

COVENTRY TOWNSHIP BOARD OF TRUSTEES
Regular Meeting of December 8, 2022

The Coventry Township Board of Trustees met in Regular session on Thursday, December 8, 2022, at 7:00 p.m. in the Coventry Township Community Center, 335 E. Willowview Drive, Coventry Township, Ohio 44319.

Call to Order:

Chairman George Beckham called the meeting to order and asked Administrator, Anna Bryant to record the following Trustees present: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. All Trustees were recorded as present.

Pledge of Allegiance

Old Business:

Approval of Minutes

221208-01 George Beckham made a motion to approve and dispense with the reading of the minutes of the Regular Meeting and Workshop of November 11, 2022, and the special meetings of November 16, 2022 and December 1, 2022. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

New Business:

Zoning Hearing – Text Change - Article 16- Large-Scale Residential/Commercial Development District

George Beckham explained that the Board of Trustees will consider recommended approvals and additional revisions to Article 16 of the Zoning Resolution issued at public hearings by the Summit County Planning Commission on October 27th, 2022, and revised by the Coventry Township Zoning Commission on November 15th, 2022. The Board of Trustees may adopt or modify the proposed text revisions. If approved, the text revisions become effective thirty (30) days after action by the Board of Trustees.

George Beckham explained that the large-scale commercial industrial code was established when Logan Parkway went in and now with the possibility of a new development on the IBH/Akron property we decided as a Board to task the Zoning Commission with revisiting the code. The new code addresses buffering and building height restrictions. Additional changes were made by the Zoning Commission after approval was recommended by Summit County Planning. He said he is questioning references made to a comprehensive plan since we don't currently have one, as well as additions on buffering and tree removal. He stated tree codes are complicated and he doesn't think it's a bad idea, but it should apply to the code as a whole and not just this section. He would like to have the Zoning Commission spend more time before approving that aspect.

Township Counsel, Irv Sugerman stated that the new code gives the Board of Trustees, as the elected officials the final approval vs. the Zoning Commission. Any new development in that area is subject to a comprehensive development plan. He noted ideas set by the Zoning Commission for commercial/industrial should apply to a more comprehensive adoption across the code. He agreed with George Beckham that tree code warrants further research.

George Beckham swore in Zoning Commission members Paul Neugebauer and Shawn Welsh.

Paul Neugebauer agreed with the tree code comments, that further study is needed. He wanted to mention ORC 519.09 discussion of the approval process and wondered if it should be ZC/SCPC/ZC then to the Board of Trustees.

Shawn Welsh discussed the incorporation of community use space as part of the application process in the code. He feels that the IBH parcel is the perfect place for community use if possible and would show a give and take between whatever industrial use ends up there and the Township. He gave the example of a combined retention pond area for the parcel with a trail and benches that could be used by the public, versus separate retention areas with no other use.

221208-02 George Beckham made a motion to approve the original text changes to Article 16 – Large Scale Residential/Commercial Development District as approved by Summit County Planning Commission and to review the text changes by the Zoning Commission for future study. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

End Public Hearing

Nuisance Abatement - Demolition

George Beckham explained that we held a public hearing last month regarding the nuisance abatement of a fire-damaged house at 4087 Greenbay Drive. The owner was denied a request for additional time to fix the property. In the process of going out for quotes to raze the structure, Glen Butcher suggested that the Township may be eligible for an asbestos exemption. That turned out to be the case which lowered our cost significantly. He thanked Glen Butcher for that information. Quotes were received as follows:

- Butcher & Son Excavating: \$9,875
- Jim Gangle Excavating, LLC: \$8,750
- Ray Bertolini Construction: \$13,500

221208-03 George Beckham made a motion to approve a purchase order in the amount of \$8,750 to Jim Gangle Excavating, LLC for the demolition, removal and disposal of the structure at 4087 Greenbay Drive. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

George Beckham stated that he is hoping to have the demolition done by Christmas, or at least the end of the year.

Parks Levy - Requests for Yield from the Summit County Fiscal Officer

Jeff Houck explained that we are requesting the following three motions to see what our options are for the May 2nd election. The filing deadline for the Board of Elections is February 1st to put this levy on the ballot.

