

AGENDA

PORTAGE COUNTY REGIONAL PLANNING COMMISSION

WEDNESDAY, JANUARY 11, 2023

4:30 P.M.

**FORMER REGIONAL PLANNING COMMISSION OFFICE
124 NORTH PROSPECT STREET
RAVENNA**

- I. CALL TO ORDER
- II. *APPROVAL OF DECEMBER 14, 2022 MEETING MINUTES
- III. *APPOINTMENT OF NOMINATING COMMITTEE
- IV. SUBDIVISIONS
 - *1. Preliminary Plan of *"Wingfoot Lake Development"* on State Route 43, Lot 29 in Suffield Township, Wingfoot Development, LLC., applicant
 - *2. Replat of Sublots 12 – 15 of Block 3 of *"East Park Heights Allotment"* on Hazel Street, Lot 25 S.D. in Ravenna Township, L & K Capital, applicant
 - *3. Replat of Sublot 8 and Part of Lot 63 of *"Coia Subdivision"* on Summit Road, Lot 63 S. D. in Ravenna Township, Bisirri Commercial Properties, applicant **(Approval of an Extension of Time Until March 8, 2023)**
- V. ZONING
 - *1. Mantua Township Text Amendment Re: Height of Swimming Pool Fences
 - *2. Rootstown Township Text Amendment Re: Adding Vehicle Charging Stations as a Permitted Use in Sections 310.03, 340.03, 350.03, 370.03 and 380.03
- VI. EXECUTIVE COMMITTEE
 - A. WORK PROGRAM
 1. December 2022 Work Program Report

**Needs Action*

2. December 2022 CDBG Report

*3. 2023 P.C. Regional Planning Commission Work Program Report

B. FINANCE

*1. December 2022 Financial Statements

VII. DIRECTOR'S REPORT

VIII. OTHER BUSINESS

Next Meeting – Wednesday, February 8, 2023 – Former Regional Planning Commission Office,
124 North Prospect Street, Ravenna.

IX. ADJOURNMENT

**Minutes
Portage County Regional Planning Commission
December 14, 2022**

Portage County Regional Planning Commission dated December 14, 2022 at 4:30 p.m. The meeting was held at the University Hospital Portage Medical Arts Building, 6847 North Chestnut Street, Ravenna.

Members Present:

Atwater Twp., Thora Green	Brimfield Twp., Mike Hlad	Franklin Twp., Joe Cicozzi
Garrettsville Vill., Rick Patrick	Hiram Twp., Steve Pancost	Mantua Twp., Susan Lilley
Nelson Twp., Mike Kortan	Palmyra Twp., Sandy Nutter	Paris Twp., David Kemble
Ravenna City, Frank Seman	Ravenna Twp., Jim DiPaola	Rootstown Twp., Joe Paulus
Shalersville Twp., Ron Kotkowski	Suffield Twp., Adam Bey	Sugar Bush Knolls Vill., Jim Beal
Windham Twp., Rich Gano	Water Resources, Tia Rutledge	Soil & Water, Anthony Lerch
PARTA, Amy Proseus	County Engineer, Larry Jenkins	
Portage Park District, Allan Orashan		
P.C. Commissioner, Sabrina Christian-Bennett		

Staff Present:

T. Peetz	E. Beeman	L. Reeves	G. Gifford
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Public Present:

J. Gadd	D. Trocchio	V. Coia
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Members Absent:

Freedom, Charlene Walker	Hiram Vill., Robert Dempsey	Mantua Vill., Tammy Meyer
Randolph Twp., Sue White	Windham Vill., Nick Bellas	
P.C. Commissioner, Vicki Kline		
P.C. Commissioner, Anthony Badalamenti		

The Regional Planning Commission meeting was called to order by Chairman, Jim DiPaola at 4:30 p.m.

PUBLIC HEARING – AMENDMENT TO THE PORTAGE COUNTY SUBDIVISION REGULATIONS

The review team met in October and discussed minor changes and the public hearing was advertised 35 business days before the December 14, 2022 Regional Planning Commission meeting.

Todd said the amendments needed to be acted on by the Commissioners before Regional Planning acts on it.

Todd said the changes proposed are minor and asked the board if they wanted to go through the proposed changes now or to table it until no later than February 2023. Todd recommended that we table it until January 9, 2023 or no later than February 8, 2023.

A motion was made by J. Paulus to table the public hearing until February 8, 2023. Motion seconded by S. Christian-Bennett. Motion carried with 22 Yeas.

APPROVAL OF NOVEMBER 9, 2022, MEETING MINUTES

The November 9, 2022 minutes were presented. R. Patrick made a motion to approve the minutes as presented. Motion seconded by R. Gano. Motion carried with 22 Yeas.

SUBDIVISIONS

Replat of Sublots 7 – 8 in “Ravenna Building Company Allotment No. 2” on Sandy Lake Road and Muzzy Avenue, Lot 20 in Rootstown Township, David Koszalka, applicant – Report presented by Gail Gifford

The applicant is requesting approval of combining sublots 5-R, 7 and 8 to create one lot.

The Replat is in Rootstown Township south of Sandy Lake Road and east of Muzzy Avenue near Muzzy Lake.

The site is zoned Residential Village (R-V).

Sublot 5-R2 has a house and shed on it.

There are no wetlands or hydric soils located on the site and the FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.

Sublot 5-R2 meets Rootstown Township lot size requirements; however, there is a non-conforming accessory structure located on the property. In Rootstown Township accessory structures must be setback from the side property line 3 – 10 feet depending on the size of the structure. The Rootstown Township Zoning Inspector has reviewed and approved the Replat.

Staff recommends approval of the Replat. A motion was made by J. Paulus to follow staff recommendation. Motion seconded by M. Hlad. Motion carries with 22 Yeas.

Replat of Lot 16 in the “Wygle Subdivision” on Diver Road, Lot 17 in Deerfield Township, Jennifer Jones, applicant – Report presented by Gail Gifford

The applicant is requesting approval to combine four lots into one lot, creating lot 16-R for the purpose of finalizing probate. Wygle Subdivision was first platted in 1954.

The Replat is west of Bertlin Lake and south of US 224 off Diver Road.

There is no zoning in Deerfield Township.

Lot 16-R has a house and garage on it.

Berlin Lake was authorized by Congress in 1938 and completed in 1943. It provides flood protection for the Mahoning River Valley as well as the Beaver and Upper Ohio Rivers. In addition to the lands acquired and owed by USACE, flowage easements were obtained on surrounding private lands to allow for the temporary overflow, flooding or submerging of that land with the express purpose of providing adequate storage for flood waters. Lot 16-R contains parts of two flowage easements.

The FEMA Flood Insurance Rate Map shows Flood Zone A covering approximately half of Lot 16-R. Flood Zone A is the 100-year floodplain which has a 1% annual chance of flooding.

The flowage easement covering part of Wygle Subdivision, including proposed Lot 16-R was not shown on the original Plat and is not currently shown on the Tax Maps. In an effort to correct this and ensure that the flowage easements and boundaries of USACE projects are preserved, USACE sent a letter on June 27, 2022 to the County Commissioners and Regional Planning requesting to be notified when planned subdivisions, land development or building permits are issued adjacent to federally owned lands.

Staff reached out to USACE concerning the flowage easement and they have requested that the flowage easement to be shown on the Replat.

Staff recommends approval of the Replat. The landowner may be contacted by USACE in the future with information about the easement.

L. Jenkins stated that the flowage easement is based on an elevation of 1034. As easements go on Plats, they are generally somehow defined rather than by GIS. L. Jenkins asked if we could suggest the easement be plotted based on the elevation from the flowage easement back in the 30's so that it would be at the 1034 elevation?

Gail stated that when the surveyor added the flowage easement onto the Replat it was sent to the USACE for any comments and as of today we have not received a response.

L. Jenkins stated that when easements are put onto the Plat, we like to actually make them reproduceable in the field and that will not be reproduceable in the field unless we have it shown on the Replat. L. Jenkins recommended approval of the Replat and recommended the flowage easement be properly shown on the Replat.

L. Jenkins recommends conditional approval of the replat and recommends the flowage easement be shown based on an elevation of 1034. Motion seconded by J. Paulus. Motion carried with 22 Yeas.

Replat of Sublots 98 & 99 in Part 3 of "Ranch Club Estates" on Bubbling Wells Lane, Lots 39 & 40 in Ravenna Township and Lot 54 in Charlestown Township, Dan and Cyntiha Lintz, applicant – Report presented Gail Gifford

The applicant is requesting approval to combining two sublots in Ranch Club Estates and an unplatted lot to create one lot, Sublot 98-R. This lot is being created for the purpose of building a single-family home.

After the Replat, the owners plan on splitting out another lot from the larger parcel through the subdivision Exemption process.

The Replat is located south of McCormick Road off Bubbling Wells Lane in Ravenna Township and Charlestown Township east of the West Branch of the Mahoning River.

The site is being evaluated for a septic system.

The applicant has discussed the Replat with the Ravenna and Charlestown Township zoning inspectors including the shared driveway. Both Township Zoning Inspectors have reviewed and approved the Replat.

Sublot 98-R has hydric soils and steep slopes. The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site. The Portage County Wetlands Inventory shows potential wetlands on the site near the road frontage. The wetlands are located along the course of an intermittent stream which is an unnamed tributary to the West Branch of the Mahoning River.

