



Summit County Planning Commission (SCPC)
Thursday, November 20, 2025 - 3:00 p.m.
County of Summit, 470 Grant Street Building
470 Grant Street, 2nd Floor, Akron, Ohio
Meeting Agenda

- | | | |
|----|--|-----------------------------|
| A. | Call to Order | Chair Dennis Stoiber |
| B. | Roll Call | Gabriel Durrant |
| C. | Approval of the October 30, 2025, SCPC Minutes | Chair Dennis Stoiber |
| D. | Business Items | James J. Taylor |

New Business

1. **Gas Stations w/Retail & Restaurant Seating – Zoning Text Amendment– Coventry Township -**
The applicant has proposed that the Coventry Township Zoning Resolution be revised to add text to include “Gas Station with Retail and Restaurant Seating” as a Conditionally Permitted Use in the B-2 Limited/Local Business District. The proposed text amendment also includes conditions required for approval.

Old Business

2. None
 - E. Report from SCPC Rules Committee **Vice-Chair Jeff Snell**
 - Discussion of November 4, 2025 Rules Committee Meeting
 - o Proposed Changes to By-Laws
 - o SCPC Member Alternates for County Council Members
 - o Call to Order Document Proposal (Exhibit C)
 - o Membership Attendance Discussion
 - F. Report from Assistant Director **Assistant Director Holly Miller**
 - The Blue Jaye Farm Subdivision Maintenance Bond has been released.
 - G. Comments from Public **Chair Dennis Stoiber**
 - H. Comments from Commission Members **Chair Dennis Stoiber**
 - I. Other **Attorney Marvin Evans**
 - 1. Legal Update
 - J. Adjournment **Chair Dennis Stoiber**



Summit County Planning Commission (SCPC)

Thursday, October 30th, 2025 - 3:00 p.m.

County of Summit, 470 Grant Street Building

470 Grant Street, 2nd Floor, Akron, Ohio

Meeting Agenda

A. Call to Order

Chair Dennis Stoiber

Chair Dennis Stoiber called to order *Thursday, October 30th, 2025 - SCPC* monthly meeting at 3:00 p.m.

B. Roll Call

Gabriel Durrant

SCPC Member	Present
Bancroft, Richard	X
Dickinson, Erin	
Donofrio, John	X
Jones-Capers, Halle	
Julien, Kyle	X
Reville, Rich	X
Segedy, Jason	X
Snell, Jeff	X
Stoiber, Dennis	X
Terry, Robert	
Whited, David	

Reported by *Gabriel Durrant*, we have a quorum for SCPC meeting Thursday, October 30th, 2025 – SCPC monthly meeting at 3:01 p.m.

C. Approval of Thursday, September 25th, 2025, SCPC Minutes

Chair Dennis Stoiber

Approved by Chair Dennis Stoiber

D. Business Items

James J. Taylor

New Business

1. **Heartridge Subdivision Phase 1 Replat – Replat – Sagamore Hills Township** – Located in Sagamore Hills Township along Hawthorne Drive. Applicant proposes to convert Block B (parcel number 4505603, 0.2662 Ac.) and Block C (parcel number 4505604, 0.3425 Ac.) of the Heartridge Subdivision Phase 1 into S/L 1-98 and S/L 1-99, respectively, with potential future development to occur on both lots.

Reported by James J. Taylor:

James Taylor: Before I begin, I'd like to remind everyone if you haven't signed in on our sign-in sheet, please do so before you leave. Item #1 is the Heartridge Subdivision Phase 1 replat in Sagamore Hill Township. It is located in Sagamore Hills Township along Hawthorne Drive. Applicant proposes to convert Block B (parcel number 4505603, 0.2662 Ac.) and Block C (parcel number 4505604, 0.3425 Ac.) of the Heartridge Subdivision Phase 1 into S/L 1-98 and S/L 1-99, respectively, with potential future development to occur on both lots.

I want to talk a bit about site conditions. As you can see here we have proposed lots 98 and 99. One thing we found interesting is we have existing wetlands to the west, and a riparian setback for a small creek, but when you get to the property boundaries for 98 and 99, the riparian and wetlands seem to stop at the property boundary, and we found that peculiar since there is no evidence to date to show there has been grading or work done to the properties yet. We had photos submitted from Peggy and Larry Spraggins that clearly show a creek running through Block B, it even has a walking bridge over the stream. Our County GIS doesn't show riparian setbacks or wetlands in these parcels but the evidence does suggest that there is least a stream there.

We worked a lot with Engineer's office and SCSW, and they are both here today to submit their testimonies. Working with them, we developed a comment based off the photos and plat. If this stream is there on Block B, before the replat is approved, it would be best for the applicant to apply for a riparian variance to have our team analyze this stream and do additional studies before considering this replat. We are recommending SCPC table this replat until applicant delineates riparian areas and request a variance before entertaining the replat proposal unless applicant can prove that no riparian areas exist within project area. I'm here to answer questions.

Member Rich Reville: If applicant has proof there's no riparian setback, we should give him a chance to speak.

Chair Denny Stoiber: I think everyone will get a chance to speak. There are plenty of people here that want to speak tonight. We will hear what people have to say. What you've Identified, JJ, is there is a missing piece of information that needs to be clarified before decisions can be made.

James Taylor: That is correct.

Dennis Stoiber: No more questions of Staff?

Applicant: Matthew Weber, Weber Eng. Services, here on behalf of Sagamore Land and Paul Karnow. I am a civil engineer and I have been involved in this project for a long time. I have to be careful how I say this, I see a number of new faces since last time I was at the Planning Commission, I see a number of familiar faces. A lot of this was resolved early in the process. The reason these were identified as blocks is that we knew at some point in time there is potential to plan ahead for opportunities to take advantage of changes in regulations, so these were left as blocks. The photograph that was shown does not pass on to Block B or C, I think that was mislabeled. It flows right between in a culvert. I don't know if property pins have been identified. Our drawings reflect that. I just got this information today at noon, today, we tried to put as much information together. The drainage area through StreamStats shows it's 0.056 sq mile drainage area. It's not refined and probably could get it a little less. We did show with this supplemental information, and I think you'll see that this was well thought through, the red line shows the 50ft setback for riparian. Those blocks were strategically developed so there will be no interference at all with that. A lot of new faces at soil and water, we work with Sasha, and we are aware of the process. That shouldn't be an issue, easy for us to show and resubmit. The reason that the wetland stops is that it's a Category 1 wetland, which has a 0 ft setback. These areas are isolated. We had it ORAM score as a whole initially, showing Category 2, but the recent study, the ORAM score is 1, needing no setback, and allows this to be a dead line, I think that's where the confusion is. I was surprised that the suggestion was to Table, but I can understand there is a nuance as to why that wasn't as clear.

James Taylor: This morning we were looking at Heartridge's website and noted that these Blocks are listed available for purchase:

Matthew Weber: Everything is for sale – if the homeowner beside it wants to buy it they can do that, everything is for sale. They are not marked as buildable, just available.

Chair Dennis Stoiber: So the two blocks were not originally platted due to the wetlands, and now you feel like you could make buildable lots.

