

Franklin Township Trustees
Tuesday, October 22, 2019
Regular Meeting Minutes

At 7:00pm Chairwoman Ann Hanna called the meeting to order. Trustee Keith Benjamin was excused. Minutes from the previous meeting were approved by a motion made by Scott Swan; 2nd Ann Hanna. Both trustees voted yes.

PUBLIC COMMENT

- PSCO – Lt. Witkosky – reported the following statistics on activity in the township since last meeting: four fire assists, five alarm drops, eight disorderly conducts, nine domestic disturbances, six thefts, eleven premises checks, eight suspicious persons, ten suspicious vehicles, and fifty-one traffic stops. He has extra patrols scheduled throughout the township for Halloween festivities.
- Pete Schwiegeraht of MVHA Partners – spoke of the early stages of a development proposal for senior and workforce targeted housing complexes on land that was formerly the Kent State University Golf Course. MVHA Partners is an established Cincinnati based housing developer with a focus on rental property complexes that target the 55+ community, young couples, small families, and middle income workers. They do not develop student housing. Their preliminary studies show Kent has a need for the kind of housing they provide. Responding to a question of what the occupancy percentage is of their existing developments Mr. Schwiegeraht stated their occupancy rate maintains at 100% or near that. He also stated that this developer also retains ownership and management of their properties. Based on what the large piece of land is currently zoned they are aware that rezoning would be required. Mr. Schwiegeraht was seeking initial feedback from the board. Ms. Hanna responded that she would want an informational sit down with our zoning inspector and assistant, administrator and other trustees to review more thoroughly information provided before commenting. Mr. Swan commented that he favors the idea of senior targeted housing (55+ year olds) and sees potential. Township residents in attendance, Marilyn Knights and Rosemary Hostler commented to the board after his presentation concluded that rent could be high for seniors or workforce populace to afford and wondered how students would be prevented from renting the units. Mary Organ responded that if the developer built the complex as a 55+ designated development that anyone under that age would not be accepted as a tenant.
- Rosemary Hostler – 6338 Westshore Drove – asked that zoning please check on a prefabricated structure located at 6341 Westshore. There are trees and vines beginning to cover the structure. Sam Abell will look into it. She also expressed concern about the need for paving of a section of Westshore. Road superintendent Brian Langston explained that paving Merrill and Erie fit into the budget this year but Westshore is a priority for a later date. She then asked if there was any update on the spillway issue being addressed through the LMI survey. The survey is still being circulated and no change in status is reported at this point.
- Ron Nichols – 1515 South Blvd. – spoke about several matters. First, he expressed concern about catch basins and open ditches needing cleaned out in his neighborhood to avoid flooding during heavy rains. Next, he stated that phone calls placed to the maintenance garage have not been returned. Additionally, would like the answering machine message changed, a former employee remains on the message heard by callers. Mr. Nichols then reiterated that there two holes in the road that need addressed – one on North Blvd. And one on South Blvd. He brought these to the attention of the board a few months ago. Finally, he asked that Sam Abell look into accumulating trash bags and construction material in the yard at 1571 North Blvd.

The next several public commenters are residents of the Lake Royale development. These are in response to a street parking issue that was brought to the board several weeks ago, stemming from a recreational vehicle that is intermittently parked in front of its' owners house on the cul-de-sac of East Swan Lake Circle. At the time this issue was brought to the trustees a suggestion was made to post No Parking signs for the development and make exceptions for service vehicles and parties or gatherings where guests will need to park in the street temporarily. Trustees at the time voted to have the signs posted.

1. Ron Mussleman – 2051 E. Swan Lake Circle – is the owner of the recreational vehicle that spurred this request for a parking ban. In summary, he hopes that the board will stay any action on posting the signs and allow the homeowners' association the opportunity to address deed restrictions that prohibit parking a recreational vehicle in an owner's driveway. Homeowners have already begun meeting to discuss this and plan to form a

committee. He also addressed safety concerns that were brought up by other residents at a previous meetings and stated that the RV is stored in the winter months therefore not an obstruction for snowplows; assured the board that the vehicle is stored twenty plus feet away from any hydrant, and provided photos of where it is parked showing it does not block neighboring driveways.

