

COVENTRY TOWNSHIP BOARD OF TRUSTEES
Regular Meeting of July 10, 2025

The Coventry Township Board of Trustees met in regular session on Thursday, July 10, 2025, at 6:00 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 Davis 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

250710-01 Jeff Houck made a motion to approve and dispense with the reading of the minutes of the Regular Meeting and Workshop of June 12, 2025, and Special Meeting of June 24, 2025. George Beckham seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, yes. Motion carried 3-0.

Edward Diebold announced that the Board will begin a Public Hearing to consider the following zoning map amendment application, which was tabled at last month's meeting:

He asked anyone planning to speak either for or against the amendment to stand and be sworn in.

2025-04-ZC. Brian Campbell, of 2741 Foxwood Drive, Akron, OH 44333, for the property located at 889 Anchor Drive in Coventry Township.

Edward Diebold asked Zoning Inspector Rob Henwood to introduce the case. Rob Henwood explained that the applicant requests a zoning district change for the property, which consists of two parcels, located at 889 Anchor Drive, Akron, OH 44319. Parcel Numbers 1909520 and 1909529 contain 1.0374 acres and are currently zoned B-3 General/Regional Business District. The request is to change the zoning district on the two parcels to R-2 Residence District. He further explained that the Zoning Commission forwarded the proposed zoning map amendment to the Summit County Planning Commission on March 21, 2025, per Ohio Revised Code Section 519.12(E)(1)(a). The Summit County Planning Commission recommended approval at its April 24, 2025, meeting. The Zoning Commission then recommended approval at their May 20, 2025, public hearing.

Applicant Brian Campbell explained that the existing house on the property is zoned commercial but has been used as a single-family home for as long as he could see. He wants to use it as a second home. George Beckham stated that the lot is big enough to split for a second parcel/ home. Briand Campbell noted that the southern part of the lot may already be zoned residential. George Beckham stated that this house was an old daycare, and before that, way back, it was a bar. It ended up in the JEDD. Akron had to approve this change to residential. It is still on a private well and septic. Rob Henwood stated that Dave Messner with Akron will have it removed from the JEDD. George Beckham noted that it's a nice spot with a nice view. He asked if any of the adjacent owners had come to any of the other meetings. Brian Campbell and Rob Henwood confirmed that there had not been any. Brian Campbell stated that the neighbors are happy he is cleaning it up. George Beckham asked if there were any issues with the Motel. Brian Campbell stated no, they seem to run a tight ship.

250710-02 George Beckham made a motion to approve the proposed map amendment, changing Parcel Numbers 1909520 and 1909529, property known as 889 Anchor Drive, Akron, OH 44319, from B-3 General/Regional Business District to R-2 Residence District. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, yes. Motion carried 3-0.

New Business:

General Fund Levy – Resolution to the Board of Elections

Edward Diebold explained that our .95 mill General Fund Levy is currently in its last Tax Year, with its last Collection Year in 2026. We have received the Certificate of Estimated Property Tax Revenue from the County Fiscal Officer. We are now ready to submit the levy to the Board of Elections for placement on the November 4, 2025, General Election Ballot

250710-03 Jeff Houck made a motion to approve the Resolution for the Replacement of an existing 0.95 mill General Fund Current Expense Levy, for 5 years for Coventry Township, effective January 1, 2026, first Collection to be 2027 for placement on the November 4, 2025, General Election Ballot. 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

Captain Dave McCutcheon, Summit County Sheriff Representative, reported on stats for June with 1,196 calls for service, bringing the year-to-date total to 5,537. There were 22 accidents with injuries, seven without injuries, and four hit skips, bringing our accident total to 33 for June. There were 20 arrests in June, with 139 for the year so far. He explained that he has been moving the speed sign around the Township. It has been on Lake Vista, and he will move it over to Jolson next. Edward Diebold commented on having the school's resource officer as an extra 40-hour car in the Township and the benefit that it has been for the Township.

Chuck Hauber, Summit County Engineer Representative, discussed the Akron water line project, noting that it will be wrapping up soon and residents should expect paving to be completed by the end of September. The Hinman Ditch Public Viewing will take place in the Coventry Community Center on Monday, July 28th. On September 26th, the AMATS/TASA Sidewalk applications will be available if the Township wishes to reapply. Those will be due on November 7th. The Engineer's office had addressed grading permits and complaints over the last month on Eastern Road and also on Dollar Drive. He also commented on fiber-road opening permits that are ongoing in the Township, which the County has issued. They also took care of a request for service from the township for brush clearing near 611 Portage Lakes Drive, near the sidewalk.