- **Replacement + Increase:**

221208-04 Jeff Houck made a motion to approve a Resolution requesting the County Fiscal Officer to certify the yield for the Replacement of an existing .5 mills Parks Levy with an increase of .25 mills to be placed on the May 2, 2023 Primary/Special Election. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

- **Replacement:**

221208-05 Edward Diebold made a motion to approve a Resolution requesting the County Fiscal Officer to certify the yield for the Replacement of an existing .5 mills Parks Levy to be placed on the May 2, 2023 Primary/Special Election. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

- **Renewal:**

221208-06 Jeff Houck made a motion to approve a Resolution requesting the County Fiscal Officer to certify the yield for the Renewal of an existing .5 mills Parks Levy to be placed on the May 2, 2023 Primary/Special Election. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

Reports by Department Heads

Lt. Mike Lowe, Summit County Sheriff Representative reported 878 calls for service in November bringing the year-to-date total to 9,000. He stated there was nothing particularly noteworthy aside from response to crashes on I-77. Speed remains an issue throughout the construction area. He stated he is glad to hear the house on Greenbay Drive will be torn down soon – that tenant was arrested again. Also, regarding the tenant camping along Manchester Road, he has met with ODNR and they will be serving him with a 48-hour notice to vacate the premises. He was advised by Anna Bryant of complaints about solicitors. Anna Bryant explained that she received several calls from residents that IGS was going door to door and being pushy about wanting to see utility statements. She advised that a soliciting permit is required in the Township so anyone selling door-to-door unless they are a non-profit should have one.

Chuck Hauber, Summit County Engineer Representative advised that over the last month the County has completed surveys for both Canova drive and for Oak Grove at Portage Lakes Drive. The Road closed signs for the tree lighting seemed to work out well, and he was advised by George Beckham of a retaining wall built into the County right of way on S. Main Street. That resident has been contacted and will move it back.

Adam Rockich, Fire Chief reported 2,021 calls for service so far this year. The Fire Department gave mutual aid 9 times in the last month and received mutual aid 7 times. He stated that his administrative assistant, Kelly Corbin will be having breast cancer surgery at the end of the month, and asked everyone to keep her in their thoughts and prayers. The Coventry/Akron Joint Response Agreement has been completed, he thanked Irv and the Board. Regarding the I-77 construction area that Lt. Lowe referenced earlier, it has been a

nightmare. They've been responding to accidents multiple times a day. He stated that the State is looking to put unmanned cars with speed cameras to ticket speeders. He asked everyone to please slow down.

Establishment of Fire Lane – Portage Point Blvd.

Anna Bryant explained that a request for no parking was received for the dead-end section of Portage Point Blvd. After review with the fire chief, it was determined that this section of roadway is necessary for fire and emergency response apparatus to access the Iron Channel and to turn around. A "No Parking Fire Lane" will prohibit all parking on this section of the roadway. Chief Rockich explained that it's a bad area to try to get trucks through for access to homes, or for water response on the iron channel. George Beckham stated it has always been a problem and that creating a fire lane will allow the Sheriff's Office to automatically have vehicles towed.

221208-07 Jeff Houck made a motion to approve a Resolution establishing a No Parking – Fire Lane on the southeast side of Portage Point Blvd in the Portage Point and Bessler Reallotment for approximately 465 feet between the intersection of Portage Point Blvd and Ponciana Avenue to the dead end of Portage Point Blvd. at 3685 Portage Point Blvd (Parcel No. 1904207), and to direct the Fire Chief to erect "No Parking Fire Lane" signs in accordance with Ohio Fire Code 503.3. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

County Radio Maintenance Fees

Adam Rockich explained that we are charged \$20/month per radio to be on the County 800 MHz Radio System. This will cover operations and maintenance for the first half of 2023.

221208-08 Edward Diebold made a motion to approve the encumbrance of funds in the amount of \$4760.00 to the Summit County Department of Public Safety to cover six months of 800 MHz Radio System maintenance fees. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

Lael Stouffer, Road Superintendent explained that they are going through their snow removal equipment maintenance plan as they get ready for winter weather. They've added a part-time employee to help with plow routes and are currently working with the other seasonal truck drivers to complete training. They are transitioning out of drainage work and have been addressing sight-line issues. The two leaf drop-offs in November were very successful and he thanked the Engineer's Office for use of their sign for the tree lighting event.