2. Stewart Roll – 2020 E. Swan Lake Circle – as one of the residents asking for trustees to address the parking issue and support the No Parking signs reiterated that the association would only have jurisdiction over private property – like driveways – not streets. Only the trustees have the authority to ban parking on the street.
3. Dena Ferner – 1979 E. Swan Lake Circle – provided trustees with an email sent by Mr. Roll and Mr. Mo Motayar to Lake Royale residents about the issue and a copy of the HOA’s plat restrictions. She expressed that she does not support a street parking ban and has not experienced anything related to safety concerns of the RV being parked where it is parked. She agrees with others that the dispute should be solved internally through the HOA.
4. Craig Banks – 7690 Lake Royale Blvd. – expressed his concern over what would happen to service vehicles that are parked throughout the development on a near daily basis all summer long as properties are maintained. He fears service providers will refrain from working in the area for fear of being ticketed or towed. He also feels it is a neighborhood dispute and that it should be addressed internally and does not support a parking ban.
5. Mr. Roll spoke again stating that the association has no authority over street parking. He suggested that service vehicles could use the driveways of the home they are servicing at the time. He would like to see the township carry through their earlier decision to post signs.
6. Chuck and Betsy Mangin – 1939 W. Swan Lake Circle – both support solving the issue internally through possible deed amendments and do not want the street parking ban to take effect. Mr. Mangin pointed out that most, or many, driveways do not accommodate service vehicles.
7. Mo Motayar – 2056 E. Swan Lake Circle – stated that this issue has been raised before to the HOA and no resolution was reached. While acknowledging that the matter is contentious and personal for him as he sees the RV everyday in the cul-de-sac, he maintains that there is no guarantee that any resolution will be met internally and that the trustees have the authority to erect No Parking signs and should.
8. Lori Mussleman – 2051 E. Swan Lake Circle – as an owner of the recreational vehicle at the center of this matter she stated that complaints were expressed when she and her husband parked the RV in their driveway – non-compliant with their deed restrictions so her husband called and spoke to our township administrator and asked if there was any lawful reason he could not park it on the street. He was told no, nothing currently prohibited him from parking it on the street. Mrs. Mussleman does not support a parking ban, wants the matter dealt with internally and hopes for a compromise.
9. Greg Ferner – 1979 E. Swan Lake Circle – sees this as a neighborhood dispute that should be addressed internally. He is concerned that a street parking ban in the development would cause vehicles to then park on Diagonal Road which would, in turn, cause a more serious safety issue for both cyclists and other cars because Diagonal is a narrower road to begin with. He also wondered what enforcement would look like. Would cars be ticketed? Towed?
10. Mr. Mussleman spoke again to verify that he did speak to Mr. Penix, the administrator. He asked at the time if other neighborhoods had parking bans in effect and was told no.

Trustee Scott Swan - who was not in attendance at the meeting last month when the matter was brought to the attention of the board – had the following comments:

- The issue clearly needs addressed.
- He hears willingness to resolve the issue from residents. He is in favor of letting the association resolve the matter.
- In his experience informal resolution to problems always works best.
- Mr. Swan’s family had an RV and they utilized it a lot while he was growing up. He understands the attention and space they require but also understands that having one parked in front of a neighboring house could be frustrating.
- The board has instructed Mr. Langston not to proceed at this time with posting No Parking signs until a possible solution can be reached internally.
- The matter will be tabled until such time as the full board is there to make any final decisions when the time comes.

Ms. Hanna supports internal refinement of the matter and agrees that nothing further be done on the part of the township at this time.

ROAD REPORT

Submitted as written by Brian Langston and is attached to the official record. Additionally, Ms. Hanna asked that the garage answering machine message be changed and asked that the road department get the leaf pickup signs up as soon as possible, perhaps tomorrow, because leaf pickup starts very soon; dates are posted on the website and the TLA has posted them on their website as well. Jill Grimm – 1509 Merrill – stated that the sooner the better for signs posted in the Twin Lakes areas as the first pickup date is the week of November 4th. After verifying with Mr. Langston, Mr. Swan asked that the record reflect that catch basins in the area that Mr. Nichols spoke about have indeed been cleaned out – some jetted by the county.

ZONING REPORT

Submitted as written by Sam Abell and Joe Ciccozzi and is attached to the official record. Mr. Swan asked Mr. Ciccozzi to visit the CBD retail store opened in the Acme Plaza to see what items are being sold and asked that he follow up with the sheriff's department to keep an eye on age restrictive sales of products only sold legally to a person 21 and older.

OLD BUSINESS

- Mr. Langston is awaiting a callback from the paving company that quoted prices for Merrill and Erie street paving. The price went up \$4,000 and he is asking the company to be true to their original quote.
- Huey O'Shields tree removal was authorized to take down the trees in Phillips Park that need felled by a motion made by Ann Hanna; 2nd Scott Swan. Both trustees voted yes.

Several residents in attendance addressed the board seeking direction about the formation of an association for Brady Lake. There are 30+ lake property owners and they are trying to form a governing body of some kind or even a homeowners association. Matt Proske, Kori McMullen, Mr. Frankhauser, spoke about it. Rosemary Hostler stated that many years ago such an association existed and pointed out that it would be difficult to get one up and running again as they are no longer a village – they are all Franklin township residents now.

FINANCES

Payment of bills, warrants #24686 through 24747, including payment vouchers, totaling \$43,378.62 was authorized by a motion made by Ann Hanna; 2nd Scott Swan. Both trustees voted yes.

At 8:40pm a motion to adjourn was made by Scott Swan; 2nd Ann Hanna. Both trustees voted yes.

Date _____ Fiscal Officer _____

Chairwoman _____