

COVENTRY TOWNSHIP BOARD OF TRUSTEES
Regular Meeting of June 12, 2025

The Coventry Township Board of Trustees met in regular session on Thursday, June 12, 2025, at 6:00 p.m. in the Coventry Township Community Center, 335 E. Willowview Drive, Coventry Township, Ohio 44319.

Call to Order:

Vice Chairman Jeff Houck called the meeting to order and asked Administrator Anna Davis to record the following Trustees present: George Beckham, yes; Edward Diebold, absent; and Jeff Houck, yes. Two Trustees were recorded as present. Trustee Diebold was absent/excused due to travel.

Pledge of Allegiance

Old Business:

Approval of Minutes

250612-01 Jeff Houck made a motion to approve and dispense with the reading of the minutes of the Regular Meeting and Workshop of May 8, 2025, and Special Meeting of May 13, 2025. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Jeff Houck announced that we will now begin a PUBLIC HEARING to consider the following zoning map amendment applications:

He asked anyone wishing to speak to please stand and be sworn in. Anna Davis asked that anyone wishing to speak also sign in on the sheet by the door.

Larry Kane, 1710 County Road 175, Jeromesville, OH 44840:

Rob Henwood introduced the first case, explaining that the applicant, Mr. Larry Kane, is requesting a change in the zoning districts for property containing eight parcels located at or adjacent to **3142 Main Street, Akron, OH 44319**. Four of the parcels, Parcel Numbers 1904557, 1904558, 1904559, and 1904560, contain 0.4953 acres of land and are currently zoned B-2 Local Business District. The remaining four parcels, Parcel Numbers 19002295, 19002296, 19002297, and 19002298, contain 0.3995 acres of land and are currently zoned R-2 Residence District. The request is to change the zoning districts on all of the parcels to B-3 General/Regional Business District.

The Zoning Commission (ZC) forwarded the proposed zoning map amendment to the Summit County Planning Commission (SCPC) on February 18, 2025, as required by Ohio Revised Code Section 519.12(E)(1)(a). The SCPC recommended approval at its meeting on March 27, 2025. The ZC recommended disapproval at their May 20, 2025, public hearing.

Larry Kane – Owner of Friendly Express Marathon Station, 3142 S. Main Street: Stated that the property across the street from his gas station will soon become an industrial park and that the Township zoning use is already light industrial in that area. There are only a few residences, so this won't be a big impact to the area. It will be a nicer facility.

Jeff Houck asked if he would demolish and rebuild.

Larry Kane stated that he is planning to reconfigure the entire site and construct an approximately 4,000 sq. ft. building.

Renee Martin – 24 Portage Lakes Dr., explained that she has been a resident for over thirty years, and the change to these parcels will have a significant impact on her life. Her home is immediately adjacent, and the existing parcel currently provides her with a buffer. The duplexes have never been an issue. She expressed concerns about increased traffic and safety. She asked that the board disallow the proposed rezoning.

George Beckham stated that a similar rezoning request was made back in March for a non-operating gas station. He noted that the failure to mention the light-industrial park property across the street and the car count at the BZA is pretty incredible. He explained that he lives close to this as well and can see the Circle-K red lighting. He doesn't necessarily want more commercial use and explained the difference between B-2 and B-3 spot zoning avoidance. Jeff Houck asked if B2 would resolve this. George Beckham stated, no, B-3 would. The front of the parcel is currently B-2, but is grandfathered in, meaning it existed prior to zoning. It is an existing business, and he already owns the property. If it stays B-2, we have more control. There has

been considerable discussion on this topic. He explained that he would like to permit Gas Stations in B-3 and have them conditionally permitted in B-2. To make that work tonight, just rezoning to B-3 doesn't work. George Beckham requested the following amendments:

250612-02 George Beckham made a motion to revise the requested rezoning from rezoning all lots to B-3 to only rezone the rear lots, currently R-2, to B-2. That would be Parcels 1902298, 97, 96, and 95. *The current gas station lots would stay B-2.* Jeff Houck seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

250612-03 George Beckham made a motion to initiate a text change, making gas stations/convenience stores with restaurant areas a Conditional Use in the B-2 District, as per the submitted text, and requested that the Zoning Inspector initiate the process. Jeff Houck seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

2025-04-ZC. Brian Campbell, 2741 Foxwood Drive, Akron, OH 44333.

Rob Henwood announced that the applicant is unable to attend tonight's hearing. George Beckham stated that he would prefer the applicant be here in person in case there are any questions.

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.

The ZC forwarded the proposed zoning map amendment to the SCPC on March 21, 2025 in accordance with Ohio Revised Code Section 519.12(E)(1)(a). The SCPC recommended approval at its April 24, 2025 meeting. The ZC recommended approval at their May 20, 2025 public hearing.

250612-04 George Beckham made a motion to TABLE 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; and Jeff Houck, yes. Motion carried 2-0.