Matthew Weber: Correct, every 5 years you can reassess wetlands, so they were marginal at the time, so to keep the project moving we agreed to reassess in 5 years. If Army Core 5 years later, says you can't build they stay as blocks and see what next set of regulations are. Kind of forward thinking that anyone that has done this for a while does. A forward-thinking process.

Debbie Jones (Public-11729 Hawthorne Dr): Who did the reassessment of the wetlands?

Matthew Weber: Flickinger Geotechnical.

Debbie Jones: At the Township meeting it was provided that the report is nowhere to be found.

Chair Dennis Stoiber: We will get into that.

Peggy Spraggins (Public - 11765 Hawthorne Dr): It was initially a category 1?

Matthew Weber: Category 2

Peggy Spraggins: Category 2, now is a category 1, isn't it usually that wetlands expand?

Matthew Weber: Generally, they disappear too. Generally I get better looking every year, but some might disagree.

Representation for the Township: Jeff Snell – I am a member of this commission - I didn't talk to you about any of this, because I represent Sagamore Hills and sit in on the township zoning meetings. Just a brief history, there is 99 units on 104 acres in 3 phases. In their preliminary plan there was 99 lots that included these. Only 97 were approved due to wetlands. My recollection is that Joe Paradise looked at it, we are not going to include them in the approval due to wetlands. They were not platted as sublots. They were given parcel numbers but not platted. So that began the conversation that this needs to be a replat. In that process they received approval from the Army Corps that Lot 99 is "dewatered" and lot 98 had a wetland but they have a permit to fill. The zoning commission approved the replat, I can answer any questions.

County Engineer's Office: Tim Boley – When we reviewed the plans for the subdivision, these two blocks were viewed as potential lots, so there were roof drains and water laterals provided, the sanitary laterals are missing so that would be the only comment we have.

Summit Soil and Water: Sasha Mikheidze – Couple of things, I think the recent nationwide permit was from 2024 along with the preliminary jurisdiction: it did show the wetland had changed shape on Block B (98), and also indicated the wetland on 99 had been dewatered, and they have permits for Block B. As far as the stream, all of the initial plans were approved before my time. Brian and I consulted the resources, whether the GIS, Soils, and topo to confirm that this is a riparian stream.

Chair Dennis Stoiber: That stream is not on this document.

Sasha Mikheidze: There is a culvert that the stream runs through.

Chair Dennis Stoiber: There is no riparian setback on that map?

Sasha Mikheidze: When you go back to approved 2018 maps...2021 those do show.

Chair Dennis Stoiber: Those documents need to be included in our packet.

Sasha Mikheidze: I don't know when this was created, what year was the most recent preliminary jurisdictional determination.

Chair Dennis Stoiber: You're aware that Block B does have Corps permit?

Sasha Mikheidze: Yes, they do.

Chair Dennis Stoiber: And that Block C is no longer categorized as a wetland because it's been dewatered?

Sasha Mikheidze: That's also what the document said.

Chair Dennis Stoiber: And the Soils?

Sasha Mikheidze: The soils, I did run a soils report and looked at the viability for homes with or without basements, they are pretty limited because they are wetland soils.

Chair Dennis Stoiber: Isn't that part of the wetlands definition is the soil type?

Sasha Mikheidze: If the Army Corps state it has been dewatered, they are the governing body, unless it falls under the jurisdiction of the Ohio EPA as they look at different things, but this is Army Corps and they consider it dewatered.

Chair Dennis Stoiber: By them saying it dewatered, means they no longer impose any jurisdictional restrictions?

Member Rich Reville: Do they consider it a buildable lot now?

Sasha Mikheidze: I would recommend some soil testing done to see if needs amended to make sure a home that is built there isn't constantly having water issues, especially if it has a basement. Just do some due diligence just so in the future nobody is dealing with a mess.

Chair Dennis Stoiber: That's not our concern for this. Brian, do you have something you want to add?

Brian Prunty SCSW: Army Corps didn't say it was dewatered, but they agreed with Flickinger's delineation that there was not a wetland on Block C, we have to assume it is dewatered. They didn't say it was dewatered, just that there were no wetland features on block C.

Questions from the Public:

Peggy Spraggins: I have several concerns one is that the original plat that was approved, we as prospective homeowners with a plat, they are not changed willy-nilly, the developer said Blocks B and C were set up as wetlands and no more trees would be cut down in the subdivision. We took him at his word, I used to sign

plat I know what that means, so for him to want to add in two more houses where there shouldn't be due to flooding is another issue. There is also a 5-foot drop from street level to those two lots, that is a significant drop. There is a retention pond across the street, goes under the road to the stream on Lot A, that is true. Ms. Fuqua had water on her fence line, if you look on the GIS map, you can see the stream is on Block B. You can see it, the zoning commission in 2021, asked the developer to maintain the bridge and tree stand as a historic reference. There is a stream in Block A does what it should do, but the water trickles out. It's 5 feet from the street. Where does the Army Corps refer to Block C, I inquired about receiving a copy of the report. The township doesn't have a copy. Was that delineation report made by physical observation or satellite or drone? Nobody has ever seen it. We across the street from Block C, if that site is dewatered, I have yet to see it. There is water in all 3 lots.

Chair Dennis Stoiber: *So your insistence is based on water problems that would cause flooding?*

Peggy Spraggins: *It would negatively impact the value of our house because of the potential flooding, our backyard was flooded today, so if you build two more houses that back up it could flood the whole neighborhood. Can I ask how many people have seen the site?*

Brian Prunty: *The tree stand area, there is still a wetland, the other side of the creek, I did not see ponding water.*

Peggy Spraggins: *Are you going to address the Flickinger report?*

Chair Dennis Stoiber: *That is part of why staff has recommended to table, based on what we decide, we will likely have at least one more meeting on this.*

Discussion from the members:

Chair Dennis Stoiber: *Commission Members, the staff has recommended to table. There is the missing Flickinger report, and a recommendation of delineation on those lots where the information was unclear.*

James Taylor: *We wanted a better delineation on riparian, since we don't have any areas drawn in our system.*

Chair Dennis Stoiber: *Do we have issues with riparian?*

Brian Prunty: *We do know there's riparian that runs between them, and the wetlands contacting a riparian setback become part of the setback and is subject to same regs and could incur additional regulations. Being that the wetland no longer exists, whatever what wetland was there that used to be gone, there is no more riparian on C. On B, if the wetland is a category 1, but makes contact, it is still riparian.*

Chair Dennis Stoiber: *What is now a stream, based on your calculations, is 50 ft?*

Matthew Weber: *That is the greater of the restrictions, I could engineer it and it's possibly only 30 ft. I don't know if it is a requirement of the plat to plat the riparian, if it's not required you don't have to show on the document. It's an easy thing to add on this supplemental drawing, but it should be part of the original design documents. It's a lengthy project with different phases.*

Chair Dennis Stoiber: So this flows to west from the retention pond?

