

COVENTRY TOWNSHIP BOARD OF TRUSTEES
Regular Meeting of December 14, 2023

The Coventry Township Board of Trustees will meet in regular session on Thursday, December 14, 2023, at 7:00 p.m. in the Coventry Township Community Center, 335 E. Willowview Drive, Coventry Township, Ohio 44319.

Call to Order:

Chairman Edward Diebold 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, absent. Two Trustees were recorded as present. (Trustee Houck was excused for vacation)

Pledge of Allegiance

Old Business:

Approval of Minutes

231214-01 Edward Diebold made a motion to approve and dispense with the reading of the minutes of the Regular Meeting and Workshop of November 9, 2023. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

New Business:

ZONING HEARING *****

Edward Diebold announced that the Board would begin with a public hearing for zoning amendments. He asked anyone wishing to speak for or against the request for rezoning at 2606 Ley Drive or the amendment to Article 28.00 Short Term Rentals, and amendment to Article 11.00 Limited/Local Business District to be sworn in.

Dave Hileman, 2606 Ley Dr., Akron, OH 44319: Edward Diebold explained that this is a request for a change in zoning classification for **2606 Ley Dr., (Parcels #1903857 and 1903856) Akron, OH 44319**, Parcel #1903857 contains 2.471 acres of land and is currently zoned C/I - Commercial Industrial and Parcel #1903856 contains 3.313 acres of land and is currently zoned C/I - Commercial Industrial. The request is to re-zone the parcels to R-1 Single Family Residence District. One parcel has a single-family home and the other parcel is undeveloped. The proposal will be an extension of an existing neighboring R-1 Residence District parcel that currently exists.

David Hileman explained that he is rezoning due to financing for a residential loan. The bank sees that it's in a commercial district and will not approve residential financing. He stated he has only ever used this as a residence and he doesn't want his sons to have to deal with this issue in the future. His sons may want to build another home on the property in the future.

George Beckham stated that the adjacent property is wetlands and he's not sure why all of the residential properties there were zoned C/I except for the oil wells.

Laura Cowles added that the Coventry Zoning Commission and Summit County Planning recommended approval.

231214-02 George Beckham made a motion to approve the zoning classification change for 2906 Ley Drive, Parcels 1903857 and 1903856 from (C/I) Commercial/Industrial to (R-1) Residential-1. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Article 28.00 Short-Term Rental: Edward Diebold explained that this is a request for a text amendment addition to the zoning code Section 28.04 A. Short-Term Rentals shall not be located within 300 feet of an existing currently permitted Short-Term Rental. The measurement shall be from the closest property line of the currently permitted to the closest property line of the property that is applying.

George Beckham explained that this is to avoid Short term rentals taking over neighborhoods, or being right next to each other. It's not too restrictive, but still helps out the neighborhoods. Summit County Planning and Coventry Zoning Commission recommended approval.

Ron Meredith - Cargo Avenue: stated he and the whole neighborhood are in favor of the new restrictions. There are currently three Short-term rentals in his neighborhood and they are always a problem but it's even

more of an issue during warmer weather. The no parking fire lane signs are going up this week, so that will help some. He asked about issues with the trash cans not being removed. George Beckham stated that the Township can not issue an ordinance, but letters can be sent to advise the property owners of the issue.

231214-03 Edward Diebold made a motion to approve the text amendment as requested for 28.04 A. Short-Term Rentals, specifying a distance requirement of 300 feet from any currently permitted Short-Term Rental property. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Article 11.00 Limited/Local Business District: Edward Diebold stated that this request is for a text amendment in addition to the existing zoning code Section 11.01 ...No individual business shall occupy a building space greater than 3,000 square feet....

Laura Cowles explained that this amendment is to maintain local businesses of a certain size and to eliminate big box stores from those areas. Summit County Planning and the Coventry Zoning Commission recommended approval.

George Beckham stated that BZA had a large lawsuit with a national business wanting to come into a neighborhood business district. This will help eliminate any confusion within that section of the code. There is currently a clock tower business overlay district in the works with the zoning commission.

231214-04 Edward Diebold made a motion to approve the text amendment as requested for Article 11.00 Limited/Local Business District to state that no business shall occupy a building space greater than 3,000 square feet. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

George Beckham noted that all motions/amendments will go into effect in 30 days.