Staff recommends approval of the Replat as submitted. A motion was made by S. Christian-Bennett to follow staff recommendation. Motion seconded by J. Paulus. Motion carried with 22 Yeas.

Replat of Sublot 8-R of "Hilltop Acres" on Hilltop Drive, Lot 59 in Brimfield Township, Lisa and Michael Douvikas, applicant – Report presented by Gail Gifford

By splitting the lot, the home on Sublot 8R-A will be splitting out their sewer lateral. It is possible that the location of the lateral will make Sublot 8R-B difficult to build on; however, an easement has been added to the survey to mark the location. The applicant has requested an extension of time to allow sufficient time to determine whether or not they want to move forward with the Replat.

A motion was made by R. Patrick to approve an extension of time until February 8, 2023. Motion seconded by M. Hlad. Motion carried with 22 Yeas.

Preliminary Plan of "Wingfoot Lake Development" on State Route 43, Lot 29 in Suffield Township, Wingfoot Development, LLC., applicant

A motion was made by R. Kotkowski to accept the preliminary plan for review. Motion seconded by D. Kemble. Motion carried 22 Yeas.

ZONING

Shalersville Township Text Amendment – Report presented by Todd Peetz

Amendment No. 1

Shalersville Township is proposing to limit where residential developments can be located. There is concern that the planned residential densities are not compatible within the AR/R and L-R zoning districts. Planned Residential Developments are still permitted in zoning districts that have water and sewer availability. In

the AR/R or R-1 zoning districts an applicant can request a zoning change if public water and sewer is available. The following is proposed under Section 311-L (Agriculture Rural Residential) (AR/R):

Article III, Zoning District
Agricultural/Rural-Residential

Section 311-L (Conditional Use Permits)
~~Planned Residential Developments (Article VI, Section 640)~~

Staff recommends approval of the amendment as proposed.

Amendment No. 2

Shalersville Township is proposing the following under Section 321-L:

Article III, Zoning District
Agricultural/Rural-Residential

Section 321-L (Conditional Use Permits)
~~Planned Residential Developments (Article VI, Section 640)~~

Staff recommends approval of the amendment as proposed.

A motion was made by R. Kotkowski to approve Amendment No. 1 and 2 as presented. Motion seconded by S. Christian-Bennett. Motion carried with 22 Yeas.

Rootstown Township Text Amendment – Report presented by Todd Peetz

Section 350.12 regulates solid waste in commercial districts and Section 370.10 regulates solid waste in industrial districts. Rootstown Township is proposing to add a reference to the ORC in order to clarify what is considered to be solid waste and would like to specify discarded materials as opposed to excess materials.

The following is proposed under Section 350.12:

Waste Matter: Solid waste, AS DEFINED IN ORC SECTION 3734.01 AS AMENDED including empty packing crates and other ~~excess~~ DISCARDED materials shall not be allowed to accumulate on a lot and shall be disposed of on a regular basis. Liquid wastes shall only be disposed of in appropriate containers and removed from the site on a regular basis.

Staff recommends approval of the proposed amendment. A motion was made by J. Paulus to follow staff recommendation. Motion seconded by S. Christian-Bennett. Motion carried with 22 Yeas.

Ravenna Township Rezoning from Residential, Medium Density to Commercial/Residential, 3794 Summit Road, Bisirri Commercial Properties, applicant – Report presented by Todd Peetz

The proposed change is to change the zoning map from R-M, Medium Density Residential to C-R, Commercial Residential. The proposed amendment consists of .08 acres however, it appears the zoning

map does not follow property lines and staff is recommending the amendment be modified to recognize property lines and match residential with the non-residential use. The request for R-M from C-R is located in rear lots of existing residential homes/duplexes on the south side of Summit Road and the house located on Herriff Road.

The proposed zoning change is to show the residential parcels as Residential, Medium Density and to properly designate the Bisirri property as an existing non-residential property in the C-R zoning district. Retail is a permitted use in the C-R zoning district, but sales of lawn care equipment is not specifically listed. Being an existing use, it would be grandfathered in.

Staff believes the whole area should be addressed to resolve any future inconsistencies.

Staff recommends approval of the proposed amendment with the change noted in the report. A motion was made by J. Paulus to follow staff recommendation. Motion seconded by R. Gano. Motion carried with 22 Yeas.

EXECUTIVE COMMITTEE

WORK PROGRAM

November 2022 Work Program Report

Todd presented the November 2022 Work Program Report.

- **Update of Portage County Subdivision Regulations** – A meeting was held on October 11, 2022 to discuss some minor additions that will be brought to the Board. This has been tabled until the February 8, 2022 Full Board meeting. A major review and update will occur by July 2024.
- **Brimfield Township** – Todd attended their November Zoning Commission meeting. Started to prepare a Historic Story Map and also are assisting them with several zoning related requests.
- **Freedom Township** – Staff is looking into grant opportunities for a community center and a park.
- **Mantua Township** – Staff is looking into grant opportunities for a community center and a park.
- **Mantua Village** – Assisting them with a CDBG project for ADA sidewalk improvements. Staff is looking into a variety of grants to help the Village. Staff will be looking into resubmitting a pre-application for a Targets of Opportunity grant as well as submitted a pre-application for a Residential Public Infrastructure Grant. A portion of the LMI Income Survey was updated for the Village.
- **Nelson Township** – Staff is discussing possible zoning/text amendments.
- **Ravenna City** – Working with the City on their Critical Infrastructure Grant.

- Rootstown Township – Staff is in the process of completing an income survey for a very small area in the Township.
- Shalersville Township – Staff has started updating the Township’s Land Use Plan. A kick-off meeting was also held. Several community meetings are being scheduled.
- Windham Village – Working with the Village on their Critical Infrastructure Grant.
- Quarterly Zoning Inspector’s Meeting – The last meeting was held on October 27, 2022 and the next meeting will be held on January 19, 2023 at the Ravenna Township Townhall. There will be a variety of discussion topics for the next meeting but specifically HB 56 and EV charging stations.
- P.C. Storm Water Program – Home Sewage Repair and Replacement Program – Currently there are two septic systems in process.
- Portage County Vision and Comprehensive Plan – The Commissioners approved the Vision Plan on December 1, 2022. Comprehensive Plan meetings have been scheduled for December 8, 2022 with departments and non-profit organizations to help wrap up the project. Draft implementation schedule is available for review. Those departments or agencies that do not respond, we will set up appointments with them to make sure we have their input.
- Portage County Water Resources GIS Assistance – Staff has been working with Water Resources to provide GIS mapping assistance and the goal is to provide 80+ hours pers month. We are hoping to hire a planner to help with it.
- Brimfield Township Historic Structures Story Map Project – Todd met with Mike Kostensky to discuss goal setting and options; Staff is working on a community survey for input; Worked on creating an outline for potential creation of a historical district; Staff is also working with Kelso House and related community members to help support information gathering related to this project.

November 2022 CDBG Report – Report presented by L. Reeves

2021 Critical Infrastructure Grant – Windham Village

A contract is in place for engineering services and the Notice to Proceed has been issued to the engineer.

2021 Critical Infrastructure Grant – Ravenna City

Construction is underway and it is anticipated construction will be completed in the spring of 2023.

2021 CDBG Target of Opportunity Program CARES Act (CDBG-CV)

The bid opening was held on November 30, 2022 and one bid was received. Bid has been evaluated and it is anticipated that the Commissioners will award the contract on December 15, 2022.

An extension has been approved and all construction must be completed by April 30, 2023.

2022 Community Development Allocation Grant

We have received the grant agreement and it has been signed by the Office of Community Development and the Commissioners.

We have received release of funds for the Public Service – Senior Assistance Program activity. Staff is working on the bid document for the project.

Staff received five fair housing calls in the month of November.

2022 Residential Public Infrastructure Grant – CHINN Sewer Construction

We have received the Permit to Install from EPA and have emailed the Office of Community Development regarding submitting a full application.

2022 Residential Public Infrastructure Grant – Mantua Village

We have enough LMI surveys at this time to justify the area to be LMI and are working with the State for their determination. The Office of Community Development (OCD) has recommended we wait until 2023 to submit a full application due to the number of applications currently under review at OCD.

2022 Downtown Revitalization Target of Opportunity Program

The Office of Community Development will be reviewing the pre-applications this week and will get in contact with staff if a full application can be submitted.

FINANCE

November 2022 Financial Statements

J. DiPaola stated that the Executive Committee reviewed the November 2022 financial statements and recommends acceptance.

L. Jenkins made a motion to approve the November 2022 financial statements as presented. Motion seconded by D. Kemble. Motion carried with 21 Yeas.

2023 Budget for the Portage County Regional Planning Commission (Resolution No. 22-16)

Todd presented Resolution No. 22-16 which is the budget for the P.C. Regional Planning Commission. The certified revenue is \$517,449 and the expenditures have been adjusted to \$517,449.

A motion was made by J. Cicozzi to approve Resolution No. 22-16 as presented. Motion seconded by L. Jenkins. Motion carried with 21 Yeas.

Authorization to Enter into Contract with the Portage County Board of Commissioners for Administration of the 2022 Community Development Allocation Grant Funds (Resolution No. 22-17)

Todd presented Resolution No. 22-17, which is authorization to enter into contract with the P.C. Board of Commissioners for Administration of the 2022 CDBG Community Development Allocation Program for a minimum of \$72,000 and \$10,000 for fair housing services.

A motion was made by R. Patrick to approve Resolution No. 22-17 as presented. Motion seconded by J. Paulus.