Adam Rockich, Fire Chief, recognized the efforts of his staff for three water callouts during June. There were two drownings, one at the State Park boat launch and one at State Park Beach. We were first on the scene for both incidents. We also sent crews to Cuyahoga Falls for the search and rescue efforts of the missing father in the river. B-Shift had a full cardiac arrest and was able to get her back. She has had a full recovery with no deficits. We're hoping to have her come to a meeting. There were 41 times in the last month that we were responding to multiple alarms at the same time. Our run total is up by 60 calls over last year's total on this same date.

Lael Stouffer, Road Superintendent, explained that fiber installation is becoming very popular. We have a motion to hire an inspection company to oversee utility work in the Township. The utility company will need to cover that cost. This inspection company works with Summit County currently and does a great job. This is our way of protecting our infrastructure.

QCI – Fiber Installation Inspection Services

Lael Stouffer explained that this is to cover the cost of inspection services to oversee high-speed fiber installation by Omni-Lit Fiber within the Township Right-of-Way. This cost will be passed on to the contractor and reimbursed to the Township as part of their road opening permit.

250710-04 Edward Diebold made a motion to approve a purchase order to Quality Control Inspection, Inc., aka QCI, in the amount of \$17,424.00 as proposed for the LIT Fiber BAR01-F09 Fiber Installation Project. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, yes. Motion carried 3-0.

Tree and Brush Removal

Lael Stouffer explained that this is to cover the removal of a large dead oak tree in Cottage Grove Park. A crane will be needed to remove this tree, as well as some dead limbs on a few other surrounding trees.

250710-05 Jeff Houck made a motion to approve a purchase order to Linger's Lumberjacks for \$3,800. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, yes. Motion carried 3-0.

Rob Henwood, Zoning Inspector, advised that he issued one Short-Term Rental permit and eleven Zoning Permits in June. The Board of Zoning Appeals met on July 8th and heard 4 cases. Their next meeting will be on August 12th, with a July 28th deadline for applications. Currently, he has not received any. The Zoning Commission will hear one case for three requested text amendments next Tuesday, July 15th. The August meeting will be held on August 19th. George Beckham discussed a nuisance property at Finland Ave. and

asked Rob Henwood to send a letter. Rob stated he would get our legal counsel involved. He also stated that 31 Wymore Avenue is an issue. Mowing of that property is scheduled for tomorrow or Monday.

Anna Davis, Administrator

Logan Field House – Access Controls

Anna Davis explained that the mortice locksets and access control/security system were not included in the original package for the Field house. That was something we needed to decide on separately. Cleveland Vicon can supply the necessary locksets to fit the spec provided by the architect as well as the security system. (something we have had difficulty finding) This system will be expandable to all of our buildings, and will be something we can control remotely, which is a huge plus. Initial outlay for purchase and installation is \$22,892, with half of that cost being the hardware (locksets). The ongoing/annual fee will be \$568 to maintain the Feenics software system.

250710-06 Jeff Houck made a motion to approve a purchase order to Cleveland Vicon Co., Inc. for \$22,892.00 for the purchase and installation of 4 sets of SN200 Locks compatible with a Feenics Access control system, including licensing, software bundle, controller, power supply, installation, and setup. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, yes. Motion carried 3-0.

Edward Diebold thanked Anna Davis for her work on this. It would seem like it would be a simple aspect of the project, but integrating the security system and hardware vendor has been difficult.

Report by the Fiscal Officer:

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

250710-07 Jeff Houck made a motion to receive all bills and salaries, warrant numbers 77745 to 77802 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.

2026 Alternative Tax Budget

250710-08 Edward Diebold made a motion to approve the 2026 Alternative Tax Budget as recommended by Fiscal Officer, Dave Gissinger, to be submitted to the Summit County Auditor. Jeff Houck seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, yes. Motion carried 3-0.

Budgetary – 2nd Half Property Taxes

250710-09 Jeff Houck made a motion to approve a purchase order for \$3,311.72 to Kristen Scalise, Summit County Fiscal Officer for 2025 2nd half property taxes. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, yes. Motion carried 3-0.

