

Held _____ **TUESDAY, FEBRUARY 23, 2021** _____ 20 _____

Welcome Guests –

Trustee Koellner

Fiscal Officer Linda Peiffer was unable to attend the meeting

Trustee Koellner moved approval to a appoint Mrs. Janice Marshall as Secretary pro-tem; second by Trustee Schulte, all voting aye.

Trustee Dressler moved approval to open the Public Hearing at 6:05 p.m.; second by Trustee Schulte, all voting aye.

Public Hearing

Applicant: Curtis Smith: on behalf of Boulder Venture LLC

Current Landowner JMD International LLC

Property: 120 Montrose West Avenue Parcel #1702661

Current Zoning: Planned Development District (PDD) Highway Services

Proposed Zoning: Planned Development District (PDD) Residential MH (Medium High Density) at 21.3 Units per acre (4.89 Acres/104 Units).

Map Amendment Application for 120 Montrose West Avenue.

Trustee Koellner swore in the attendees that would be speaking.

Presentation - Zoning Inspector Shawna Gfroerer presented on the proposed map amendment application. Ms. Gfroerer reviewed the application for the applicant, Curtis Smith, on behalf of Boulder Venture, LLC for the purpose of permitting the adaptive reuse of the existing property and building structures from a hotel to apartment buildings. The current zoning is Planned Development District (PDD) - Highway Services. The requested zoning is Planned Development District – Residential Medium/High Density at 21.3 units per acre. Ms. Gfroerer clarified this is a change in use designation of the PDD. The parcel will remain in the PDD. This is not a request for a new PDD.

Ms. Gfroerer presented the staff report including comments received from Township and County departments, there were no objections to the proposed map amendment received. The proposed map amendment is also support by the goals and objectives of the Land Use Plan as an adaptive reuse of the property and Future Land Use Map as high-density residential. The Summit County Planning Commission and the Copley Township Zoning Commission recommended approval of application.

Discussion was held and Robert Schmidt of Boulder Venture stated the Marriott had great locations for their hotels, but when they sold to other companies, local owners could not maintain the parcels the way Marriott did. He suggested that the rooms be converted into apartments. Trustee Schulte asked how long leases would be and Trustee Dressler asked the rental pricing range. Mr. Schmidt responded they would rent on a yearly basis at a rate of \$700.00 to \$900.00 a month. This is the third project that they would be converting. Trustee Schulte asked what Capital Improvements would this would bring to the Township. The interior will be totally remodeled and the exterior will receive a full facelift. The landscaping would also be greatly improved. To answer

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Trustee Schulte's time frame question Mr. Schmidt responded 120 – 150 days.

Trustee Koellner asked the Public three times for comments “in favor” of the project with no response.

Trustee Koellner asked the Public three times for comments “in opposition” of the project with no response.

Trustee Koellner asked if there have been any comments related to the application – there was no opposition and only one inquiry for more information.

Trustee Koellner moved to recommend approval of the proposed Map Amendment; second by Trustee Schulte adding there is no reason not to approve and the Community and Economic Development Department did a good job by getting the information and bringing the project to the Board. Trustee Koellner stated there are too many hotels in the area and this is a welcome investment. People are looking for safety, and a good community. Trustee Dressler agreed it was a good move for the community. Roll call vote: Trustee Schulte, aye; Trustee Koellner, aye; and Trustee Dressler, aye.

Trustee Koellner moved to close the Public Hearing at 6:32 p.m.; second by Trustee Dressler. Roll call vote: Trustee Koellner, aye; Trustee Schulte, aye; and Trustee Dressler, aye.

Trustee Koellner called the Regular Meeting to order at 6:32 p.m.

Pledge of Allegiance

Board of Trustees

Trustee Koellner moved to enter into a discussion regarding a petition submitted by Tuscan Ridge Development Company, LLC to be included in the Copley-Akron Joint Economic Development District (JEDD); second by Trustee Dressler. The developer is building an apartment complex near Heritage Woods and is requesting water service from the City of Akron. The City is requiring, at this time, for the property, currently zoned residential, to be included in the JEDD.

The Board tabled the issue for further discussion.

Motion to continue the discussion with legal counsel in Executive Session. Trustee Koellner moved approval; second by Trustee Dressler, all voting aye.