Authorization to Enter Contract with the City of Streetsboro for Administration and Implementation of the Activities within the 2022 CDBG Community Development Allocation Grant Funds (Resolution No. 22-18)

Todd presented Resolution No. 22-18, which is authorization to enter into contract with the City of Streetsboro for Administration and Implementation of the activities within the 2022 CDBG Community Development Allocation Program for a minimum of \$22,500.

A motion was made by R. Patrick to approve Resolution No. 22-18 as presented. Motion seconded by J. Paulus. Motion carried with 21 Yeas.

2022 Portage County Regional Planning Commission Budget Amendment (Resolution No. 22-19)

Todd presented Resolution No. 22-19, which is a budget amendment for the 2022 P.C. Regional Planning Commission. In 2022, revenue has been collected in the amount of \$409,639.66. It is necessary to reduce the revenue certification by \$116,308.

A motion was made by A. Orashan to approve Resolution No. 22-19 as presented. Motion seconded by R. Kotkowski. Motion carried with 21 Yeas.

OTHER BUSINESS

J. DiPaola stated the zoning inspector turned in his resignation and they are currently looking for a new zoning inspector.

DIRECTOR'S REPORT

Next Meeting

T. Peetz announced the next Regional Planning Commission meeting will be held on January 11, 2023 at 4:30 p.m. at the former Regional Planning Commission Offices located 124 North Prospect Street, Ravenna.

ADJOURNMENT

A motion was made by A. Orashan adjourn the meeting at 5:15 p.m. Motion seconded by R. Kotkowski.

Minutes approved at the January 11, 2023, Meeting.

Jim DiPaola, Chairman

Todd Peetz, Secretary



Meeting called to order on December 12, 2022 at: 3:30 p.m.

In Attendance: F. Seman S. Christian-Bennett A. Orashan
 J. DiPaola S. Nutter J. Beal

Staff: T. Peetz E. Beeman

J. DiPaola opened the meeting at 3:30 p.m. The meeting was held at the University Hospital Portage Medical Arts Building at 6847 N Chestnut Street, Room 150, in Ravenna. The minutes of November 9, 2022 were presented. S. Christian-Bennett made a motion to approve the November 9, 2022 minutes as presented, seconded by F. Seman. Motion carried unanimously.

The minutes of the December 6, 2022 Special Meeting were presented. A motion was made by S. Christian-Bennett to accept the December 6, 2022 minutes as presented, seconded by J. Beal. Motion carried unanimously.

WORK PROGRAM as reported by T. Peetz

Portage County Subdivision Regulations

Todd stated due to the fact we need to advertise 30 days prior to discussing and/or adopting Portage County Subdivision Regulation changes staff will present the changes at the December 2022 full Commission meeting.

Planning Administration

A total of 14 subdivision applications were submitted during the month of November 2022 with 13 new lots being created and 42 lots proposed.

Todd gave an overview of the member service activities for the month of November 2022.

Northeast Ohio Four County Regional Planning and Development Organization (NEFCO)

Staff attended the November Board meeting.

Quarterly Zoning Inspector Meeting

A meeting was held October 27th, 2022. The topic included PRD, PUD and RRNOSO subdivision regulation updates. The next meeting will be held January 19th at the Ravenna Township town hall. There will be a variety of discussion topics for this meeting specifically HB 56 and EV charging stations.

Portage County Storm Water Program

Staff continues to take applications to help homeowners replace failing septic systems. E. Beeman reported on 2 projects currently in process of being replaced.



Portage County Vision and Comprehensive Plan

This plan will guide growth and development while encouraging participation in programs which provide for the physical, social, and economic needs of County residents over the next 30 years. The Portage County Vision plan was presented at the November 9th, 2022 Commission meeting. Todd stated he would meet with the Board of Commissioners after the newly elected commissioner gets into office.

Portage County Water Resources GIS Assistance

Staff will provide GIS mapping assistance to fill out the attribute tables or pre-existing water and sewer lines. Our goal is to provide 80+/- hours per month.

Shalersville Township Land Use Plan

Kick off meeting was held October 13th with the Zoning Commission. A community survey has been prepared for review. Existing conditions is being compiled. Online web presence is being prepared. Several community meetings will be held for community participation. Todd stated work needs to be done in relation to the Streetsboro JEDD that Shalersville Township is part of.

Celebrate Portage! We look forward to a bigger and better 2023.

Brimfield Township Historic Structures Story Map Project

Held meeting with Brimfield Township to discuss goal setting and options. Preparing a community survey and an outline for potential creation of historical district. Working with Kelso House and related community members to help support information gathering related to this project. Todd stated we are making progress. Todd reported there is a meeting scheduled with the City of Kent Historical Society to submit a proposal for a historic structures story map.

B-F-20-1CJ-1 Community Development Allocation Grant

UPDATE: All activities have been completed. Final draw request was received. Final invoice for Streetsboro City Public Service (senior assistance program) has been paid.

2022 Residential Public Infrastructure Grant

The service area includes the Babcock & Motz Allotment, Sanmar, Cloverlawn, High Knoll and the Chinn 1st, 2nd, and 3rd Allotments. The service area currently does not have access to a public water or sanitary sewer system. The purpose of this project is to construct a new public wastewater collection system that will address water quality violations encountered by the EPA and the PC Health Department in the project service area located in Ravenna Township. A permit to install has not been secured yet, therefore a full application cannot be prepared/submitted to OCD until it's received. Drawings were revised and resubmitted to EPA for re-review.

2021 CDBG Critical Infrastructure Grant (Windham Village)

Portage County was awarded \$452,100 for this project. Grant received; the Commissioners have signed the agreement. An environmental review of the project has been completed.



Release of funds received. **UPDATE:** A resolution was passed by the Commissioners to award the contract for engineering services. Contract is in place and notice to proceed has been issued for engineering services.

2021 CDBG Critical Infrastructure Grant (Ravenna City)

Received notice on 9/29/21 Portage County was awarded \$253,600 for this project. Grant received; Commissioners have signed the agreement. An environmental review of the project has been completed. The release of funds has been received. Contract is in place and the notice to proceed has been issued. A pre-construction meeting was held. **UPDATE:** Construction started September 26, 2022.

CDBG TARGET OF OPPORTUNITY COVID-19 RESPONSE (CDBG-CV)

Family and Community Services are requesting CDBG-CV funds for two projects.

Permanent Supportive Housing Facility Improvement Project- Request for hard surface flooring and HVAC updates at their Supportive Housing Program. The hard surface flooring will provide Family & Community Services with the ability to better clean and sanitize the facilities and current HVAC units will be updated with more efficient models to provide for improved air filtration and purification to better prevent the spread of COVID-19.

Transitional Housing Facility Improvement Project- Request for hard surface flooring and HVAC updates at their Supportive Housing Program, Transitional Housing. Hard surface flooring will provide Family & Community Services with the ability to better clean and sanitize the facilities and current HVAC units will be updated with more efficient models to provide improved air filtration and purification to prevent the spread of COVID-19. Application was funded. Grant agreement has been received and was signed by Commissioners on April 4, 2022. The bid documents are being prepared. Anticipating going out to bid by mid-September 2022. Project out to bid on November 14, 2022 – bid opening is scheduled for 2:30 p.m. on November 30, 2022. **UPDATE:** One bid received. An extension has been requested until July 31, 2023.

2022 DOWNTOWN REVITALIZATION TARGET OF OPPORTUNITY PROGRAM (Mantua Village)

Improvements are being proposed to a small block of buildings located on the east side of Main Street, north of Prospect Street within the village. A pre-application was submitted in the amount of \$165,630. OCD determined the project was not eligible for funding and have recommended alternative methods of funding. The maximum grant amount is \$250,000. Applications will require firm participation commitments from business/building owners. **UPDATE:** A pre-application was submitted. The state has recommended we wait until 2023 to submit a full application due to the number of applications currently under review at OCD.

2022 COMMUNITY DEVELOPMENT ALLOCATION GRANT

Portage County allocation is \$480,000; City of Streetsboro allocation totals \$150,000

The Portage County Commissioners received the following proposals for the 2022 Community Development Allocation Grant:



1. Ravenna Hot Stove League for \$125,000 to pave Volunteer Park Road
2. Freedom Township Historical Society for \$53,900 to comply with ADA requirements. An ADA compliant sidewalk and lift area as well as 2 handicapped accessible parking spaces.
3. Coleman Professional Services for \$45,600 to demolish a blighted house at 463/465 Chestnut Street.
4. Downtown Mantua Revitalization Corporation (DMRC) for \$186,329 to provide ADA accessibility to the fronts of all businesses in the east block of Main Street in downtown Mantua Village.

The general CDBG Public Hearing was held on April 14, 2022. The Commissioners decided which projects to submit and held a public hearing on June 2, 2022. Grant application was submitted on June 29, 2022. **UPDATE:** Grant agreement received and signed by Board of Commissioners.

