

Portage County Board of Building Appeals

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

Ted Manfrass
Chairman

Jeff Coffee
Vice-Chairman

Michelle Conner
Secretary

Meeting Minutes:

Date: December 12, 2018

Place: Portage County Administration Building
7th Floor Room 708

Time: 9:30AM

Attended by:

Board Members:

Ted Manfrass	Architect
Jeff Coffee	Fire Safety Inspector
Hal Stamm	Homeowner
Frank Horack	Licensed Contractor
Rick Porter	Contractor/Builder

Others Present:

Michelle Conner	Secretary
Chris Meduri	Prosecutor's Office
Charles Corcoran	Chief Building Official
Rocco Pignatiello	Property Owner

Chairman called the meeting to order and roll call was taken with a quorum present.

NEW BUSINESS:

Appeal Case No. 218002404, Rocco Pignatiello at 587 Glendale in Deerfield Township. Owner is requesting to construct an accessory building on vacant land without a residence.

Chairman stated we would skip over old business until after we hear the appeal on schedule for today. Theodore Manfrass, Chairman, went over the appeal we are hearing this day and confirmed with the Secretary that the proper announcement was made. No one wished to recuse themselves from hearing the case. Chairman swore in those giving testimony today. Charles Corcoran was called on to testify on the case.

The homeowner, Rocco Pignatiello then described what his plans were for the land he will be putting the accessory building on if approved. A discussion followed. Chris Meduri from the Prosecutor's Office was asked to speak on the lot splits. The Board discussed the case in order to make a decision. Hal Stamm moved to approve the variance with conditions. Frank Horack and Jeff Coffee discussed set backs and fire department requirements that may be involved. Chris Meduri stated a variance could be granted with conditions. Frank Horack asked the appellant, if you do not get approval today will you still buy the parcels required to build the accessory building you are requesting. The appellant stated he isn't sure, would depend on why the case wouldn't be approved. Jeff Coffee asked what the intended use of the building is to the applicant. Frank Horack asks that we put something in the wording that the building not be used for commercial use. Theodore Manfrass stated we should make a decision based on the site plan the owner has submitted to us. If needed following any lot splits/consolidations he can always come back in front of the Board. Rick Porter asked if the Board would feel comfortable based on a contingency of the lots. Theodore Manfrass gives the floor to the appellant for any last comments and any hardships that would follow if case is not approved. He stated there are other accessory buildings in the area and he needs storage space due to not having a basement in his home. Hal Stamm moved to approve variance with following conditions: Assurance of purchase of six parcels, the six parcels be combined into one, if the building is moved from existing position, owner will submit a new site plan for approval by the Portage County Building Department and a residential storage building only to be constructed, no commercial use. Rick Porter seconded the motion. Jeff Coffee asked Chris Meduri if there are any legal issues with us doing it this way. Chris Meduri stated no. Roll call was taken and variance was approved.

OLD BUSINESS:

Jeff Coffee moved to journalize minutes from previous meeting. Frank Horack seconded. Minutes approved. Rick Porter moved to nominate Theodore Manfrass as Chairman. Hal Stamm seconded. Hal Stamm moved to nominate Jeff Coffee as Vice Chairman. Theodore Manfrass seconded. Nominations are closed. Roll call taken. Meeting dates for 2019 were approved. Frank Horack stressed we follow the procedures according to the rules for the meetings. Rick Porter submitted his resignation as of March 9, 2019. Frank Horack made a motion to adjourn meeting. Rick Porter 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.