Matthew Weber: Yes, out into vast wetlands. Had this not been potential, it would have just been all Block A. We knew these may have potential to be lots. All of the resident issues have been handled through Engineer and SCSW, and the wet areas are doing what they are supposed to. As much effort is taken to meet regulations, we have to design to their regulations. I saw water running away from the house, that is the design of these, we don't get dry parcels in Ohio. Between July and August it was pretty dry. I felt good about what was shown.

Peggy Spraggins: The photos are from neighbors, on the east side of the street. Mrs. Starcher's house. She wanted to demonstrate how water flows from her area to the retention pond, but in the swales.

Chair Dennis Stoiber: That is the outlet?

Matthew Weber: Those are the design requirements

Chair Dennis Stoiber: Is there is a question of the design itself?

Matthew Weber: When there's brown water, there's a concern. Sometimes there's leaf buildup, there's a tree that fell down, but when it goes into a vast wetland, it's a culmination of what do we do to keep it flowing. Nothing here is overly concerning, it's doing what its supposed to. Block B and C were planned from the beginning.

Chair Dennis Stoiber: Block B needs to fill in?

Matthew Weber: House needs to sit near road level and may have a walk out or garden view. I understand the concerns, but usually when the dust settles, it's OK.

Member Richard Bancroft: It was a pretty unusual storm event, this culvert was designed for the storm, and this is coming from the retention pond.

Jeff Snell: This is phase 1 and everything to the west is wetlands, area to east is phase 2 and phase 3 will not be affected by this water.

Matthew Weber: Phase 3 is separate, totally independent from this area. We went through expensive swale calculations from the county and it is.

Chair Dennis Stoiber: Staff, you recommend this should be tabled due to the lack of the Flickinger document and that there be some delineation done regardless of the Army Corps letter, can you enumerate what is needed.

James Taylor: We are focused on Block B, the wetland delineation to make sure there is no wetlands because there would be a riparian area, to triple check to make sure there are no wetlands on Block B.

Brian Prunty: If delineation has been modified, we need the setback to show that. Everything is based off original delineation done in 2014. We need updated information. According to the Corps, there are no longer wetlands on one, there is on another.

Chair Dennis Stoiber: Are you satisfied that there is no longer water there regardless of soils and plants are there that it is not considered a wetland at this point.

Brian Prunty: Ohio EPA does not make criteria, USACE said there is not a wetland on that property. We need a delineation on Block A, if the Riparian setback in A, how is that going to change. Ultimately, we will need all of that information, and a variance may be needed.

Matthew Weber: If we need a variance.

Brian Prunty: Army Corps does not supersede our local regulations.

Matthew Weber: If I would have known these comments before, we can clearly identify wetlands and setbacks with soil and water. It should be easy to get it to recommend for approval. We will go from there.

Chair Dennis Stoiber: Filckinger report is a ghost document now?

Jeff Snell: The Army Corps reference the Flickinger report and the blocks. The dewatered comment came from a conversation and is not written in the report. There is a reference from Flickinger. I tried to obtain it, but developer and we did multiple records requests to Army Corps and they don't have it. The USACE report is the controlling document, though.

Matthew Weber: Usually when we get Army Corps information you are good.

Chair Dennis Stoiber: We need mapping that shoes stream course and any setbacks that may affect Block A and how that effects Block B.

Matthew Weber: Not to complicate it, if this came back, when changing from blocks to lots, the riparian setback limits what can be built. If this has a riparian setback, it still can be built on, it just may not be able to have a smaller house without a variance? We've done other properties with riparian setbacks, and we've got a variance. Does a variance need to come at this stage, or can we just have these as lots as they were intended. Sanitary is not there because DSSS doesn't want laterals with plugs that could leak, just put them in when you build them. Just asking that they could be lots, restrictions would be when the plan comes together. Just asking to have those replatted as lots.

Chair Dennis Stoiber: I think we need to have good information on things we have questions on Before we can make an informed decision.

Anything else from Commission?

Member Richard Bancroft: Is it a buildable lot? Do you have a permit to fill the wetlands? One parcel has wetlands, one does not.

Multiple people talking over one another.

Matthew Weber: I appreciate everyone's position. We can sit here and I can pull out documents, but you can ask to make them official.

Kyle Julien motion to table

Segedy seconds

Jeff Snell: I abstain.

Assitant Director Holly Miller: No, you have to recuse.

Jeff Snell: I recuse myself, so I didn't participate in the vote and didn't talk to any of you about this.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Bancroft, Richard			X		
Dickinson, Erin					
Donofrio, John			X		
Jones-Capers, Halle					
Julien, Kyle	X		X		
Reville, Rich			X		
Segedy, Jason		X	X		
Snell, Jeff					*Recused
Stoiber, Dennis			X		
Terry, Robert					
Whited, David					

Motion

Member Kyle Julien made a motion to **TABLE** the **New Item #1 Heartridge Subdivision Phase 1 Replat – Replat – Sagamore Hills Township**, and it was seconded by *Member Jason Segedy*, all in favor, 6, oppose 0, **New Item #1 Heartridge Subdivision Phase 1 Replat – Replat – Sagamore Hills Township**, was **TABLED** with 0 abstentions, and 1 recusal.

Old Business

2. None

E. Report from SCPC Rules Committee

Vice-Chair Jeff Snell

Vice Chair Jeff Snell: We decided we're together on the 4th, we will put together a report and share it with the rest of you before the next meeting.

F. Report from Assistant Director

Assistant Director Holly Miller

Assistant Director Holly Miller: I think I've added enough today.

G. Comments from Public

Chair Dennis Stoiber

N/A

H. Comments from Commission Members

Chair Dennis Stoiber

N/A

I. Other

1. Legal Update

Attorney Marvin Evans

No, I sent it late related to your hearing here. A piece of the subdivision regulations, I did send that may be relevant to your considerations but you probably won't see until after the meeting, but you know it's there.

I. Adjournment

Chair Dennis Stoiber

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Bancroft, Richard			X		
Dickinson, Erin					
Donofrio, John			X		
Jones-Capers, Halle					
Julien, Kyle		X	X		
Reville, Rich	X		X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert					
Whited, David					

Motion

Member Rich Reville made a motion to *adjourn* the **SCPC meeting held Thursday, October 30th, 2025** – and it was seconded by *Member Kyle Julien*, *all in favor, 7, oppose 0*, the **SCPC meeting held Thursday, October 30th, 2025**, was *adjourned* at 4:05 p.m.

These minutes were recorded, prepared, and represent the writer's best recollection of the items discussed by:

Gabriel Durrant, Senior Administrator

Department of Community and Economic Development, GIS and Planning

Monday, November 3, 2025 at 2:57 PM.



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission
Zoning Text Amendment
**Gas Stations w/Retail & Restaurant
Seating**
Coventry Township

Item No.: 1
Meeting: October 30, 2025
Proposal: **Gas Stations w/Retail & Restaurant Seating**
Processor: James J. Taylor

Proposal: The applicant has proposed that the Coventry Township Zoning Resolution be revised to add text to include "Gas Station with Retail and Restaurant Seating" as a Conditionally Permitted Use in the B-2 Limited/Local Business District. The proposed text amendment also includes conditions required for approval. See the proposed text below and Exhibit A for the locations of the B-2 Zoning District within Coventry Township.