RPC GENERAL FUND

November 1, 2022 Cash Balance	\$36,662.13
Receipts:	\$57,030.78
Expenditures:	\$29,249.07
November 30, 2022 Cash Balance	\$64,443.84

B-F-20 Formula Grant

November 1, 2022	\$10,884.90
Receipts:	\$ 0.00
Expenditures:	\$ 8,745.95
November 30, 2022 Cash Balance	\$ 2,138.95

B-X-21-2 Ravenna City Critical Infrastructure

November 1, 2022	\$33,671.73
Receipts:	\$ 0.00
Expenditures:	\$28,552.76
November 30, 2022 Cash Balance	\$ 5,118.97

B-X-21-1 Windham Village Critical Infrastructure

November 1, 2022	\$2,577.52
Receipts:	\$ 0.00
Expenditures:	\$1,176.29
November 30, 2022	\$1,401.23



B-D-21-1CJ-4 Target of Opportunity

November 1, 2022	\$ 308.09
Receipts:	\$2,600.00
Expenditures:	\$ 0.00
November 30, 2022	\$2,908.09

2022 Financial Statements

E. Beeman presented and reviewed the November 2022 financial statements. A motion was made by Sabrina Christian-Bennett to approve the November 2022 financial statements as presented and reviewed and to recommend acceptance to the full Commission, motion seconded by J. Beal. Motion carried unanimously.

Resolution 22-16 Authorization to set Regional Planning Commission appropriations for fiscal year 2023 in the amount of \$517,449. T. Peetz reviewed for the committee. Discussion held. Jim Beal made a motion to approve the proposed operating Budget for 2023 in the amount of \$517,449, seconded by A. Orashan. Motion carried unanimously.

Resolution 22-17 Authorization to enter into contract with the Portage County Board of Commissioners for administration of the 2022 CDBG Community Development Allocation Grant Funds for a minimum of \$72,000 and \$10,000 for Fair Housing Services. S. Christian-Bennett made a motion to enter into contract with Portage County RPC to implement the B-F-22 Formula Grant for a minimum of \$72,000 and \$10,000 for fair housing services, seconded by F. Seman. Motion carried unanimously.

Resolution 22-18 Authorization to enter into contract with the City of Streetsboro for administration and implementation of the activities within the 2022 CDBG Community Development Allocation Grant. S. Christian-Bennett made a motion to enter into contract with Portage County RPC to implement the City of Streetsboro funds in the amount of \$127,500 project funds and \$22,500 administration, seconded by S. Nutter. Motion carried unanimously.

Resolution 22-19 2022 Portage County RPC year end budget amendment. The Budget Commission certified revenue for 2022 in the amount of \$525,947, total revenue collected through December 2022 is \$409,639.66. It is necessary to reduce the revenue certification to \$409,639. S. Christian-Bennett made a motion to reduce 2022 revenue certification to \$409,639, seconded by F. Seman. Motion carried.

Other Business:

Todd stated he posted the job for a community planner again. Resumes are due January 6, 2023.

Todd stated the Northeast Ohio Planning and Zoning Conference would like Portage County to host the conference in 2023. Todd asked Ravenna City, Aurora City, City of Kent to participate



in the event however, he has not heard back from anyone. Todd stated it would be a great way to showcase Portage County.

Todd stated the interested parties who would like to purchase the multi-purpose building are working with the Small Business Association for funding. They are in the process of developing a business plan.

There being no further business to come before the Committee a motion was made by Sabrinia Christian-Bennett to adjourn the meeting at 4:10 p.m. seconded by J. Beal. Motion carried unanimously.

Chairman, Jim DiPaola

Secretary, Todd Peetz

Minutes submitted for approval by Secretary on January 11, 2023

**WINGFOOT LAKE DEVELOPMENT PRELIMINARY PLAN
SUFFIELD TOWNSHIP, LOT 29**

Case No. 22-47
Reviewed By: Gail Gifford
Date Received: 11-22-22
Due: 1-14-23

APPLICANT: **Wingfoot Lake Development, LLC**
1225 Waterloo Road
Mogadore, OH 44260

REQUESTED ACTION:

The applicant requests a review of the preliminary plan for Wingfoot Lake Development, a proposed residential subdivision in Suffield Township. The preliminary plan proposes 42 single-family lots and two new residential streets off State Route 43.

HISTORY: This site was a farm for many decades.

SIZE: **Exhibit 1 (Preliminary Plan)**

Area in lots	81.59 acres
ROW Dedication	3 (estimated)
Undeveloped	48.59 acres
Designated Open Space	14.965 acres
Total (estimated)	133.18 acres

*Portage County Open Space 5% \approx 6.659 acres
Requirement*

ZONING: **Existing:** The site is zoned R-1 Low Density Residential. The table below shows zoning requirements based on the proposed construction of single-family homes.

R-1 Requirements

Minimum Lot Area	1.5 acres
Minimum Lot Width	150 feet
Minimum Lot Frontage	150 feet
Minimum Lot Frontage on a Cul-de-Sac	60 feet
Front Setback	50 feet
Rear Setback	50 feet
Maximum Building Height	35 Feet
Maximum Lot Width to Depth Ratio	4.5x width at front setback line unless over 5 acres

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

Township: Approval:

The township is supportive of the proposed development. The trustee's request that the roads be curb and gutter.

Building Department / Floodplain Administration: Approval

County Engineer: Conditional Approval

The Preliminary Plan is eligible for Plan Review. Items that need to be added to Plan Set:

- Trip generation had been submitted and is acceptable. No traffic impact study is required.
- Wetlands need to be clearly delineated on the Preliminary Plan and Subdivision plat.
- Subdivision Plat submission needs to follow the Portage County Subdivision Regulations for procedures for Subdivision Approval.

Health Dept.: Approval. Health District will need a written consultation from the Ohio EPA.

Soil and Water Conservation Dist.: Approval

Tax Map: Approval

Water Resources Dept.: No comment received

Utilities: No comment received

Portage Park District: No comment received

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made or addressed before platting in order to comply with subdivision regulations:

- 303.2 B Township lot numbers are missing. The lot numbers must be in the title block on the plat.
- 303.2 C Names, addresses, and phone numbers of the owners, developers, and/or professional engineer or surveyor who prepared the plan are required on preliminary plans along with registration numbers and seals.
- 303.2 F Total acreage of the subdivision is missing from the plan.
- 303.2 M Proposed names of streets are missing.
- 303.2 N Missing lot dimensions.
- 303.2 Q Missing lot dimensions.
- 303.2 U Missing geometry including segment lengths, curve data, and intersection angles.
- 303.3 D Proposed restrictions and covenants will need to be submitted at the time of plat including any proposed for the HOA.
- 304.5 Before any plat can be approved within 300 feet of a highway or 500 feet of a highway intersection, it must be submitted to the State Department of Transportation. This must be done before plat approval.

- 305.3 F Wetland delineations should be clearly delineated. At the time of plat, a letter or other document from US Army Corps of Engineers (USACE) concerning wetlands should be submitted. If impacting wetlands, the permit number must be shown on the plat and a copy of the permits or restrictions submitted.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

Zoning Districts: This site is zoned Low Density Residential (R-1). In addition to requirements specific to the R-1 zoning district, there is a maximum lot width to depth ratio under Article III General Provisions, Section 301.2 Q which applies.

General Regulations Applying to All Districts: Unless a lot is over 5 acres, created as part of a Planned Unit Development (PUD), or is otherwise specified within the Zoning District's regulations, lots in Suffield Township may have a *maximum* depth of 4.5 times the lot width at the front setback line.

ANALYSIS: The site is the northeast of Wingfoot Lake on the west side of SR 43 and approximately ½ mile south of Waterloo Road in Suffield township. Currently being used as agriculture.

Physical features and limitations: There are wetland areas identified on the survey. A permit from USACE or from Ohio EPA must be submitted with the along with plat. The permit number must be on the plat.

Comments from agencies and departments: A SWPPP must be submitted to the Soil and Water Conservation District before the plat can be approved and construction can begin.

Compliance with subdivision and township zoning regulations:

1. Lots 38 through 40 may need a variance from Article III General Provisions, Section 301.2 Q Lot Width to Depth Ratio. RPC staff will verify with the Township once lot dimensions have been added to the plan.

RECOMMENDATIONS:

The staff recommends conditional approval of the preliminary plan for the Wingfoot Lake Estates Development. The following items must be provided (this is not intended to be all-inclusive list of requirements contained in the Portage County Subdivision Regulations):

RPC staff list (subdivision regulation sections are listed where applicable):

- 303.2 B. Missing township lot number. This can be added to the title block.
- 303.2 C. Names, addresses and phone numbers of the owners, developer, and professional engineer or surveyor who prepared the plan are required on the preliminary plan along with registration numbers and seals.
- 303.2 F. Total Acreage of Subdivision is missing

- 303.2 M. Proposed names of streets
- 303.2 N & Q. Missing lot dimensions
- 303.2 U. Missing geometry including segment lengths, curve data and intersection angles
- May need a variance for lot depth on some lots. RPC needs to confirm.
- Need approval or a conversation with Wingfoot Lake / ODNR about trail and access road to state park. Need a conversation with the school district about accessing the school from the subdivision – RPC will make this a condition for approval
- Need formal input from ODOT and the electric company who owns the overhead wires – RPC will make this a condition for approval

From the Engineer (recommending conditional approval):

- Wetlands must clearly be delineated on the preliminary plan and subdivision plat
- Trip generation calculation is acceptable. A traffic impact study is not required.
- Subdivision plat submission needs to follow the Portage County Subdivision Regulations for procedures for subdivision approval.

From the Health District (recommending approval):

- A written consultation from Ohio EPA is needed in accordance with OAC 3701-29-08 B.6. The OAC section is attached to this email.

These conditions should be met prior to submitting the Plat for review. Staff can schedule a meeting soon and as necessary to discuss progress or completion of the identified conditions.