Anna Bryant, Administrator announced that Kiwanis Santa Delivery at Coventry Fire station will begin tomorrow, December 9th through December 21st at 5 p.m. Gifts should be no larger than the size of a shoe box. She also advised that we are still seeking a Zoning Commission Alternate and Portage Lakes Advisory Council Representative. We have one seat available on each of these boards – anyone interested in filling either position should submit a letter of interest to Administrator, Anna Bryant. She also thanked everyone who contributed to the December 4th tree lighting event. It was a huge success and it was great to see so much of the community come out to enjoy it.

Report by the Fiscal Officer:

David Gissinger advised that the period-to-date financial reports have been presented to the Board.

221208-09 George Beckham made a motion to receive all bills and salaries, warrant numbers 74738 to 74857 as certified by Fiscal Officer, David Gissinger, and subject to audit. (A listing of the warrants will be made a part of these minutes.) Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

2023 Temporary Appropriations

221208-10 Jeff Houck made a motion to approve the 2023 Temporary Appropriation Resolution. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

George Beckham noted that These are effective January 1, 2023, to cover routine operating expenses and payroll.)

Reports by Trustees:

Edward Diebold stated that he felt the tree lighting this past Sunday was awesome this year. There were hundreds of people, really great to see such a turnout. He thanked Donnie and McKayla for all of their hard work and we'll start meeting next week to discuss next year's event. We're hoping to see it continue to grow. For the Kiwanis Delivery, please stick to the shoebox size and try to have all gifts in by the 21st. He explained

the logistics of what each "Santa" does with their routes and emphasized the deadline. He also asked everyone to keep Kelly Corbin in their prayers. Cancer is brutal and he wished her the best. He thanked the Fire Department, particularly Brian McClellan, Tyler Booth, and Robbie Wilson for their contributions to the kitchen project. They did most of the work on their own time saving thousands and thousands of dollars. He stated that the Fill the Fire Truck event was a great success as usual and asked anyone who is able to please donate food and clothing to those in need.

Jeff Houck stated it was great to be a part of the tree lighting ceremony and thanked all of the staff for their work as well as the efforts of Donnie Boyer and McKayla Hajjar. He extended his thoughts and prayers for Kelly Corbin as she gets through her cancer surgery. He stated that "Happy Holidays" is an all-inclusive statement for all and wished everyone a Merry Christmas and Happy New Year.

Public Comments:

- **Ben Thompson - 4100 Greenbay Drive:** Thanked everyone regarding 4087 Greenbay Drive and stated that he, and the neighbors will be happy to see it all go away. Jeff Houck thanked the residents for helping to make it happen.

Executive Session

George Beckham made a motion to adjourn to executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee in the fire department. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

Adjourned to executive session at 7:46 p.m.

Convened executive session at 7:46 p.m.

Discussion:

Motion to adjourn executive session:

Jeff Houck made a motion to adjourn the executive session with no action taken. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

Adjourned executive session at 8:09 p.m.

Reconvened regular session at 8:09 p.m.

Discussion/Motions pertaining to Executive Session

Fire Department Lieutenant Promotions

Adam Rockich explained that these promotions will fill a current open daytime staff position and a shift Lieutenant position created by a resignation. Charlie Wygle started with our department as a part-time FireMedic in 2002, and was promoted to full-time in Sept. of 2003. Wygle will fill the "B" shift Lieutenant position that is opening up as the result of a resignation. Brian McClellan started with our department as a part-time FireMedic in 2006 and was promoted to full-time in April of 2009. McClellan will be filling a daytime staff position that opened up as a result of a retirement.

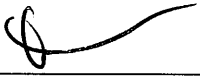
221208-11 George Beckham made a motion to approve the promotion of FireMedics Charlie Wygle and Brian McClellan from the position of FireMedic to the position of Lieutenant effective Wed. Jan 25th 2023. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

Motion to Adjourn the Meeting:

Edward Diebold made a motion to adjourn the regular meeting. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes and Jeff Houck, yes. Motion carried 3-0.

There being no further business the meeting was adjourned at 8:12 p.m.


Chairman



Fiscal Officer