END PUBLIC HEARING*****

Reports by Department Heads

Lt. Mike Lowe, Summit County Sheriff Representative reported 971 calls for service during November, with 10,874 calls to date. There were 786 accidents to date this year compared to 640 last year and 266 arrests to date.

Chuck Hauber, Summit County Engineer Representative reported that the grading permit to finish clean up on Dollar Drive from the dam project has been issued. Swartz Road resurfacing is almost finished. The Township did not receive TASC Funding for sidewalks, only two projects were awarded out of 23 applications. The next round will be in two years and the Township can apply again at that time. Edward Diebold asked about any planned projects the County has for this summer. Chuck Hauber stated that there may be funding for S. Main Street from Warner Road, north to Akron, but he is not certain.

Adam Rockich, Fire Chief reported that the two new ambulances are in service as of earlier this month. The new units replaced our 12-year-old ambulances. One of the old units will go to auction and the other will be donated to the Summit County Sheriff's Bomb Squad as auxiliary support. In November there were 188 alarms, we received Mutual Aid 27 times and provided mutual aid 14 times. We did have a significant fire while on other alarms and thanks to Mutual Aid and off-duty personnel, the fire was stopped.

State Fire Marshall Equipment Grant

Adam Rockich explained that the Fire Department Equipment Grant will allow us to fund personal protective clothing, SCBA, communications equipment and other miscellaneous equipment. Eligible fire departments must serve a population of less than 25,000. The 2024 Grant cycle will have two million dollars available in funding with one million earmarked specifically for Volunteer Fire Departments. Grant requests not to exceed \$15,000 and will be awarded in the spring. This will supply new hires with equipment.

231214-05 Edward Diebold made a motion to authorize an application for 3 sets of firefighter turnout gear in the 2024 State Fire Marshall Equipment Grant Program for a total cost of \$11,925. If awarded, there is no cost share from the Township. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Leary Foundation Grant

Adam Rockkich explained that this is a fully funded grant that will give the ability for every firefighter who has an air-pack on to be able to have thermal vision at a fire/hazardous materials scene. The ability for everyone to see inside a structure increases situation awareness for the entire crew and just not the person in charge.

231214-06 Edward Diebold made a motion to accept a grant from The Leary Foundation in the amount of \$8,682.00. For the purchase of 15 Seek personal Thermal Imagers and 3 docking stations to be placed into vehicles for charging. There are no matching funds required for this grant. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Summit County Radio Maintenance Fees

Adam Rockkich explained that we are charged \$20 per radio per month for operations and maintenance to operate on the County 800mhz radio system. This will cover the first half of 2024.

231214-07 Edward Diebold made a motion to approve a purchase order in the amount \$4,680.00 to the Summit County Department of Public Safety for six months of the 800 mHz Radio System Maintenance fees. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Lael Stouffer, Road Superintendent explained that they are wrapping up work in the parks, doing truck maintenance to prepare for winter weather. They are currently short-staffed so had to stop drainage projects earlier than normal.

Road Salt – C.U.E. Council of Governments

Lael Stouffer explained that our salt cost will be the same as last year, and we only used half of our allocated funding. This motion will cover the purchase of 800 tons of rock salt with clear lane additives.

231214-08 George Beckham made a motion to approve rock salt from Cargill Inc. in the amount of \$ 60,000 through the Community University Education Council of Governments Consortium. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Tree Removal – Roller Avenue

Lael Stouffer explained that this will resolve tree issues for residents in this area. Falling trees/limbs have caused some damage to residential property, and this will eliminate this issue going forward.

231214-09 George Beckham made a motion to approve a P.O. to Barberton Tree for \$ 3,600 to remove a cluster of trees on township property between Roller Avenue and Grupe Avenue. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Non-Contracted Employee Work Agreement – Amendment

231214-10 Edward Diebold made a motion to amend the Non-Contracted Employee Work Agreement to include the position of Full-time Road Department Secretary, to be paid at the same rate as the Full-Time Administrative Assistant position. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Employee Re-Class from Part-time to Full-time

Lael Stouffer explained that he has been looking for someone who can fill this position to our expectations, and we believe we have found that with Tracy who has been working in a part-time capacity since last July. Part-time employees can only work 1,500 hours/year and Administrative support has become vital to support the operations of the road department.