Wingfoot Lake Development Preliminary Plan: Aerial 2022

Suffield Township

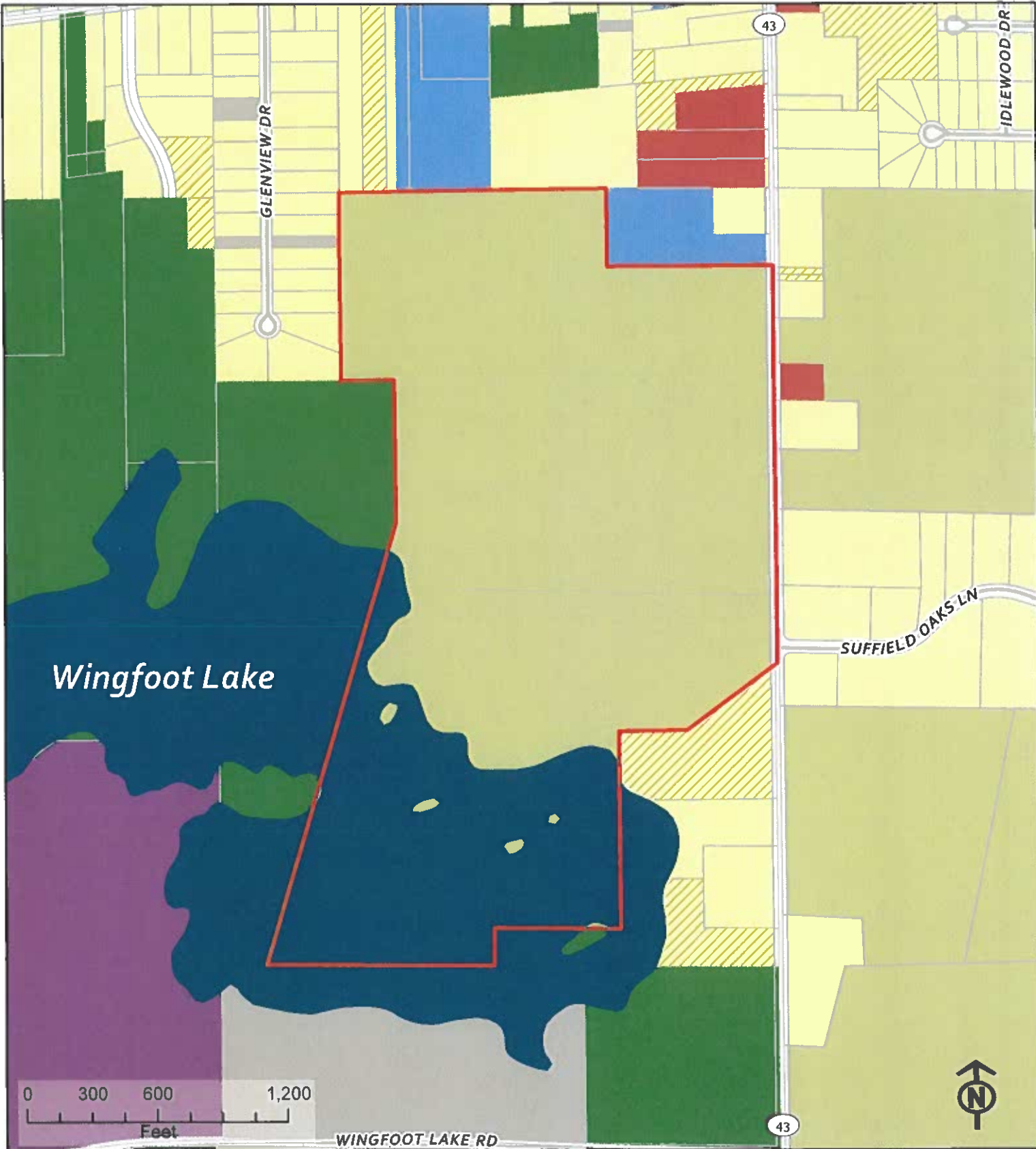
Parcels (2022) Project Site



Wingfoot Lake Development Preliminary Plan: Land Use

Suffield Township

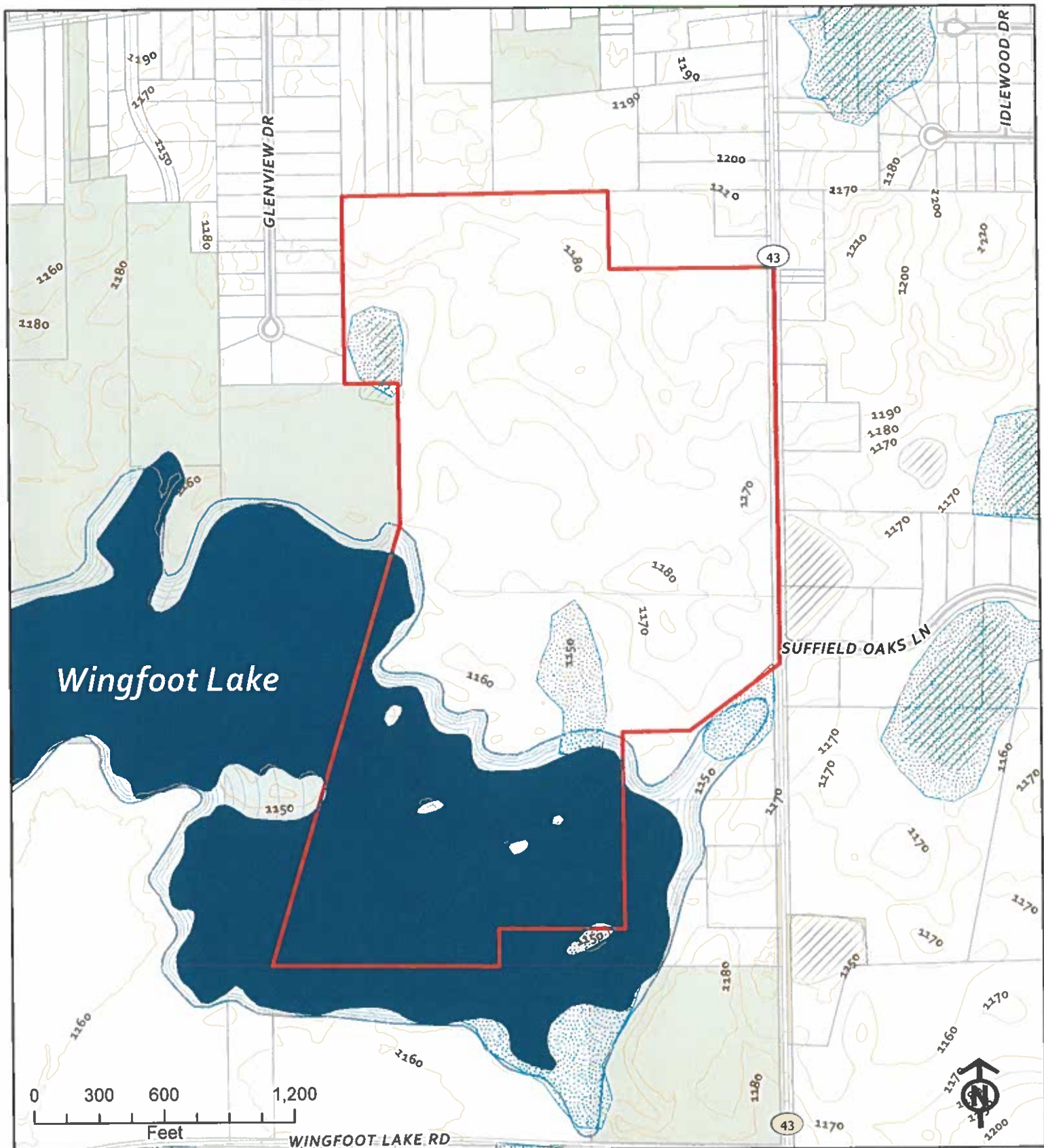
- | | | |
|---|---|---|
|  Parks & Other Protected Areas |  Industrial |  Residential |
|  Vacant |  Commercial |  Public / Quasi-Public |
|  Agriculture |  Unplatted Residential | |



Wingfoot Lake Development Preliminary Plan: Soils Suffield Township



Wingfoot Lake Development Preliminary Plan: Wetlands, Floodplains, & Contours Suffield Township



Data sources: Roads & Parcels, Portage County GIS, 2022; Water, NHD edited by PCRPC 2012; Contours, Portage County GIS, 2016; Wetlands, PC Inventory, 2006, NWI Wetlands, NWI USFWS, 2021; Floodplains, FEMA FIRM, 2017, effective date 2009.

Created by PCRPC
December 22, 2022

**REPLAT OF SUBLOTS 12 THROUGH 15
IN EAST PARK HEIGHTS ALLOTMENT IN LOT 25 SOUTH
IN RAVENNA TOWNSHIP**

Case No: 22-50

Reviewed By: Gail Gifford

Date Received: 12/13/22

Due: 1/13/23

APPLICANT(S): Kevin Haasz and L & K Capital Holdings

REQUESTED ACTION & HISTORY:

The applicant requests a review of the replat combining sublots 12, 13, 14, and 15 to build a collision center.

LOCATION: Vicinity Map (Exhibit 1)

The replat is north of State Route 59 on the west side of Hazel Street in East Park Heights Allotment. The site is located in Ravenna Township adjacent to the eastern border of Ravenna City.