Proposed Text:

Article 11 Business-2 Limited/Local Business District

Section 11.01.B. Conditional Uses

Add:

#2 Conditional Use

Gas Station w/Retail & Restaurant Seating *(must meet the following conditions with final approval by Board of Zoning Appeals):*

1. Must comply with Article 3.04 Application for Zoning Certificate
2. Comply with Article 3.06 General Requirements of Conditional Zoning
3. Comply with Article 18.00 Facilities for Parking Motor Vehicles – *Parking and access ways must be delineated on site*
4. Must comply with Article 11.00 Limited Local Business District requirements except as noted
5. Must comply with Article 29.00 Lighting
6. Located on State or County Roadways
7. Connected to public water and sanitary sewer
8. Building shall be one story or maximum 25 feet in height
9. Vision impairing buffering to a height of 6 feet to adjacent properties is required and may be fencing or natural growth
10. No more than 4 gas pumps
11. Gas pump canopies must meet all required setbacks and be limited to 25 feet in height.
12. Seating area shall be no more than 25% of floor area, all seating must be indoors
13. No mechanical work permitted
14. Hours of operation 5:00am to 10:00pm

Public Comments: Tony Stopera, 11/14/2025, Please see Exhibit B for comments.

Staff Comments: Copley Township lists "Gasoline Service Stations: Full Service or Multi-Use"

as a conditional use in their C-NR (Neighborhood Retail) Commercial District, which is comparable to Coventry Township's Business-2 Limited/Local Business District. Below are Copley Township's criteria for Gas Stations within their C-NR District:

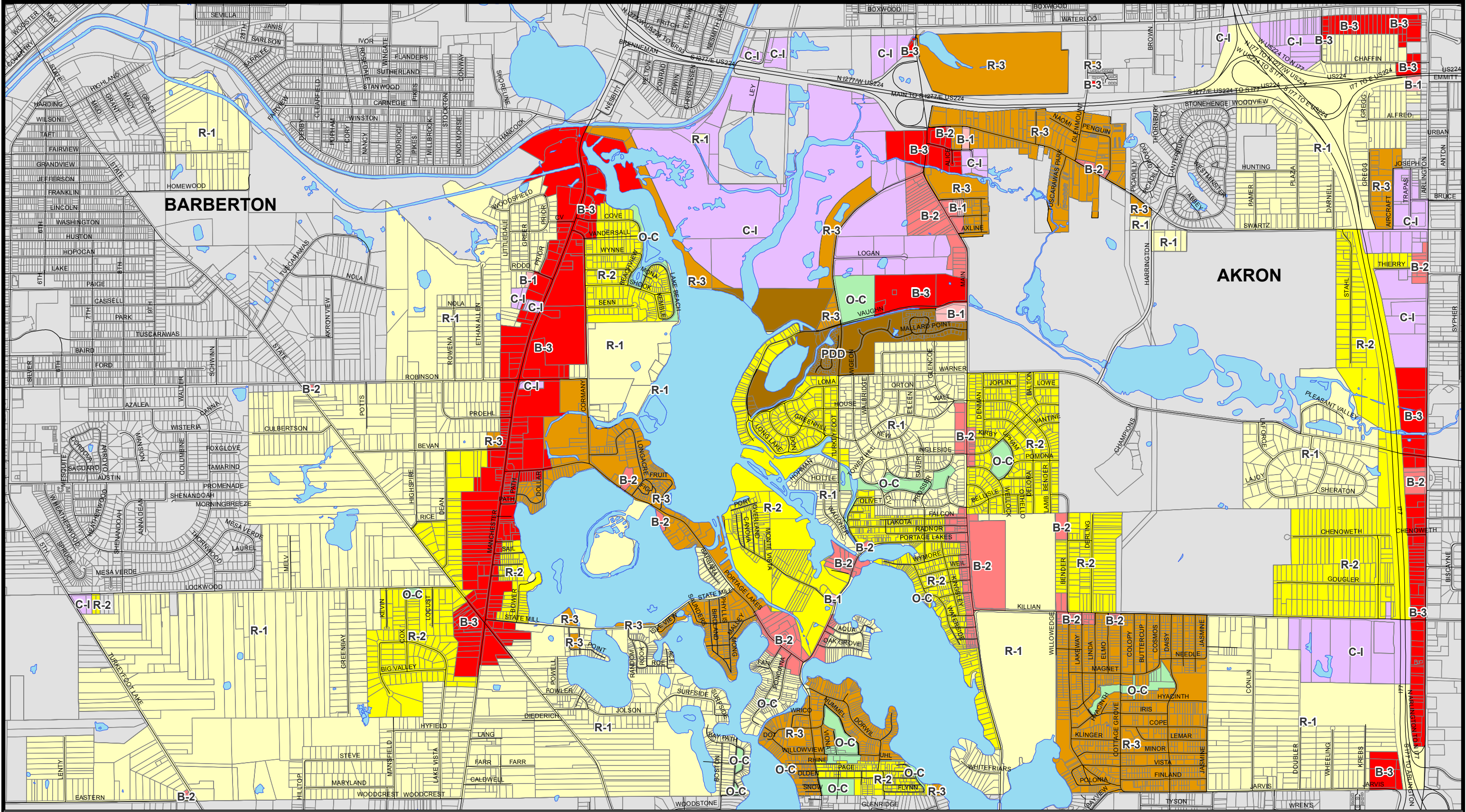
G. Gasoline Service Station: Full Service or Multi-Use (C-GR, C-NR, C-HS)

1. Gasoline service stations shall be located on arterial or collector thoroughfares.
2. Gasoline service stations shall be permitted under the following conditions:
 - a. Provided that such facilities be located at the extremity of the commercial districts so as not to interfere with the pedestrian interchange, between stores in the district and provided further, that it would not limit expansion of the pedestrian-oriented facilities
 - b. All activities, except those required to be performed at fuel pumps, shall be carried on inside a building; if work is performed on a vehicle, such vehicle shall be entirely within a building.
 - c. No more than two (2) driveway approaches shall be permitted directly from any thoroughfare and shall not exceed thirty (30) feet each in width at the property line.
 - d. If the property fronts on two (2) or more streets, the driveways shall be located as far from the intersection as is practical.
 - e. At least a six (6) inch high pedestrian safety curb shall be installed along all street right-of-way lines except at driveway approaches.

This comparison leads to the following comment:

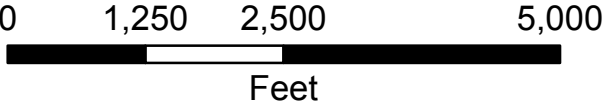
In #6 of Section 11.01B. Conditional Use, #2 Conditional Uses, Gas Station w/Retail & Restaurant Setting, replace "Located on State or County Highways" with "Located on arterial or collector thoroughfares." The determining factor in the location of a new service station should be the traffic count of a particular road, not the ownership/maintenance authority of a road.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **Approved** with due consideration of staff comments.



