

COVENTRY TOWNSHIP BOARD OF TRUSTEES
Regular Meeting of February 9, 2017

The Coventry Township Board of Trustees met in regular session on Thursday, February 9, 2017 at 7:00 p.m. at the Coventry Town Hall.

Call to Order:

Chairperson, Edward Diebold called the meeting to order and asked Administrator, Anna Sawhill to record the following Trustees present: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. All Trustees were recorded present.

Pledge of Allegiance

Old Business:

Approval of Minutes

170209-01 Tom Seese made a motion to approve and dispense with the reading of the minutes of the regular meeting and workshop of January 12, 2017 and the Special Meetings of January 14, 2017 and January 31, 2017. Richard Kutuchief seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

New Business:

Public Hearing – Proposed Zoning Code Text Changes

Edward Diebold swore in those wishing to speak for or against the zoning text changes.

George Beckham explained the hearing/code change process.

Game Room Text Change

170209-02 Edward Diebold made a motion to approve the text change deleting “arcades and or other amusement establishments” as a Conditional Use in the C-I District of the Zoning Code. Tom Seese seconded the motion.

George Beckham explained that the Trustees and Zoning Commission co-initiated this deletion of use due to ongoing issues and legal fees concerning so called Game Rooms. Summit County Planning recommended approval and the Zoning Commission at a Public Hearing on January 17, 2017 voted to approve this text change. George Beckham restated what he mentioned in September when asking the Trustees to initiate this text change and the 6 month moratorium on applications during the process. First, most residents think we should try to attract a higher level of business activity to the Township. Most businesses do not want this type of business near them. There is an association with crime and drunkenness. Also, many feel they prey on the people who can least afford it, and that it is gambling. We all know how many complaints we have taken on the Game Room next to the High School. Other communities, Springfield Township, for example, have removed them as a Use in their Code or place such high fees on them that they are not feasible, so we are not the first community to do this. Summit County Planning recommended approval of this deletion as did the Zoning Commission. George also read an excerpt from an email from Greg Morton of Goodwill who had a game room proposed next to their Waterloo Road store. Mr. Morton said “ We continue to come in contact with individuals on a regular basis that have been impacted financially and emotionally from businesses that prey on those in poverty including but not limited to the video poker arcades and predatory payday cash lenders”

Edward Diebold asked if anyone in the audience would like to speak regarding this change.

Ms. Peggy Reed of the Arlington Road Business Owners Group, who resides at 2109 S. Arlington spoke in favor of the change. She explained that she lives on the Springfield side, but owns a business on the Coventry side of the street. She and her neighborhood association have been battling the criminal element in this area for years. She feels that this change in the code will help to bring legitimate business to the area and will help improve property values and safety.

Also speaking in favor of the code change was Todd Mellon from The Ampersand Group at 1946 S. Arlington Road next to the “Players World” arcade that the Board of Zoning Appeals recently approved. He mentioned various problems at his business caused by patrons of the game room that required the Sheriff to be called.

Discontinuance of a Non-Conforming Use

George Beckham explained that this was a companion text change to the previous text change, again initiated by both the Zoning Commission and Board of Trustees. A non-conforming use is a use that does not comply with the Zoning District it is located in. The desire was to shorten the time they may close then reappear. It was found that the two year window is mandated in the Ohio Revised Code, we cannot change this. Summit County Planning and the Coventry Zoning commission recommended disapproval based on this ORC provision.

170209-03 Edward Diebold made a motion to deny a text change revision time for a non-conforming use to cease and then re-start from two years to one year. Richard Kutuchief seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

Definition of Sign

George Beckham explained that this revision was initiated by the Zoning Commission after discussion concerning requests to paint large murals on the sides of buildings. The Planning Commission suggested we adopt the definition of sign from Hudson or Shaker Heights. The Zoning Commission at a Public Hearing January 18, 2017, voted to recommend replacement of our sign definition with that in the Hudson Zoning Code. There was some discussion over existing mural "signs," particularly on Manchester Road.

170209-04 Tom Seese made a motion to approve a text change revising the wording of the sign definition by adding the wording "anything showing commercial intent". Edward Diebold seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

Building Design and Construction Materials

George Beckham explained that this revision took a concept that was applicable in the Industrial District requiring buildings to be similar in nature to their adjacent buildings and makes it applicable in Business Districts. Summit County Planning felt the current wording in the Code did not comply with the ORC and suggested a few changes, Township Attorney Irv Sugeran reviewed also and two sentences were removed. Summit County Planning recommended approval with the removal of two sentences and the Zoning Commission also recommended approval of the revised wording to be moved to the General Requirements of Zoning.

170209-05 Edward Diebold made a motion to approve a text change moving the existing wording of Building Design applicable to the C-I Districts to the General Requirements of Zoning to make it applicable in all Business Districts as well. Tom Seese seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

Simplification of Outside Dining and Outside Entertainment

George Beckham explained that this was a change initiated by the Zoning Commission after many discussions to simply existing wording for outside dining and outside entertainment. Summit County Planning recommended approval with several changes in the Code. The Zoning Commission voted to table this for more discussion of Summit County Planning's recommendations.

170209-06 Tom Seese made a motion to table a text change to simplify existing wording concerning outside dining and outside entertainment. Edward Diebold seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

*End of the public hearing.

301 Hyacinth Avenue

170209-07 Tom Seese made a motion to authorize the Zoning Inspector to fulfill the action of nuisance removal (demolition) as approved on October 9, 2014 (motion number 141009-06) to raze the fire damaged house and small garage at 301 Hyacinth Avenue. Edward Diebold seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

George Beckham explained that the owner has several times indicated he will repair the house, most recently at the Board of Trustees meeting on December 8, 2016 where they gave him 60 days to reach certain benchmarks in repair. Nothing has occurred and the house is not even secure.