Reports by Trustees:

George Beckham announced that the second Food Truck Monday of the summer will be this coming Monday, July 14th, at 4:30. He expects a strong turnout, with six vendors scheduled to be there. He stated he has also been working on the text change for gas stations that will go before the zoning commission next Tuesday, and then that will be sent to Summit County Planning for review. He explained that he has spoken to the neighbors, Mr. Kane and Mr. Jaber. He's trying to put together something workable as it goes through the system. Once it goes to Summit County Planning, it will go back to the Zoning Commission and then to the Trustees for final approval. Also, Route 224 will be closed for a few weeks for construction, which will put a strain on traffic in the area, especially on the Route. 619 corridor, so be aware of that happening.

Jeff Houck stated that he and George met with the County for the Fiber Ring Project. This project will allow the County to maintain and safeguard its internet in the event of a cyber-attack. It will also put Metro transit and streetlights on a Smart System, which is cool. He has been watching property tax and levy issues. The discussion over completely doing away with property taxes because of how they fund schools is scary, and we need to find a way to fund our schools, but other services rely on property taxes for funding. He advised everyone to please be aware of what they are signing if they are asked to sign a petition. Please pay attention to the wording.

Edward Diebold thanked our four-man road crew for all their hard work during storm season. What they and the fire department do with the staff we have is impressive. We are always first on scene; they drop what they are doing to respond, and they do a fantastic job. The Logan Field House project looks terrific, and RBS

has been great to work with. With the roof on, we should be completing everything by the end of September. He stated he drove by Lockwood Park, too, and it's good to see that being used. It's great to see all of the improvements to our parks.

Public Comments:

- **Renee Martin – 24 Portage Lakes Drive:** Explained that she has lived in the Township her entire life. She explained her family legacy of the Warners and Martins. Her dad was the Fire Chief at one time. All her family members lived and worked in the Township, and she has many fond memories of growing up around the Lakes. She wanted the Board to understand how deeply rooted she is in this community. She addressed the Board at last month's meeting to voice her concerns over the rezoning of the residential parcels to commercial, which abut her property. This change would allow expansion of the existing Marathon gas station and would allow them to cook and serve chicken. She stated that George Beckham was dismissive and disrespectful at the last meeting. This change would be a detriment to her life, her property, and her home. You permitted that rezoning to commercial and put the wants of a non-resident business owner over a lifelong resident and voter. She stated that this has set into motion events that will change the life that she has built here, and it breaks her heart. She stated that her purpose for speaking here tonight is to go on record so that other residents will know how their concerns will be heard and how they will be treated. She surmised that the decision was a power and money issue. George Beckham stated that he disagreed with her statements and that was all he would say.
- **Will Prosser – Coventry Youth Football Commissioner:** addressed the Board regarding the condition of the field at Logan. The grass is brown and so dry and hard that it is a safety concern. He asked about getting water. The field is in bad shape. Everywhere else they play, there are nice green fields. They understand there are issues with the well, so he asked if there is anything the community can do? Edward Diebold explained that we are trying to figure out how we can use the well to water. Lael Stouffer explained that the sprinkler system on that field hasn't worked for several years. He can run water onto the field, but it's a gamble as to whether the toilets will work then. Edward Diebold mentioned the possibility of running water from the canal for irrigation. He stated he would contact ODNR. Will Prosser asked about getting bleachers for next year. There was also discussion about field paint, which runs about \$500 a season. Goal posts will go up next week. They are trying to fundraise, and nobody is donating, so he's trying to figure out what to do there and asked the Board if they have any ideas for sponsors or financial help. Edward Diebold stated he knows a few non-profit organizations.

Executive Session

Jeff Houck made a motion to adjourn the executive session to discuss pending litigation. Edward Diebold seconded the motion. Roll call: George Beckham, yes; Edward Diebold, yes; and Jeff Houck, yes. Motion carried 3-0.

Adjourned to executive session at 6:50 p.m.

Convened executive session at 6:55 p.m.

Discussion:

Motion to adjourn executive session:

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

Adjourned executive session at 7:05 p.m.

Reconvened regular session at 7:05 p.m.

Motion to Adjourn the Regular 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 7:06 p.m.

Edward D. Dieldel
Chairman

[Signature]
Fiscal Officer