Fiscal Officer's Report – Ms. Linda Peiffer

Motion to approve amendment to the Board of Trustees Regular Meeting minutes of November 24, 2020 and December 7, 2020. Trustee Schulte moved approval; second by Trustee Dressler, all voting aye.

Motion to approve the Board of Trustees Special Meeting minutes of December 9, 2020 and the Board of Trustees Regular Meeting minutes of December 28, 2020. Trustee Dressler moved approval; second by Trustee Schulte, all voting aye.

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14-2021 Resolution approving a Then and Now Purchase Order to Witschey, Witschey & Firestine in the amount of \$22,177.22 for legal fees from June 2020 – December 2020. Trustee Schulte moved approval; second by Trustee Koellner. Roll call vote: Trustee Schulte, aye; Trustee Koellner, aye; and Trustee Dressler, aye.

Administration - Mrs. Janice Marshall, Administrator

Motion to approve a credit card procedure to be drafted by Administrative Assistants who will be implementing the procedure. Trustee Koellner moved approval; second by Trustee Schulte, all voting aye.

Executive Session to discuss benefits of personnel in all departments.

Fire Department - Chief Chris Bower

Motion to request a 60 day Leave of Absence beginning March 1, 2021 for Cody Duncan. Trustee Schulte moved approval; second by Trustee Koellner, all voting aye.

Motion granting permission to enter into a mutual aid agreement with the Department of Public Safety, Ohio Emergency Management Agency ensuring reimbursement of expenses related to the deployment of personnel to assist with recovery missions or the conduct of emergency management exercises. Trustee Schulte moved approval; second by Trustee Koellner, all voting aye.

Executive Session to discuss hiring of personnel.

Police Department – Chief Michael Mier

Received a summary of the annual report prepared by Chief Mier covering activities in the Police Department during 2020.

Service Department – Mr. Mark Mitchell, Service Director

Motion granting permission to submit the 2020 EPA NPDES Report. Trustee Schulte moved approval; second by Trustee Dressler, all voting aye.

Executive Session to discuss hiring of personnel in the Service Department.

Community & Economic Development – Mr. Loudan Klein, Director

15-2021 Resolution recognizing April 30, 2021 as Arbor Day and declaring a celebration in honor of Arbor Day to be held in Copley Township on April 30 and May 1, 2021 and approving a Blanket Certificate for \$4,000 to cover the expenses of the celebration. Trustee Koellner moved approval; second by Trustee Dressler. Roll call vote: Trustee Schulte, aye; Trustee Dressler aye; and Trustee Koellner, aye.

Motion to accept and acknowledge receipt of the 2020 Tree City USA Designation and Growth Award. Trustee Schulte moved approval; second by Trustee Dressler, all voting aye.

Motion granting permission to enter into a Designation Agreement with the Copley Community Improvement Corporation (CIC) to donated the CIC to

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receive Township owned property for future development. Trustee Koellner moved approval; second by Trustee Schulte, all voting aye.

Discussion on sewer and water:

Mr. Klein spoke of recent conversations with the City of Akron regarding the JEDD. Trustee Schulte asked if it would not be something to explore and look into Copley having their own sewer district. The cost for financing could be much lower than what is being considered currently. Mr. Klein stated the Township would still need a treatment plant and the cost of that could be enormous. Mr. Klein indicated that other municipalities could help with the treatment portion of the project and is continuing conversations with those neighboring cities. Trustee Schulte asked if the problems with JEDD were exclusive to Copley or were other cities/townships dealing with the same issues where people are paying taxes to JEDD and are not receiving sewer services. Mr. Klein said that there were issues but most communities are being served by Summit County for their sewer. Mr. Schulte indicated that this is critical data and that he would need more information to make informative decisions pertaining to JEDD in Copley. Mr. Klein stated he has been on many calls with other municipalities with JEDD and he will continue to look into the matter and provide additional information to the Board.