End Public Hearing

New Business:

Notice to Legislative Authority – New Liquor License – 3102 S. Main Street

Jeff Houck announced that the Board of Trustees has received notice from the Ohio Department of Liquor Control for the application of a NEW, C1 C2 Liquor License Permit – RAHI REHAN INC. DBA LAKEVIEW MARKET (3102 S. Main St., Coventry Twp., OH 44319). A response to request a hearing or not request a hearing must be postmarked no later than June 29, 2025.

250612-05 Jeff Houck made a motion to not request a hearing for the application of a NEW, C1 C2 Liquor License Permit – RAHI REHAN INC. DBA LAKEVIEW MARKET (3102 S. Main St., Coventry Twp., OH 44319). George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

General Fund Levy

Jeff Houck explained that our .95 General Fund Levy is currently in its last Tax Year, with its last Collection Year in 2026. These motions will request the yield from the Summit County Fiscal Officer so we can determine what needs to be placed on the ballot this fall.

250612-06 Jeff Houck made a motion to approve a Resolution requesting the yield from the Summit County Fiscal Officer for a .95 mill General Fund levy Replacement to be placed on the November 4, 2025 ballot. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

250612-07 Jeff Houck made a motion to approve a Resolution requesting the yield from the Summit County Fiscal Officer for a .95 mill General Fund levy Renewal to be placed on the November 4, 2025 ballot. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

250612-08 Jeff Houck made a motion to approve a Resolution requesting the yield from the Summit County Fiscal Officer for a NEW .95 mill General Fund levy to be placed on the November 4, 2025

ballot. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

HB 309/335 – Inside Millage Elimination

Jeff Houck explained that the State is trying to eliminate inside millage which would eliminate a significant revenue source for both Summit County and our Township. It would cut approximately \$810,000 from our budget alone.

250612-09 Jeff Houck made a motion to authorize Administrator, Anna Davis, to send a letter to State Legislators on behalf of the Board opposing HB 335 and the elimination of our inside millage allocation. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Community Center Doors – Opening Mechanism Replacement

Anna Davis explained that this is for the repair/replacement of the handicapped door opening mechanism on the two front doors of the Community Center. The interior door mechanism failed recently, resulting in a hazardous situation when opening the door – it would abruptly slam shut. The exterior door mechanism is also beginning to fail, and the same thing will happen after a short time. These openers were installed initially around 2005 and have outlived their usual life expectancy. This motion will cover the emergency purchase and repair of the interior door mechanism. It will authorize the purchase and repair of the exterior door mechanism by Clark Anthony Construction – CAC Door Systems, LLC.

250612-10 Jeff Houck made a motion to approve a Purchase Order in the amount of \$8,015.00 for the emergency purchase and installation of interior and exterior door operator mechanisms and related parts and labor for the Community Center main entry doors from Clark Anthony Construction – CAC Door Systems, LLC. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Township IT Services

Jeff Houck explained that our Exchange Server is expiring and upgrades will be necessary to move forward.

250612-11 Jeff Houck made a motion to approve a blanket certificate in the amount of \$25,000 for monthly IT services as well as Microsoft conversion costs and equipment upgrades as needed. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Addition to the Coventry-Akron JEDD – Logan Field Property

Anna Davis explained this Resolution, adding Logan Field to the JEDD will allow the Township to run City water to the new Field House.

250612-12 Jeff Houck made a motion to approve a Resolution adding property known as Logan Field, parcels 1900336, 1901373, and 1910132, to the Coventry-Akron JEDD. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

George Beckham explained that we will have to abandon our well that irrigates the fields when we tie in to the new water system. There was some discussion about installing a backflow prevention system that could be put in place to keep the well to water the fields.

Reports by Department Heads

Captain Dave McCutcheon, Summit County Sheriff's Representative, reported that there were 995 calls for service in May, totaling 4,307 year-to-date. 45 accidents and 49 traffic stops in May. He didn't have any other significant incidents to report.

Chuck Hauber, Summit County Engineer Representative reported that the Portage Lakes Water Line Extension project is getting ready to finish on Township roads. South Turkeyfoot will be ready for resurfacing in the coming weeks. There will be a public viewing for the Hinman Ditch project, here in the Community Center on July 28th at 4:30 p.m. He responded to a complaint on Eastern Road regarding grading, and issued a stop-work order. Also, on Dollar Drive there is a grading permit with the EPA involved. He advised the Board that AMATS funding applications will be available in September if the Township wants to look at reapplying for sidewalks.

Adam Rockich, Fire Chief, reported 235 alarms in May, including one structure fire on S. Bender. That ultimately led to an arson investigation, and fortunately, there were no injuries. Our mutual aid system worked very well. The Fire Department partnered with the Sheriff's Office, New Franklin, Green, and several other Police Departments to conduct an active shooter training at the High School yesterday. He thanked D.C. Langenek and Deputy Rose for setting up the simulated drills.

Summit County 800MHz Radio Fees

Adam Rockich explained that the Summit County 800 MHz radio system charges us \$20 per radio per month for operations and maintenance. This will cover the second half of 2025 and the first half of 2026, which will be due in December 2025.