Coventry Township

Zoning Map



County of Summit Department of Community and Economic Development
Development Map by Susan DeChant, March 2015



11/14/25

To: planning@summitoh.net

Subject: Opposition to Conditional Use Language for Gas Station with Retail and Restaurant Seating – Coventry Township

Dear Members of the Summit County Planning Commission,

Please include this correspondence in the public record for the upcoming Summit County Planning Commission meeting regarding the proposed conditional use language permitting a gas station with retail and restaurant seating in Coventry Township.

I am writing to respectfully but strongly oppose this proposed language. My concerns involve increased noise, environmental impacts, diminished property values, disruptions to residential stability, and significant safety issues. I will outline these concerns in detail below.

The most fundamental issue is this: **a B-3 operation should not be permitted on a B-2 zoned property, especially when that B-2 property sits in the center of an established residential neighborhood.** Adoption of this language would effectively allow exactly that. Zoning exists to protect residents by separating incompatible land uses. While living near B-2 businesses can be manageable, living next to a B-3 gas station is an entirely different matter.

No one wants to live next to a gas station, and I am certain none of you would want one in your own front yard—especially where one does not currently exist.

I can speak from direct personal experience. I once lived beside a small gas station—significantly smaller than what this language would allow. Even that small station negatively affected the neighborhood. I experienced theft, trespassing, harassment, vehicle fumes, noise disturbances, and intrusive lighting. When the gas station closed and a different business moved in, these problems disappeared. The proposed use would be much larger and would magnify those same issues considerably. In my case, this proposal would place a gas station **literally just feet from my front door**, making me one of the most directly affected neighbors.

Noise and Lighting Impacts

Gasoline delivery trucks often unload late at night. Daily deliveries will increase daytime noise. Car doors, loud conversations, revving engines, modified exhaust systems, and evening gatherings all raise noise levels well beyond the ambient expectations of a residential neighborhood. Lighting from the pumps, canopy, signage, and constant headlight movement will intrude into homes far beyond the property line.

Environmental and Air Quality Concerns

Gasoline fumes, diesel exhaust, idling trucks, and spills from refueling create air pollution that will affect downwind neighbors. Many diesel drivers leave engines idling for extended periods, worsening the issue. Additionally, odors from dumpsters and potential food preparation will

circulate through the neighborhood, especially during warm weather when residents want their windows open or wish to enjoy their porches.

EPA-Related Setback and Well Protection Concerns (Suggested Paragraph)

In addition, there are serious concerns regarding **residential well protection**. Federal and state environmental agencies, including the EPA, consistently emphasize the need for substantial setback distances between fuel storage tanks and private wells to reduce the risk of groundwater contamination. Gasoline leaks—whether from underground storage tanks, delivery lines, or surface spills—can migrate through soil and enter the groundwater table, putting drinking water wells at risk. Homeowners in this area rely on wells, and placing a gas station only feet away from established residences does not align with the protective setbacks recommended for safeguarding residential water supplies.

Property Value Impacts

A gas station may enhance the value of the commercial parcel where it sits, but it will reduce surrounding residential property values. Few buyers are willing to live adjacent to a gas station; resale will be significantly affected.

Zoning Intent and Compatibility

B-2 zoning is meant for neighborhood-scale business use. B-3 zoning is reserved for principal shopping areas with concentrated commercial activity and is intended for major thoroughfares. Coventry's own B-3 language states that uses with tendencies to create traffic congestion, parking problems, storage concerns, and other special issues "are best distinguished from local areas." It also specifies that B-3 uses are appropriate on major thoroughfares—**in Coventry, that is clearly Manchester Road**, where the community's businesses are already concentrated.

Allowing this language would effectively let a property owner circumvent a **self-imposed hardship**—purchasing property that does not meet zoning requirements for their desired use and then attempting to change the zoning afterward. This is precisely the situation here, and it would set a precedent that undermines future zoning stability for this neighborhood.

Traffic and Public Safety

The residential corner targeted by this language is already congested. A gas station will worsen traffic and make it even harder for residents to safely enter and exit their own driveways. Although no traffic study has been done, lived experience in this area clearly suggests increased congestion and hazards.

The FBI lists gas stations as the **#4 most common location for crime**, further underscoring their incompatibility with residential surroundings. B-2 zoning should not permit a B-3 use.

Community Opposition and Lack of Need

A previous attempt by a business owner to place a B-3 gas station on this same B-2 site was unanimously denied by both the Coventry Zoning Board and the Coventry Township Trustees. I have also collected a petition signed by 63 local residents—many of whom can see the site from their homes—who are opposed to this proposal. These are not distant or disengaged individuals; they are the neighbors who would be directly affected.

Additionally, this neighborhood **does not need another gas station**. Four stations already operate within a one-minute drive: Acme and Circle-K on Manchester Road, and Giant Eagle and Circle-K on Fifth Street. Any sales at a new station would simply subtract business from these existing establishments without contributing to economic growth.

Conclusion

Zoning exists to separate incompatible uses, protect public health and safety, maintain community character, and prevent exactly the type of situation this proposal would create. Allowing a B-3 gas station on a B-2 parcel inside an established residential neighborhood contradicts the purpose and intent of zoning.

The Coventry Zoning Board unanimously opposed a B-3 gas station at this site. The Coventry Township Trustees unanimously opposed it as well. I respectfully ask the Summit County Planning Commission to uphold these decisions and **reject this proposed language** that would open the door to a B-3 gas station on a B-2 property.

Thank you for your time and consideration.

Sincerely,
Tony Stopera
1240 Robinson Ave
Coventry Twp, OH 44203
330-803-8396

BY-LAWS OF THE COUNTY OF SUMMIT

PLANNING COMMISSION

NOTE: All edits are in red, omissions are ~~struck through~~.

PREAMBLE

By virtue of Chapter 141 of the Codified Ordinances of the County of Summit, the Summit County Planning Commission ("Commission") is established and authorized to exercise the powers and duties vested in Planning Commissions by general law, including but not limited to Sections 711.10 and 713.23 of the Ohio Revised Code, and granted to the Commission by the Codified Ordinances of Summit County. To provide for the orderly exercise of these powers, the Commission adopts the By-Laws set forth herein.

ARTICLE 1 – MEMBERS

The Commission shall consist of nine members appointed by the County Executive and confirmed by County Council; one member of County Council elected to represent a District; and one member of County Council elected to serve at large, for a total of 11 members. The appointed members shall serve for terms of three years and Council members shall serve for terms of four years; provided, however, that both appointed and council members shall continue to serve until their successors are confirmed by County Council or their reappointment is not confirmed by Council.

ARTICLE 2 – OFFICERS

Section I. Powers and Duties

The Commission shall elect from its members the following officers:

A Chairperson who shall preside at all hearings and meetings of the Commission; assure proper order of the Commission and the public in all Commission proceedings as provided herein; sign all approved plats, written contracts and other obligations of the Commission, ~~or designate a Staff Member of the Commission to sign on their behalf, with approval of the Chairperson;~~ approve the agenda for Commission meetings as provided herein; appoint members to Commission committees as provided herein; represent the Commission before legislative and administrative bodies; and provide such other and further duties as may be required or requested by the Commission or set forth herein.