Broadband for Copley and looking into possible alternatives for businesses and residents was a topic Trustee Schulte asked Mr. Klein to look into at the last Board Meeting. Mr. Klein did so and responded that after researching and obtaining FCC maps of how we are currently serviced by our providers, it indicated that Copley Township is considered to be in the definition of mainly serviceable with 20mb per second of internet available from at least three current providers and there are places in Ohio that have 0. Mr. Klein went on to say that the grants from the Governor's Office (\$250 million for expansion) is primarily for those communities in the state that have unserved areas or underserved areas and at this time, the current House and Senate bills being passed for everyone to have broadband, as well as the State funding, will be going to those areas. Mr. Klein will be continuing talks to see about getting companies in for the "last mile" of broadband provider services, but it is a costly endeavor that a lot of the providers do not want to take on.

Trustee Schulte asked if follow up talks took place with Sheetz gas station and market. Mr. Klein said talks had taken place and that the Township did not have the space or the location (close to 77 ramps) with-in the Township at this time. Mr. Klein is keeping lines of communications open with the real estate company and looks forward to working with them in the future. He is currently getting in contact with owners of Earthfare to see if they might be a viable candidate for space in the Township.

The sidewalk in front of the Middle School on Cleveland Massillon Road was discussed focusing on the financial aspect of the project. Tim Boley, Summit County Engineer's Office, stated that to his recollection not one sidewalk in Summit County was installed or maintained by Summit County. Trustee Schulte asked about assessing property owners for the project and Mr. Klein said they are looking into those requirements now. Mr. Finestine said that, legally, either the Township or the County could take responsibility for the project. A public notice

Finestine

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of a future hearing would be distributed and a vote taken at a future meeting. Trustee Schulte asked if Summit County would help offset the cost. Trustee Dressler said it's been asked in the past and the answer was no. Tim Boley confirmed.

Trustee Koellner suggested it could be a project assigned to groups such as the Eagle Scouts who are always looking for potential projects.

Old Business

None

New Business

None

Correspondence

A reporter from the Akron Beacon Journal made an inquiry regarding the fiscal officer.

Board of Trustees are fully behind the Fiscal Officer and her success.

Business from the Floor

Motion granting permission for the Copley Bandstand Committee to use the Copley Circle for summer band concerts after July 4, 2021. Trustee Koellner moved approval; second by Trustee Schulte, all voting aye.

Motion granting permission for the Copley Heritage Day Committee to use the Copley Community Park for a Heritage Day Celebration the first Saturday in August, 2021. Trustee Koellner moved approval; second by Trustee Dressler, all voting aye.

Executive Session

Trustee Koellner moved to enter into Executive Session to discuss pending litigation with legal counsel; second by Trustee Schulte. Roll call vote: Trustee Schulte, aye; Trustee Koellner, aye; and Trustee Dressler aye.

The Executive Session began at 8:19 p.m. after a ten minute recess.

Trustee Dressler moved to reconvene the public meeting at 8:41 p.m.; second by Trustee Koellner. Roll call vote: Trustee Schulte, aye; Trustee Koellner, aye; and Trustee Dressler, aye.

Motion to add the Tuscan LLC to the JEDD was tabled until the next meeting. Trustee Koellner moved approval; second by Trustee Schulte, all voting aye.

Executive Session

Trustee Koellner moved to return to Executive Session at 8:42 p.m. to discuss hiring of personnel in the Administration, Service, and Fire Departments, benefits of personnel in all departments; second by Trustee Schulte. Roll call vote: Trustee Schulte, aye; Trustee Koellner, aye; and Trustee Dressler, aye.

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Trustee Koellner moved to reconvene the public meeting at 8:58 p.m.; second by Trustee Schulte. Roll call vote: Trustee Dressler, aye; Trustee Koellner, aye; and Trustee Schulte, aye

Motion to confirm an offer of employment to Zachary DeVitt as part-time Firefighter. Trustee Schulte moved approval; second by Trustee Dressler, all voting aye.

Motion granting permission to enter into a tentative agreement with the Fraternal Order of Police for a one-year bargaining agreement. Trustee Koellner moved approval; second by Trustee Schulte, all voting aye.

Motion accepting with regret, a letter of retirement from Barb Amer as Administrative Assistant in the Service Department effective April 2, 2021. Trustee Koellner moved approval; second by Trustee Schulte, all voting aye.

Adjourn

At 9:00 p.m. with no further business to come before the Board, Trustee Dressler moved to adjourn the meeting; second by Trustee Koellner, all voting aye.

Approved by:

Respectfully submitted:



Bruce Koellner, President



Linda J. Peiffer, Fiscal Officer