only in it. Hal Stamm asked the owner about the 14ft door. The owner stated he has a race car trailer that will need access. Frank Horack suggested the Board go into executive session before a vote is taken. Roll call was taken, all but the Board left the room and recording was paused. Upon returning, Frank Horack made a motion to go out of executive session and Michelle Hershberger seconded. Motion by Frank Horack to approve the variance with the conditions of no septic, no air conditioning and no commercial use of the building. Michelle Hershberger and Hal Stamm seconded. Roll call for vote, variance approved. Ted Manfrass made a motion to adjourn and Ron Goodspeed seconded. Meeting adjourned.

NOTES FROM THE BOARD OF BUILDING APPEALS ARE ELECTRONICALLY STORED IN THE BUILDING DEPARTMENT RECORDS. AUDIO TAPES ARE AVAILABLE UPON REQUEST AND AT A COST. A SUMMARY OF THE WRITTEN NOTES ARE AVAILABLE ON THE PORTAGE COUNTY BUILDING DEPARTMENT WEBSITE.