A Vice-Chairperson who shall perform all the duties of the Chairperson in case of the Chairperson's absence or disability and perform such other and further duties as may be required or requested by the Commission.

A Secretary who shall keep or supervise the keeping of minutes of all meetings of the Commission; sign approved plats and other Commission documents as required by the Chairperson or the Commission; ensure that proper notice of Commission hearings and

meetings is given as provided herein; and perform such other and further duties as may be required or requested by the Commission or set forth herein.

Section II. Election of Officers

The election of officers shall be held at the Commission's first regular meeting in January of each year, except that the Commission by majority vote of members present may postpone the election of officers to the first regular meeting in February. Officers shall hold office until a successor is elected and qualified. If any officer shall not be able to perform his or her duties by reason of death, resignation, disqualification or any other cause, the Commission shall elect at its next regular meeting one of its members to replace that officer and complete that officer's term. The replacement officer shall serve until a successor is elected and qualified.

Elections shall be held as follows: Any member may place any member's name in nomination. No second is necessary. If only one member's name is placed into nomination for an office, that member may be elected by acclamation. If more than one member's name is placed into nomination for an office, each member present shall write one person's name on a ballot. The ballots shall then be collected, read aloud, and recorded. A majority of votes cast shall be required to elect. In the event that no member receives a majority, the procedure of nomination and balloting shall be repeated.

ARTICLE 3 – MEETINGS

Section I. – Dates, Times, Locations

The Commission shall meet in regular session on the last Thursday of each month at 3:00 p.m. in County Council Chambers, 7th Floor, Ohio Building, 175 S. Main St. in Akron, unless such date is impracticable because of holidays or scheduling conflicts, in which case the Commission may schedule the regular meeting for ~~the same time and place but on a different date~~ a different time, date or place within twenty-four (24) hours' notice on its website, pursuant to O.R.C. Section 121.12.

Special Commission meetings may be held by written request of the Commission Chairperson or three members of the Commission. Special meetings ~~shall~~ may be held ~~no earlier than 3:00 p.m. in County Council Chambers, but may be held on any day requested~~ at a time, date or place with twenty-four hours notice posted on its website, pursuant to O.R.C. Section 121.12.

Section II. – Open to Public

All meetings of the Planning Commission shall be open to the public except as provided in general law.

Section III. – Meeting Agendas

The Commission Chairperson shall prepare or approve the preparation of the agenda for every meeting of the Planning Commission, except that an item may be added to a meeting agenda prior to any meeting by request of three members of the Commission. At any Commission meeting, the agenda may be altered by the Commission.

Section IV. – Quorum

To conduct business or take any actions at any Commission meeting, a quorum of six members is required **in which up to two members may attend virtually, as provided by the Commission rules.** A majority of members present and constituting a quorum is necessary to take action.

Section V. – Notice of Meetings

Each year the Commission shall adopt a schedule of its regular meetings for the next year which shall be widely disseminated to the general public and the news media in the County. Notice of any special meetings of the Commission shall be given to all members no later than 24 hours before the meeting unless there is an emergency. In addition, notice of special meetings of the Commission shall be widely disseminated.

Section VI. – The Order of Business

The order of business of the Commission shall be as follows:

- A. Roll Call
- B. Reading and approval of minutes, with or without corrections
- C. Business items
 - a. Old Business
 - b. New Business
 1. Zoning Items
 2. Subdivision Items
 - i. Receipt of Concept Plan Application(s)
 - ii. Preliminary Plan(s)
 - iii. Improvement Plan(s)
 - iv. Final Plat(s)
 3. Road Vacations
 4. Utility and Easement Agreements
 5. Variance Items
 6. Riparian Variance Items
- D. Reports of standing committees
- E. Report of special committees
- F. Reports from Planning Director
- G. Comments from public
- H. Comments from Commission members
- I. Adjournment

Section VII. – Conduct of Persons Appearing Before Commission

During all meetings of the Commission, members of the public shall be given a reasonable opportunity to speak. The Chairperson shall reasonably control the length of time an individual may address the Commission and may rule out of order and stop public comments that are abusive, inflammatory or irrelevant to Commission business.

Any conduct by a member of the public that interferes with the rights of others to speak or with the orderly transaction of business by the Commission may be ruled out of order by the Chairperson. If the person persists in disorderly conduct, the Chairperson may

request from the Commission a vote to eject the person from the meeting. Where a person fails to comply with a vote of the Commission to eject, the chairperson may call upon civil authority to physically remove the person from the meeting.

Section VIII. – Robert’s Rules of Order

Except as provided otherwise herein, the conduct of Commission meetings shall follow Roberts Rules of Order.

ARTICLE 4 – ~~TAPE RECORDINGS,~~ MINUTES, RECORDS

Section I. – Minutes

The Secretary shall ensure that minutes are taken of all meetings of the Commission that accurately reflect the actions taken by the Commission and summarize any pertinent discussion leading to an action.

The Commission shall correct, if necessary, and approve the minutes of each meeting. The Secretary shall sign the minutes, certifying that they have been reviewed and approved by the Commission, and ensure that they are maintained as a permanent record of the Commission.

Section II. – Commission Records

The Secretary shall ensure that actions taken or recommendations made by the Commission are appropriately noted on plans, plats, applications and other official documents. All records will be retained in accordance with the current Record Retention Schedule (RC-2), of the Department of Community & Economic Development.

ARTICLE 5 – COMMITTEES

Section I. – Permanent and Temporary Committees

The Commission shall have the following Permanent Committees:

Rules Committee which shall advise the Commission and make recommendations concerning possible amendments to these By-Laws, changes in the conduct of the Commission’s or the committees’ meetings, and any other procedural matters.

Comprehensive Planning which shall advise the Commission and make recommendations concerning general development plans, infrastructure plans, other master plans, and substantive issues concerning land use planning in Summit County.

The Commission may create other permanent or temporary committees upon the recommendation of the Chairperson or three members of the Commission and approval by the Commission. Recommendations for a new permanent or temporary committee shall contain details of the purpose and scope of the proposed committee.

Section II. – Membership

Each permanent and temporary committee shall have at least three members, each being a member of the Commission.

Membership on committees shall be for a one year term and shall be established upon the recommendation of the Chairperson and approval of the Commission at the regularly scheduled meeting at which the election of officers will take place for that calendar year pursuant to Article 2, Section II of these By-laws.

The members of each committee shall select a Chair of the committee. The Chair of each committee shall preside over the committee meetings and ensure proper order of the committee proceedings. The committee shall select a Chair at the regularly scheduled meeting at which the election of officers will take place for that calendar year pursuant to Article 2, Section II of these By-laws.

Section III. – Dates, Times, Locations

Each committee of the Commission shall meet ~~monthly at 3:00 p.m. in County Council Chambers on a date as necessary, at a time date and place~~ selected by the committee Chair or by three members of the committee. A committee Chair may cancel a meeting of her or her committee for lack of items to be discussed or any other reason.

Section IV. – Open to Public

All meetings of Planning Commission committees shall be open to the public except as provided in general law.