250612-13 Jeff Houck made a motion to approve the encumbrance funds in the amount of \$9,300.00 to the Summit County Department of Public Safety for twelve months of the 800 radio system maintenance fees. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Fire Department Vehicle Repairs

Adam Rockich explained that this is for repairs and maintenance to the Fire Department's vehicle fleet.

250612-14 Jeff Houck made a motion to approve the encumbrance of funds in the amount of \$10,000 for a Blanket Certificate for Fire Department Vehicle and equipment repairs. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Lael Stouffer, Road Superintendent – absent/out of town

Road Department Vehicle Repairs

This covers the repairs and maintenance of all road department vehicles and equipment.

250612-15 Jeff Houck made a motion to approve a blanket certificate for repairs and maintenance of road department equipment in the amount of \$ 20,000.00. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Rob Henwood, Zoning Inspector reported that he issued 13 regular zoning permits and 2 short term rental permits between May 9th and June 10th. At the June 10th Board of Zoning Appeals Hearing one case was tabled/not heard and two other items were also tabled. The next Board of Zoning Appeals Hearing will be July 8th, where the three tabled cases will be heard along with one other application that we have already received. The next Zoning Commission meeting will be July 15th.

Permitting Software

Anna Davis advised that we have received proposals from iWorQ and CloudPermit to provide the zoning office with the ability to implement online submission of permit applications for zoning permits, variance applications, and short-term rentals, as well as online payments. It may also give us the ability to expand into permitting for other departments as well (road opening permits, possible fire department applications, community center rentals, etc.)

250612-16 Jeff Houck made a motion to approve a purchase order in the amount of \$19,300 for iWorQ software and to authorize Administrator Anna Davis to execute the agreement. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Anna Davis, Administrator, reported that the Logan Field House project is moving along, with final approvals from Akron Water and Summit County Sewer. The exterior walls will be going up and the roof will be going on in the next week.

Report by the Fiscal Officer:

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

250612-17 Jeff Houck made a motion to receive all bills and salaries, warrant numbers 77635 to 77744 as certified by Fiscal Officer, David Gissing, 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; and Jeff Houck, yes. Motion carried 2-0.

Vacation Carry-Over - Rockich

Chief Rockich would like to carry his unused vacation time instead of being paid out for it.

250612-18 Jeff Houck made a motion to approve the request for Chief Adam Rockich to carry unused vacation from 2024/2025 vacation cycle to the 2025/2026 vacation cycle, all unused days to be used by Aug 6th, 2025. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Bureau of Workers' Compensation

250612-19 Jeff Houck made a motion to approve a purchase order to the Ohio Bureau of Workers' Compensation in the amount of \$11,800.00 for installment premiums for the remainder of the year. George Beckham seconded the motion. Roll call: George Beckham, yes; and Jeff Houck, yes. Motion carried 2-0.

Reports by Trustees:

George Beckham reported that the Parks Advisory Board held their first Food Truck Monday event of the summer, and even with the rain, about 150 people came out. The next one will be on July 14th. ANR Electric has just installed electricity at the park to eliminate the need for generators. He announced the Purple Martin Festival will be this Saturday from 1-4. Also, we have vacancies for seats on our Zoning Commission as well as a seat for a Township representative on the Portage Lakes Advisory Council.

Jeff Houck reiterated the difficulty in understanding funding changes at the State level. We have to move forward regardless. Residents have been supportive and we have worked hard to make sure activities are supported. He stated that with the nice weather gearing up around the Lakes, it's a good reminder to follow the rules. We are fortunate to have water rescue and the Sheriff's patrol unit on the lake making sure everyone is safe.

Public Comments:

- Bryce Mathie – Equitable Advisors: Introduced himself and explained that his company can help Township employees manage their Deferred Comp. An Ohio 457 Plan only allows you to save, they don't advise. Equitable Advisors can provide professional guidance to those who need it. It would require an agreement between Equitable and the Township for payroll deduction.
- Richard Baum – 839 Fairview, Kelsey Schlicht 865 Fairview, & Wade Wilson 850 Fairview: Discussed a noise nuisance complaint at 863 Fairview. 4-wheelers running up and down the street, going into the City of Akron property at the end of Fairview. George Beckham advised them to hire an attorney and file a suit for disturbing the peace. We can discuss with the City the possibility of installing a fence at the end of Fairview on their property.
- Larry Rider – 3625 Ponciana Ave.: stated he has two things to discuss – 1. Property Taxes – he outlined the fault in the County algorithm and explained the process he has been through with the County and the State to try to remedy the situation. He has gotten nowhere. He stated that the Township needs to represent the 393 property owners for anything to be corrected. 2. Akron water is going into the neighborhood, and he can't get any information on how the plan to access his property. He stated he wants details on ingress/egress and technology restoration.
- Donna Shaffer – 4091 Lake Vista: stated she has an issue with maintaining her drainage ditch. She can't cut the vegetation, and can't get to her mailbox anymore. Wanted to know what the Township could do and if she could put a bridge over it to get to her mailbox.

Motion to Adjourn the Regular Meeting:

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

There being no further business, the meeting was adjourned at 7:40 p.m.



Vice Chairman



Fiscal Officer