170209-08 Tom Seese made a motion to hire Gangle Excavating for a price of \$4,590 to raze the fire damaged house at 301 Hyacinth Avenue. (Not including asbestos remediation if required.) Edward Diebold seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

George Beckham noted that Butcher and Son quoted a price of \$7,505 for this demolition.

2016 Annual Highway System Mileage Certification

170209-09 Tom Seese made a motion to approve the 2016 Annual Highway System Mileage Certification as received from the Ohio Department of Transportation. Richard Kutuchief seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

Request for Engineering Assistance – 2017 Regional Pavement Maintenance Program

170209-10 Tom Seese made a motion requesting Coventry Township be included in the County Engineer's 2017 regional pavement maintenance program. Edward Diebold seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

Lael Stoufer explained that this allows us to bid under Summit County.

Request for Engineering Assistance – Long Lake Blvd. and Vaughn Trail

170209-11 Tom Seese made a motion requesting assistance in the replacement of a culvert located in the canal system along Long Lake Blvd. and Vaughn Trail. Edward Diebold seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

Lael Stouffer explained that the Engineer's office will be working on two culverts on N. Turkeyfoot so he is requesting that they take a look at our culvert at Long Lake and Vaughn Trail to help us come up with a replacement plan for the future.

Reports by Department Heads

John Dolensky, Fire Chief reported that there were 161 calls for service in January and 121 doses of Narcan were dispensed. The fire department is preparing for the Portage Lakes Drive dam project. Deputy Chief Rockich and Kelly Corbin attended an Emergency Operations Planning Drill in Columbus last week.

Lael Stouffer, Road Superintendent reported that the Road Department used 600 tons of salt during the month of December and only 100 tons in January thanks to milder weather. In January they did a lot of drainage work but are now back on snow and ice removal. We have received the ODOT Sign Grant and will be getting \$34,000 worth of signs. Thanks to the passage of the road levy last fall, Lael Stouffer explained that he has been busy making plans for the future.

George Beckham, Zoning Inspector reported that he had Gangle Excavating demolish five houses last month. Mrs. Snively thanked George and stated that Gangle did an excellent job at Kew Drive. There was some brief discussion over the old Klingensmith property which has been vacant for about 15 years.

Dave Koontz, Summit County Engineer Representative reported that the Engineer's Office is getting ready for the Pavement Rating program which our Township can participate in. Regarding the dam project, ODNR has told the Engineer's Office that they will have updated plans by March 3rd.

Vicki Tavenier, Coventry School Board Representative thanked the community organizations and businesses for helping with the installation of the playground at the new elementary school. Cornerstone Church donated \$3,600 toward the project. She announced the Manchester Road Circle K – Fuel for School's program. She announced they will have an Open Enrollment Committee Meeting on Monday night. Tom Seese asked Vicki about speaking to the Board regarding the Cottage Grove property, and also asked if Turkeyfoot School had sold. Vicki Tavenier suggested that the Board contact Mr. Chaboudy to discuss the property at Cottage Grove. Turkeyfoot did not sell, so they're currently working on what they're going to do with that property.

Report by the Fiscal Officer:

Robert Saffian

170209-12 Edward Diebold made a motion to amend motion number 170112-04 to correct the ending warrant number to 67832. Tom Seese seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

170209-13 Tom Seese made a motion to receive all bills and salaries, warrant numbers 67833 to 67911 as certified by Fiscal Officer, Robert Saffian, and subject to audit. (A listing of the warrants will be made a part of these minutes.) Richard Kutuchief seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

Reports by Trustees:

Richard Kutuchief announced that the Board will be having a public meeting in March regarding our possible postal code change to "Coventry Township, Ohio." We will be placing an ad/survey in the local paper's as well to receive feedback.

Tom Seese discussed the flooding issues that have occurred at Hohman and Hottle thanks to the dam project on Manchester Road and the rains we've received over the last month. It is a major issue for those residents and he has been trying to contact the State to see where claims can be filed. Mr. Garrison with ODNR has been very good about responding to the water levels, but nonetheless, he is concerned about how all of the dam projects will affect our residents. He stated that he's been opening the Senior Center every Tuesday for a group to play cards. We are looking for other groups to use the facility and will be looking at possibly renting the building out in the near future. He's received several complaints about people dumping in our parks dumpsters, and urged anyone who sees this to please get a license plate number. Also, the Board will be setting up a meeting with all of the youth athletic organizations in the near future.

Edward Diebold thanked Sully's Tool Rental for donating the lift to remove all of the lights at the Clock Tower.

Public Comments:

Erin Croghan - 372 E. Willowview - presented her "Community Cupboards" project to the Board and requested their approval and assistance in placing these around the community. Brief discussion was held over locations and logistics. The Board thanked her for her presentation and will discuss it over the next month to see what can be done to help.

Gert Vance-Parks - N. Gregg Dr. - discussion over her and her neighborhood's opposition to a possible drug rehab facility at the empty lot on S. Arlington. George Beckham explained that we have no jurisdiction because the property is located in Akron. There was further discussion regarding the neighborhood and the owners of the property where the facility is proposed.

Motion to Adjourn the Meeting:

Tom Seese made a motion to adjourn the meeting. Richard Kutuchief seconded the motion. Roll call: Edward Diebold, yes; Richard Kutuchief, yes; and Tom Seese, yes. Motion carried 3-0.

There being no further business the meeting was adjourned at 8:27 p.m.



Chairman



Fiscal Officer