Section V. – Committee Meeting Agendas

Committee Chairs shall prepare or approve the preparation of the agenda for every meeting of the committee her or she chairs, except that an item may be added to a committee agenda prior to the meeting by any committee member. At any committee meeting, the agenda of the meeting may be altered by the committee.

Section VI. – Quorum for Committees

To conduct business or take any action at any committee meeting, a quorum of two members is required. A majority of members present and constituting a quorum is necessary to take action.

Section VII. – Notice of Meetings

Each year each committee ~~shall~~ may adopt a schedule of its meetings for the next year which shall be widely disseminated to the general public. Notice of a committee meeting shall be given to all committee members at least 24 hours before ~~the~~ an in-person meeting, or 72 hours before a virtual meeting unless there is an emergency. In addition, notice of committee meetings shall be widely disseminated, and published upon the Commission's website at least 24 hours in advance of an in-person meeting, or 72 hours in advance of a virtual meeting.

Section VIII. – Robert's Rules of Order

Except as provided otherwise herein, the conduct of Committee meetings shall follow Roberts Rules of Order.

ARTICLE 6 – CONFLICT OF INTEREST

A Commission member who has a conflict of interest in a matter coming before the Commission shall not participate formally or informally in discussing the matter before the Commission or with Commission members and shall abstain from voting on the matter.

A member of the Planning Commission shall be considered to have a conflict of interest whenever that member:

- A. Or his or her immediate family has a financial interest in the matter before the Commission; or
- B. Is a principal, partner, corporate officer or member of the Board of Directors of a business providing products or services to an applicant before the Planning Commission or holds an ownership interest of more than one percent in the business; or
- C. Is the applicant, builder, civil engineer, architect, land use lawyer, subcontractor or consultant of a project that is before the Planning Commission.

A member of the Planning Commission is also considered a “public official” under Ohio Ethics Laws and is subject to Chapters One and Twenty-nine of the Ohio Revised Code.

This Article is intended to provide guidance to members of the Commission regarding what actions or relationships may constitute a conflict of interest; however, it is not intended to be an exhaustive list.

ARTICLE 7 – AMENDMENT

These By-laws may be amended from time to time only in accordance with the following procedure:

- a. The Chairperson may, ~~or on~~ a petition of five members, ~~or the Rules Committee,~~ **by a majority of its members**, shall deliver a copy of the proposed amendment to the Secretary at least ~~15~~ **30** days in advance of the next regular meeting of the Commission.
- b. The Secretary shall thereafter, but not less than ten days prior to the next regular meeting of the Commission, forward to each member of the Commission a copy of such proposed amendment together with a notice that it will be the subject of action at the next regular meeting of the Commission and such amendment shall be deemed adopted upon receiving the affirmative vote of a majority of the members of the Commission present and constituting a quorum.

ARTICLE 8 – DUTIES OF PERSON SUBMITTING A SUBDIVISION AGENDA ITEM

Section 1 – Applicant’s Duty to Appear

The Staff of the Summit County Planning Commission shall inform all Applicants submitting subdivision Agenda items coming before the Commission of the time and date the items will be considered by the Commission and shall further inform the applicant that their **in-person** presence or the **in-person** presence of their representative is necessary before the Commission will take their proposal under consideration. Staff shall convey this information to the applicant in writing. **In addition, when an agenda item submitted is a subdivision item, the Staff of the Summit County Planning Commission shall inform a representative of the township of the time and date the item(s) will be considered by the Commission and shall further inform the township that the in-person presence of their representative is necessary before the Commission will take any proposal under consideration. Staff shall convey this information to the applicant and township in writing.**

Section 2 – Failure to Appear

If neither the applicant nor the applicant’s representative appears before the Commission, after notice as set forth above, then the subdivision proposal of the applicant shall be deemed to be constructively tabled and will be removed from the current agenda and will not be considered by the Commission at that time.

Section 3 – Tabled Items

Any item constructively tabled, as set forth above, shall be placed on the agenda of the next regularly scheduled meeting of the Planning Commission and the Staff will send the applicant further notice informing them that their presence or the presence of their representative is necessary before the Commission will take their proposal under consideration.

Section 4 – Appearance Waiver

Upon ~~motion and unanimous assent~~ **a majority** of Commission members ~~present in attendance~~, and for good cause shown, the Planning Commission may waive the requirement that the applicant, ~~or the~~ applicant’s representative ~~or township representative~~ appear **in-person** before the Commission prior to the Commission taking an applicant’s proposal under consideration.

The above By-Laws of the County Of Summit Planning Commission were adopted by resolution at the August 21, 2008 County of Summit Planning Commission meeting.

Attest:

The undersigned Secretary of the County of Summit Planning Commission certifies that the foregoing is a true and accurate copy of the By-Laws of said Commission.

Secretary	Date

M:\Development\PLANNING COMMISSION\Division Planning Commission Folder\2025 Planning Commission Items\SCPC By-Laws Subcommittee\11-2025\By-Laws Documents\By-Laws for Planning Commission_JJT_Edits.docx

Exhibit C – Coventry Twp. Board of Zoning Appeals Call to Order Document

Call the meeting of the Coventry Township Board of Zoning Appeals to order.

I hereby acknowledge that the full and complete proceedings of this public meeting are being recorded and shall be kept with the Zoning Inspector for a period of six (6) months. The recording of tonight's meeting or any other meeting may be listened to and reviewed at the township administration building between 8:00 a.m and 4:00 p.m. Monday through Friday by appointment. If you are presenting a case you must come to the podium and state your name and address clearly. Each applicant or applicants representative shall also address each Duncan factor in their presentation.

If you are speaking for or against a case, you must come to the podium state your name and address clearly and address. You may only speak to the case at hand and make any comments or concerns to the board only. Questions may not be asked to the applicant or applicant representatives. Each person speaking for or against a case must only speak to matters concerning the advertised variance. Any emails received by Zoning Staff, prior to the deadline will be read into the minutes by staff.

The purpose of the Board of Zoning Appeals has been vested with the power to hear and decide appeals. The appeal procedure is established under Section 519.15 of the Ohio Revised code. Decisions made by the Board of Appeals may only be appealed through the Court of Common Pleas. Appeals are not intended to grant special favors to certain property owners that would not be available to their neighbors or to allow widespread circumvention of the local zoning regulations.

In order to grant a requested variance the Board of Zoning Appeals must be presented with evidence that a practical difficulty is involved and that approving the appeal will not be contrary to public interest. The applicant must show that the spirit of the zoning ordinances supports the appeal. The boards consideration of the matters at hand are based on mutual fact-finding and decision-making and is not an adversarial process.

All persons wishing to speak tonight, please stand, raise your right and so I can administer the oath. Do you solemnly swear and affirm to tell the truth, the whole truth and nothing but the truth so help you God.

.

Approval of Minutes

Confirmation of number of members present

Case presented

Questions from board to applicant

Speaking for

Speaking against

Final questions to the applicant from board

Discussion between board members

Motions

THE DUNCAN FACTORS (Used by BZA as determining factors for a Variance)

1. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.