SIZE & ZONING: (Exhibit 2)

Site Zoning: The site is zoned General Commercial (GC).

	<u>G-C</u>	<u>12R</u>
Min. Lot Size	0.5 acres	0.692 acres
Min. Frontage	60 feet	150 feet
	(Non-residential)	
Min. Lot Width	100 feet	150 feet

LAND USE: Site: Sublot 12R is currently a surface parking lot.

Surrounding: Land uses to the west of the site consist of a mix of commercial, condominiums / multi-family housing and senior housing. North and south of the replat site are commercial buildings. East of the site is a large right-of-way associated with State Route 14 as well as several commercial structures.

UTILITIES: The site is on sanitary sewer through Portage County Water Resources. Water is available to the site through the City of Ravenna.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: The soils on the replat site according to the Portage County Soil Survey are Canfield silt loam, 2 to 6 percent slopes (CdB). This soil has medium runoff and a moderate hazard of erosion when cultivated. Seasonal wetness and slow permeability may be major limitations for non-farm uses. All areas are considered prime farmland; however, this site has been developed for several decades.

Wetlands: According to the National Wetland Inventory and Portage County Wetland inventory, there are no wetlands on site.

Flood Hazard: The FEMA Flood Insurance Rate Map, effective date 2009, shows no flood hazard areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

	Approval	Conditional Approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept. (to accept):</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Soil & Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tax Map:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept. (to accept):</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Ravenna Township Zoning Inspector:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

To comply with the Portage County Subdivision Regulations, the following corrections must be made in accordance with the cited sections:

All comments and questions have been addressed.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

This replat meets Ravenna Township Zoning Regulations. The Ravenna Township Zoning Inspector has no additional comments.

ANALYSIS: There are no environmental constraints located on the site. This site has a long history of development dating back to the early 1970s.

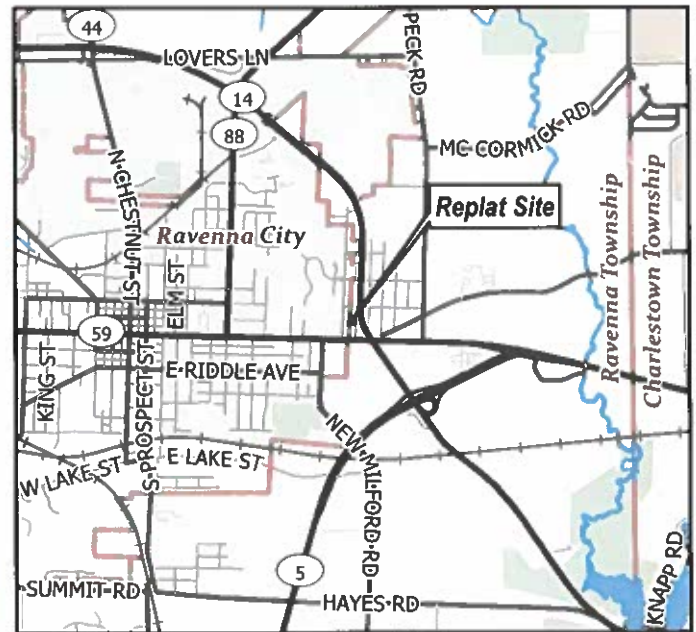
RECOMMENDATIONS: Staff recommends approval.

Exhibit 1

East Park Heights Allotment Replat of Sublots 12-15



Ravenna Township



0 100 200 Feet

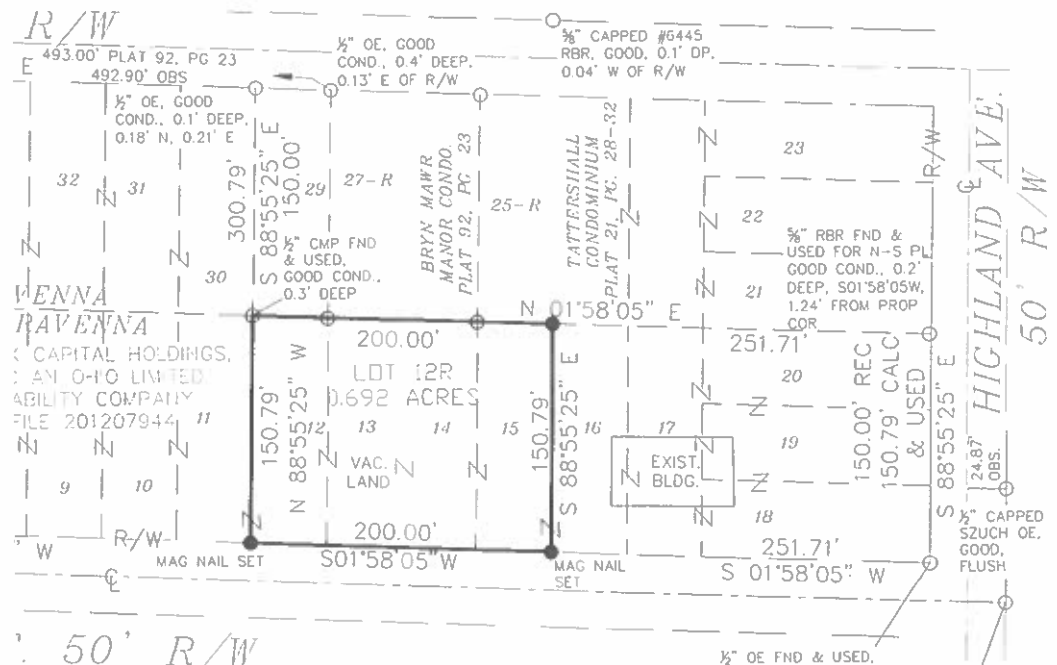
— Railroad — Water
— Stream — Township Boundary

Parks

0 0.5 1 Miles



Exhibit 2 Replat

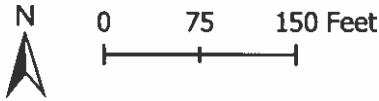
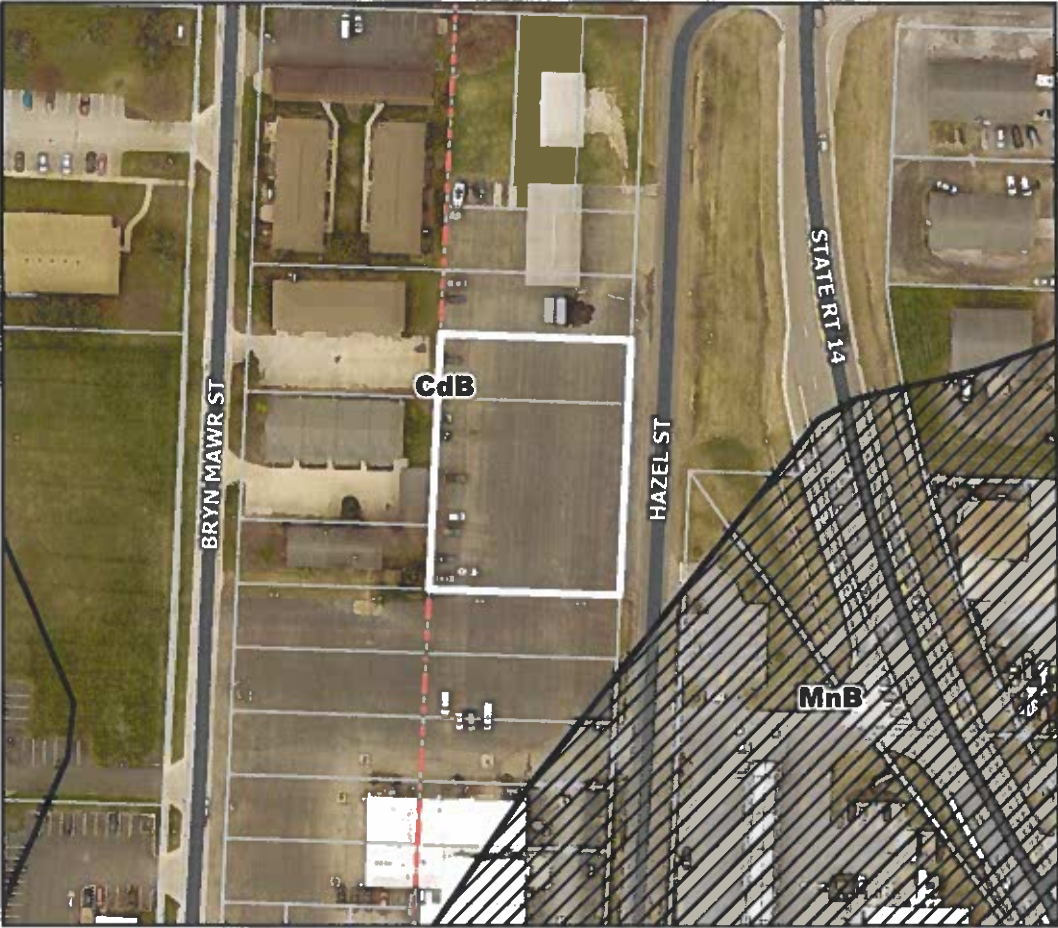


12/28/22



Data Sources: Roads, Boundaries, & Parcels, Portage County GIS, 2022; Water, NHD-USGS, edited by PCRPC, 2007 & 2012; Railroads, ODOT, 2022; Aerial, Portage County GIS, 2022; Parks, PCRPC & Various Parks Departments, 2022.