231214-11 Edward Diebold made a motion to reclassify Part-Time Road Department Secretary, Tracy Spears to Full-Time Road Department Secretary effective immediately. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

New Hire – Full-time Road Department Truck Driver/Laborer

Lael Stouffer explained that filling this position will eliminate the current vacancy in the road department that was due to a resignation earlier this year. This will bring staffing levels back up to speed. George Beckham commented that Lael interviewed dozens of applicants. Edward Diebold stated that it's not the easiest place to work, being a small department means they are full-go all the time.

231214-12 Edward Diebold made a motion to hire Charles Moon as a Full-Time Road Department Truck Driver/Laborer at the previously established wage and benefits schedule, and to allow him to carry 306 hours of accumulated sick leave from his previous employer. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Laura Cowles, Zoning Inspector reported that she issued 3 zoning permits and sent 10 code enforcement letters during November. She has seen a definite slow-down with the colder weather. BZA will meet on January 2nd, with an application deadline of tomorrow. She currently has no applications, so that meeting will be canceled if nothing is received. The Zoning Commission has worked very hard this year. She recognized all of the members for the extra work they put in to help clean up our code. The next Zoning Commission meeting will be held on January 16th. She finished her recap of the year by stating that Zoning 101 went well, she felt that all five who attended the workshops learned a lot and three of them officially graduated from the program, including Jeff Houck.

Nuisance Abatement – 94 N. House Dr.

Laura Cowles explained that this property is not maintained by the Property Owner and contains accumulations of junk motor vehicles that are three model years old, or older, are inoperable, and are extensively damaged, including, but not limited to, any of the following: missing wheels, tires, engine, or transmission and are an attractive nuisance, dangerous, unhealthy, and/or unsightly to the neighborhood and community and which negatively impact property values and the general welfare of the neighborhood and community. This motion will authorize Zoning Inspector, Laura Cowles to abate the nuisance if the vehicles are not removed within 14 days of the date a notice is posted at the property. She listed the specific vehicles to be removed. George Beckham stated that this is a property that was left over from his career years ago.

231214-13 George Beckham made a motion to declare the property at 94 N. House Dr. a nuisance and to authorize Zoning Inspector, Laura Cowles to abate, control, and/or remove such nuisance (junk motor vehicles) from the Property and recover its costs in so doing, per R.C. § 505.87. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Report by the Fiscal Officer:

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

231214-14 Edward Diebold made a motion to receive all bills and salaries, warrant numbers 75927 to 76072 as certified by Fiscal Officer, David Gissinger, and subject to audit. (A listing of the warrants will be made a part of these minutes.) George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

2024 Temporary Appropriations

These are effective January 1, 2024, to cover routine operating expenses and payroll.

231214-15 Edward Diebold made a motion to approve the 2024 Temporary Appropriation Resolution. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

Reports by Trustees:

George Beckham stated that he has recently been asked about the old Buckley's Junk Yard property at the corner of Cormany and Manchester Road. It was an old junkyard that was cleaned up in the early 1990s and is currently Summit County Land Bank property. There is brownfield money available, so soil testing is currently underway to see about the possibility of remediation. If cleaned up, it could be a valuable piece of property. He announced that there are COVID tests available at the Administration office for anyone who wants one. He went on to mention distracted driving and explained that he was pulled over recently on Portage Lakes Drive while looking at something. He stated it was a good reminder to pay attention.

Edward Diebold thanked everyone for coming out to the Clock Tower Tree lighting, it was a great event and we are already planning for next year's event. Kiwanis Santa Deliver drop-off has begun. He asked that

everyone have their gifts turned in by the 20th. A lot of hard work goes into organizing everything, and it's hard when gifts come in after the deadline to rearrange things. He wished everyone a Merry Christmas and a Happy New Year.


Motion to Adjourn the Regular Meeting:

Edward Diebold made a motion to adjourn the regular meeting. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, absent. Motion carried 2-0.

There being no further business the meeting was adjourned at 7:38 p.m.



Chairman



Fiscal Officer