2. Whether the variance is substantial.

3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."

4. Whether the variance would adversely affect the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restrictions.

6. Whether the problem can be solved by some manner other than the granting of a variance.

7. Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.

Cindy Holland
1240 Robinson Ave
Coventry Twp, OH 44203
330-745-7300
Cindykh1930@yahoo.com

Date: November 18, 2025

To: Summit County Planning Commission

Subject: Opposition to Proposed Zoning Text Amendment – Request for Denial

Dear Members of the Summit County Planning Commission,

I am writing to formally oppose the proposed zoning **text amendment** affecting Robinson Avenue and other similarly zoned properties, and I respectfully request that the Commission deny this amendment at the November 20, 2025 meeting. After careful review, the proposed amendment raises serious legal, environmental, safety, and community concerns.

1. The Text Amendment Is Not Supported by a Comprehensive Plan

Coventry Township does not maintain a comprehensive plan. A zoning text amendment—especially one that creates or expands permitted or conditional uses within a zoning district—must be supported by planning justification and a clear demonstration of community need. Because no comprehensive plan exists, there is no documented rationale, policy basis, or future land-use guidance supporting such a change. As a result, the amendment risks being arbitrary, inconsistent, and contrary to established land-use patterns.

2. Environmental and Public Health Concerns

The proposed text amendment could allow uses that introduce environmental and health risks into areas not designed for them. These concerns include:

- **Hazardous materials and gas risks:** Certain commercial or industrial uses permitted by the amendment may involve substances that could spill or leak, contaminating soil, groundwater, or nearby ecosystems.
- **Risk to a neighboring residential well:** There is a private well immediately adjacent to the affected property. Any contamination resulting from newly allowed uses could pose direct health risks to residents who rely on this well for drinking water.
- **EPA-recommended setbacks:** Many land uses involving fuel, chemicals, or high-risk operations are subject to EPA-recommended setbacks from residential drinking-water wells. The proposed amendment does not provide such protections.

These concerns directly implicate the Commission’s statutory duty to protect the public health, safety, and welfare.

3. Public Safety and Infrastructure Impacts

Depending on the uses the text amendment would allow, the following issues may arise:

- **Traffic and road safety:** Robinson Avenue is not designed for high-volume or heavy commercial traffic. Any new uses allowed under the amendment may increase congestion and accident risk.
 - **Emergency services strain:** Additional hazards, increased traffic, or more intensive land uses can reduce emergency response times.
 - **Infrastructure burden:** Expanded commercial intensity may overextend local roads, utilities, and other public services, potentially leading to public costs and safety concerns.
-

4. Incompatibility with Surrounding Land Uses

The affected area is surrounded primarily by **residential** properties. A zoning text amendment that introduces more intensive or incompatible land uses within this district would:

- Undermine the character, stability, and cohesion of the neighborhood.
 - Disrupt established land-use expectations for residents.
 - Create broad impacts on all similarly zoned parcels—not just one location—thereby multiplying risks and unintended consequences.
-

5. Property Devaluation

Allowing more intensive, hazardous, or incompatible uses through a text amendment can:

- Reduce residential property values,
 - Create environmental and safety concerns that deter prospective buyers, and
 - Cause tangible economic harm to neighboring homeowners, including those whose water supply relies on the adjacent private well.
-

6. Legal Standards

Under **Ohio Revised Code § 303.04**, zoning amendments must be:

1. **Reasonable and non-arbitrary,**
2. **Consistent with the public interest, and**
3. **Justifiable based on evidence.**

This text amendment fails to meet these standards due to:

- Lack of comprehensive planning support,
- Significant environmental and public-health risks,
- Potential impacts on a residential well,
- Traffic and safety hazards,
- Property devaluation, and
- Clear incompatibility with surrounding land uses.

Conclusion

For all the reasons outlined—lack of planning justification, environmental risks, threat to a neighboring well, public-safety concerns, infrastructure strain, property-value impacts, and legal inconsistency—I respectfully request that the Summit County Planning Commission **deny the proposed zoning text amendment.**

Thank you for your thoughtful consideration and for prioritizing the health, safety, and welfare of Summit County residents.

Sincerely,
Cindy Holland

Renee Martin
24 Portage Lks Dr
Coventry twp, Oh 44319
rmartin88@neo.rr.com
330-388-9106
11-20-2025

To:

Summit County Planning
1180 S Main St
Akron, Oh 44301

My name is Renee Martin and I
am the owner of the residential property
located at 24 Portage Lks Dr parcel #
1901550.

I am here to address the proposed
B2 rezoning text amendment submitted
by Robert Henworth, Coventry twp zoning
inspector. This proposed text was
brought about by twp trustee, George
Beckman to aid two individuals with
building and expansion of gas stations.
One of those individuals is Harry Kane,
owner of the Marathon gas located at
3142 Main St, Coventry twp. Mr. Kane
owns four parcels - 1902298, 1902296,
1902295 and 1902297 that are currently
zoned residential. These parcels

These parcels directly border
by property on the side and back.
To rezone these residential parcels
would allow Mr Kane to expand
the Marathon gas station up to my
property line at the side and back.

I respectfully request the boards
careful consideration of the potential
impact of this expansion which include:

- Risk to my well water by contamination
of ground water with gas, diesel, benzene
and other volatile compounds which
also poses a health risk.
- Decline in my property due to noise
and light pollution, increased traffic,
aesthetic concerns and potential
environmental risk.
- Noise, light and traffic impact due
to more lighting, delivery truck traffic,
increased customers and noise from
fueling, car doors, motorcycles, pumps
and HVAC systems.

- Stormwater and runoff concerns from oil and grease, fuel residue, road salts and debris..
- Air quality and vapor intrusion gasoline vapors that can migrate underground or through the air, nuisance odors and other volatile organic compounds.

Based on the current Coventry zoning Section 3.06 General requirements of conditional zoning certificates:

- All lands and structures must not be detrimental to the property in the immediate vicinity
and
- Must not be hazardous or disturbing to existing or future neighboring uses.

I am a lifelong resident of Coventry town and have lived in my home 30+ years. I urge you not to approve this text amendment and ruin the quality of my life and restrict my personal freedom.

Thank you for your time
and attention.

I respectfully request that
this letter be entered into the
public record.

Renee Martin
(Renee Martin)

Call the meeting of the Summit County Planning Commission to order.

I hereby acknowledge that the full and complete proceedings of this public meeting are being recorded and shall be kept with the Summit County Planning Department. The recording of tonight's meeting or any other meeting may be requested by contacting Summit County Planning Staff.

If you are presenting a case, you must come to the podium and state your name and address clearly.

If you are speaking for or against a case, you must come to the podium, state your name and address clearly and address. You may only speak to the case at hand and make any comments or concerns to the board only. Questions may not be asked to the applicant or applicant representatives. Each person speaking for or against a case must only speak to matters concerning the presented request. Any emails received by Planning Staff prior to the deadline will be read into the minutes by staff.

Summit County Planning Commission is an advisory body and final decisions remain within the authority of the Township in question and relevant regulatory agencies.