Soils



Data Sources: Roads, Parcels, Boundaries, Portage County GIS, 2022; Water, NHD-USGS, edited by PCRPC, 2012; Flood Zones, FEMA FIRM, 2017; Wetlands, NWI USFWS, imagery 2007, updated 2019; Soils, Portage County Soil Survey digital version, updated 2021; Aerial, Portage County GIS, 2022.

Exhibit 3

East Park Heights Allotment
Replat of Sublots 12-15

Ravenna Township

- Soils
- Hydric Soils
- Streams
- Water
- Wetlands
- Flood Zone A
- Flood Zone AE

Wetlands & Floodplains



**MANTUA TOWNSHIP
ZONING AMENDMENTS
January 2023**

Received: December 9, 2022

Meeting Date: January 11, 2023

Reviewed by: Todd Peetz

~~Strikethrough~~ is deleted text and **bold underline** is new language by the Township. **ALL CAPS** is staff suggested language.

Amendment 1

Proposed:

Section 610.09 Swimming Pools

Private Family Swimming Pools

A private swimming pool shall be permitted in any residential district or commercial district as an accessory use in accordance with the following requirements:

A. The pool is intended for the sole enjoyment of the occupants of the property on which it is located and their guests.

B. The pool may be located anywhere on the property except in the front yard and no closer than fifteen (15) feet to any property line or easement.

C. The swimming pool or the entire property upon which it is located shall be secured by an enclosure (wall, fence or similar types of structure) in such a manner as to prevent uncontrolled access by children. The structure used to secure the pool shall not be less than **four (4) ~~six (6)~~** feet in height and it shall be maintained in good condition with a gate and a self-latching lock.

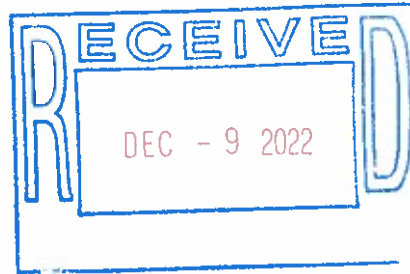
D. Portable swimming pools with a diameter of less than twelve (12) feet or with an area of less than one hundred (100) square feet and not more than one and one-half (1-1/2) feet deep are exempt from the requirements of this section.

Staff Comments: Brimfield Township had a similar issue with swimming pools at the November RPC Board meeting. We learned that there are few requirements other than fencing and gating pool areas. There is no mandatory height for private swimming pools, except for having a fence or wall.

Because the requirement still requires a gate and self-latching lock, staff thinks this is a minor adjustment to the requirement.

Staff Recommendation: Staff would recommend approval as amended.

MANTUA TOWNSHIP ZONING COMMISSION



Dec. 9, 2022

Dear Regional Planning Commission,

The Mantua Township Zoning Commission has received and accepted (as of Dec. 8, 2022) a Resolution initiated by the Mantua Township Trustees which requests a text amendment to change the height of swimming pool fences from 6 feet to 4 feet.

Their written request does not identify the location of the language in the Zoning Resolution, but based on prior discussions about this we have identified this as Section 610.09 C.

We would like your evaluation of this request, especially with regard to any safety and liability issues that may occur as a result.

Please have a response back to us before January 16, 2023. Thank you.

Sincerely

Lynn Harvey

Mantua Twp. Zoning Commission, Chairman

MANTUA TOWNSHIP
PORTAGE COUNTY, OHIO
Office of the Fiscal Officer
P.O. Box 841
Mantua, Ohio 44255
330-357-8013

The Mantua Township Board of Trustees met in a Special Meeting at the Mantua Town Hall on November 14 2022. Present were Trustees John Festa, Matthew Benner and Susan Lilley, and Fiscal Officer, Julia Pemberton.

Resolution 194-22 – Matt Benner made a motion for the Zoning Commission to review/change requirement from a six-foot in height pool fence in Mantua Township to a four-foot height pool fence requirement, Susan Lilley seconded. – **Vote ALL AYES**

I, Julia Pemberton, Fiscal Officer of Mantua Township do hereby certify that the above resolution 194-22 is a true and accurate copy as it appears in the record of proceedings of Mantua Township.

A handwritten signature in black ink, reading "Julia A. Pemberton". The signature is fluid and cursive, with the first name "Julia" being the most prominent part.

Julia A. Pemberton, Fiscal Officer

Mantua Township

**ROOTSTOWN TOWNSHIP
ZONING CODE AMENDMENT
January 2023**

Received: December 21, 2022
Meeting Date: January 11, 2023

Reviewed by Todd Peetz

~~**Bold Strikethrough**~~ is Delete, **Bolded** is new text and ALL CAPITALS are staff recommended revisions.
Proposed New Definitions:

**Amendment 1
Sections 310.03 D; 340.03D; 350.03E; 370.03C 380.03
Adding Electric Vehicle Charging Stations as permitted uses.**

Rationale: The Zoning Commission wants to make sure that businesses and community facilities in the township can provide electric vehicle charging stations, and that residents can also have charging stations for their personal electric vehicles. Therefore, the amendment was proposed to allow electric vehicle charging stations as a permitted use in all zoning districts, with the exception of the Open Space and Conservation district which would be a conditional use. (as provided by Rootstown Zoning Inspector)

Section 310.03 D Proposed (shown in bold):

	O-C Open Space Conservation	R-1 Single- Family Residential	R-2 Single- Family Residential	R-3 Multi- Family Residential	R-V Residential Village
D. Other					
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)					C
2. Congregate care facilities		C	C	C	
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C	C	C		
4. Soil removal/ extraction	C	C			
5. Gas and oil wells	P	P	P	P	P
6. Outdoor furnaces	C	C	C		
7. Solar energy systems	P	P	P	P	P

8. Wind energy systems	C	C	C	C	C
9. Telecommunication towers	See Chapter 460				
10. Electric vehicle charging stations	C	P	P	P	P

Section 340.03 D Proposed (shown in bold):

	L-D Lake District
D. Other	
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)	
2. Congregate care facilities	C
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C
4. Soil removal/ extraction	
5. Gas and oil wells	C
6. Outdoor furnaces	
7. Wind energy systems	C
8. Solar energy systems	P
9. Telecommunication towers	See Chapter 460
10. One accessory structure per leased lot on unleased common property, not to exceed 20' x 28' per unit. Units may be attached by a common wall to other units.	P
1. Electric vehicle charging stations	P

Section 350.03 E Proposed (shown in bold):

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
E. Motorized Vehicle / Implement Facilities					
1. Gasoline stations				C	P
2. Motorized vehicle service center				C	P
3. Car wash				C	P
4. Motorized vehicle repair garage				C	P

5. Auto, motor vehicle sales				C	P
6. Implement sales and service				C	P
7. Electric vehicle charging stations	P	P	P	P	P

Section 370.03 C Proposed (shown in bold):

	L-I Limited Industrial/ Business Park District	G-I General Industrial District
C. General Commercial		
1. Auto, truck, machinery repair services	C	P
2. Carpentry, cabinet shop	P	P
3. Indoor commercial recreation	C	
4. Electric vehicle charging stations	P	P

Section 380.03 Proposed (shown in bold):

	P-R
1. Parks, playgrounds	P
2. Golf courses	P
3. Basketball, volleyball, or tennis courts	P
4. Gardens or botanical centers	P
5. Fishing	P
6. Dog parks	P
7. Athletic fields including, but not limited to, football, soccer, or baseball fields	P
8. Horseshoe pits	P
9. Picnic facilities	P
10. Skate parks	C
11. Wilderness or open space areas	P
12. Nature trails	P
13. Pedestrian or bicycle paths	P
14. Swimming pools	P
15. Recreational facility/use type A, B	P

16. Recreational facility/use type C	C
17. Recreational facility/use type D	Not permitted
18. Incidental accessory buildings and uses	P
19. Restaurants, lounges, and snack bars	P
20. Driving ranges	P
21. Temporary fairs and festivals	P
22. Fences	P
23. Signs in compliance with Chapter 420	P
24. Off-street parking areas as regulated by Section 380.08 and Chapter 410	P
25. Electric vehicle charging stations	P
P = Principal use permitted by right C= Conditional use	

Staff Comments: We combined all the tables as they are showing what the various zoning districts would allow as permitted or conditional uses. Staff believes that we will see charging stations in the future and as they evolve we will need to address this new and changing technology. Other Townships may want to begin considering allowing charging stations especially for commercial and industrial areas.

Staff would recommend: Approve as submitted.



TO: Portage County Regional Planning Commission
 FROM: Zoning Commission
 DATE: December 21, 2022
 RE: Proposed Amendment to Zoning Resolution – 2022-015

At our regular meeting on December 20, 2022, a motion was passed to amend Sections 310.03 D, 340.03 D, 350.03 E, 370.03 C, and 380.03 of the Zoning Resolution.

Section 310.03 D Existing:

	O-C Open Space Conservation	R-1 Single- Family Residential	R-2 Single- Family Residential	R-3 Multi- Family Residential	R-V Residential Village
D. Other					
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)					C
2. Congregate care facilities		C	C	C	
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C	C	C		
4. Soil removal/ extraction	C	C			
5. Gas and oil wells	P	P	P	P	P
6. Outdoor furnaces	C	C	C		
7. Solar energy systems	P	P	P	P	P
8. Wind energy systems	C	C	C	C	C
9. Telecommunication towers	See Chapter 460				

Section 310.03 D Proposed (shown in bold):

	O-C Open Space Conservation	R-1 Single- Family Residential	R-2 Single- Family Residential	R-3 Multi- Family Residential	R-V Residential Village
D. Other					
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)					C
2. Congregate care facilities		C	C	C	
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C	C	C		
4. Soil removal/ extraction	C	C			
5. Gas and oil wells	P	P	P	P	P
6. Outdoor furnaces	C	C	C		
7. Solar energy systems	P	P	P	P	P
8. Wind energy systems	C	C	C	C	C
9. Telecommunication towers	See Chapter 460				
10. Electric vehicle charging stations	C	P	P	P	P

Section 340.03 D Existing:

	L-D Lake District
D. Other	
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)	
2. Congregate care facilities	C
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C
4. Soil removal/ extraction	
5. Gas and oil wells	C
6. Outdoor furnaces	
7. Wind energy systems	C
8. Solar energy systems	P
9. Telecommunication towers	See Chapter 460
10. One accessory structure per leased lot on unleased common property, not to exceed 20' x 28' per unit. Units may be attached by a common wall to other units.	P

Section 340.03 D Proposed (shown in bold):

	L-D Lake District
D. Other	
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)	
2. Congregate care facilities	C
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C
4. Soil removal/ extraction	
5. Gas and oil wells	C
6. Outdoor furnaces	
7. Wind energy systems	C
8. Solar energy systems	P
9. Telecommunication towers	See Chapter 460
10. One accessory structure per leased lot on unleased common property, not to exceed 20' x 28' per unit. Units may be attached by a common wall to other units.	P
11. Electric vehicle charging stations	P

Section 350.03 E Existing:

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
E. Motorized Vehicle / Implement Facilities					
1. Gasoline stations				C	P
2. Motorized vehicle service center				C	P
3. Car wash				C	P
4. Motorized vehicle repair garage				C	P
5. Auto, motor vehicle sales				C	P
6. Implement sales and service				C	P

Section 350.03 E Proposed (shown in bold):

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
E. Motorized Vehicle / Implement Facilities					
1. Gasoline stations				C	P
2. Motorized vehicle service center				C	P
3. Car wash				C	P
4. Motorized vehicle repair garage				C	P
5. Auto, motor vehicle sales				C	P
6. Implement sales and service				C	P
7. Electric vehicle charging stations	P	P	P	P	P

Section 370.03 C Existing:

	L-I Limited Industrial/ Business Park District	G-I General Industrial District
C. General Commercial		
1. Auto, truck, machinery repair services	C	P
2. Carpentry, cabinet shop	P	P
3. Indoor commercial recreation	C	

Section 370.03 C Proposed (shown in bold):

	L-I Limited Industrial/ Business Park District	G-I General Industrial District
C. General Commercial		
1. Auto, truck, machinery repair services	C	P
2. Carpentry, cabinet shop	P	P
3. Indoor commercial recreation	C	
4. Electric vehicle charging stations	P	P

Section 380.03 Existing:

	P-R
1. Parks, playgrounds	P
2. Golf courses	P
3. Basketball, volleyball, or tennis courts	P
4. Gardens or botanical centers	P
5. Fishing	P
6. Dog parks	P
7. Athletic fields including, but not limited to, football, soccer, or baseball fields	P
8. Horseshoe pits	P
9. Picnic facilities	P
10. Skate parks	C
11. Wilderness or open space areas	P
12. Nature trails	P
13. Pedestrian or bicycle paths	P
14. Swimming pools	P
15. Recreational facility/use type A, B	P
16. Recreational facility/use type C	C
17. Recreational facility/use type D	Not permitted
18. Incidental accessory buildings and uses	P
19. Restaurants, lounges, and snack bars	P
20. Driving ranges	P
21. Temporary fairs and festivals	P
22. Fences	P
23. Signs in compliance with Chapter 420	P
24. Off-street parking areas as regulated by Section 380.08 and Chapter 410	P

P = Principal use permitted by right C= Conditional use

Section 380.03 Proposed (shown in bold):

	P-R
1. Parks, playgrounds	P
2. Golf courses	P
3. Basketball, volleyball, or tennis courts	P
4. Gardens or botanical centers	P
5. Fishing	P
6. Dog parks	P
7. Athletic fields including, but not limited to, football, soccer, or baseball fields	P
8. Horseshoe pits	P
9. Picnic facilities	P
10. Skate parks	C
11. Wilderness or open space areas	P
12. Nature trails	P
13. Pedestrian or bicycle paths	P
14. Swimming pools	P
15. Recreational facility/use type A, B	P
16. Recreational facility/use type C	C
17. Recreational facility/use type D	Not permitted
18. Incidental accessory buildings and uses	P
19. Restaurants, lounges, and snack bars	P
20. Driving ranges	P
21. Temporary fairs and festivals	P
22. Fences	P
23. Signs in compliance with Chapter 420	P
24. Off-street parking areas as regulated by Section 380.08 and Chapter 410	P
25. Electric vehicle charging stations	P
P = Principal use permitted by right C= Conditional use	

Rationale: The Zoning Commission wants to make sure that business and community facilities in the township can provide electric vehicle charging stations, and that residents can also have charging stations for their personal electric vehicles. Therefore, the amendment was proposed to allow electric vehicle charging stations as a permitted use in all zoning districts, with the exception of the Open Space and Conservation district which would be a conditional use.

Please provide your input and recommendations to secretary Jordan Michael, 4152 Tallmadge Road, Rootstown, OH 44272 or rootstownzoning@sbcglobal.net.

JM

**PORTAGE COUNTY REGIONAL PLANNING COMMISSION
WORK PROGRAM REPORT
DECEMBER 2022**

A. COMPREHENSIVE PLANNING

1. Portage County Comprehensive Economic Development Strategy Update (CEDS) 2022 CEDS

- On behalf of the EDA, RPC is requesting the submission of economic development projects for EDA funding that are designed to create or retain jobs and to provide assistance to economically distressed communities.
- Met with NEFCO to start discussing CEDS and other economic development opportunities.

B. PLAN IMPLEMENTATION/SHORT TERM PLANNING

1. Update of Portage County Subdivision Regulations

- The updated version is available on our website.
- We are looking at some minor additions that will be brought to the Board in December. The review team met on October 11th and discussed minor updates. The next meeting with the review team is to be determined.
- Because of notice requirements we will discuss at the February 8th RPC Board meeting.
- Annual updates will be reviewed by staff and other reviewers each December and a major review and update will occur by July 2024.

C. INFORMATION SYSTEMS

1. Database Acquisition and Updates

2. Web Site

Check out the website at www.portagecounty-ohio.gov/regional-planning-commission. We have moved everything from our old website over to the County's website.

- The Vision Plan is available on our website send feedback to planning@pcrpc.org.

D. PLANNING ADMINISTRATION

1. Subdivision Regulation Administration

a. Subdivisions of Land (Submitted)

Preliminary Plans	0 Applications	0 Lots
Plats	0 Applications	0 Lots
Replat	1 Application	1 Lot
Exceptional Replats	0 Applications	0 Lots
Variances	0 Applications	
Minor Subdivisions	2 Applications	2 Lots

b. Divisions of Land

5+ Acre Lot Divisions	3 Applications	3 Lots
<u>Transfers. To Adj. Prop.</u>	<u>5 Applications</u>	<u>5 Transfers</u>
	10 Applications	6 Lots Created

E. REGIONAL COORDINATION AND OTHER CONTINUING ACTIVITIES

1. Other Member Services as Requested

- Atwater Township
- Brimfield Township
Continued working on their Historic Structures Story Map. Processed several zoning related requests.
- Deerfield Township
Helping with grant information for their fire department.
- Franklin Township
- Freedom Township
Continue looking into grant opportunities for a community center and parks.
Need to set up a meeting
- Garrettsville Village
- Hiram Township
- Hiram Village
- Mantua Township
Met with a township representative to investigate grant opportunities. Need to set a follow-up meeting.

- Mantua Village
Assisted with a proposed CDBG project for ADA sidewalk improvements. We are looking into a variety of grants to help the Village. Completed the LMI Income Survey for the Village to qualify for the grant, the village was 54.5% LMI.
- Nelson Township
Discussing a possible subdivision and Zoning Text amendments
- Palmyra Township
- Paris Township
- Randolph Township
- Ravenna City
Working on a critical infrastructure grant.
- Ravenna Township
Prepared a map amendment.
- Rootstown Township
Processed a text amendment.
- Shalersville Township
Processing Township's Land Use Plan.
- Suffield Township
- Sugar Bush Knolls
- Windham Township
- Windham Village
Working with them on their Critical Infrastructure Grant.

Non-Member Technical Assistance

1. Intergovernmental Reviews-Applications Received

Local-0
Areawide-0
Statewide-0

2. Akron Metropolitan Transportation Study (AMATS)

3. Northeast Ohio Four County Regional Planning and Development Organization (NEFCO)

- Attended November meeting.

4. Portage County Housing Services Council

- Attended September meeting. Next meeting in January.

5. Data/Information/Graphics to Developers, Businesses, Private Sector upon Request

- Topography maps, aerials, wetlands, zoning, census, floodplain and subdivision information for the general public, businesses, and organizations.

6. Portage Development Board (PDB)

7. Quarterly Zoning Inspectors (QZI) Meeting

- We held a meeting on October 27th. The topic was about the PRD, PUD and RRNOSO subdivision regulation updates. **The next meeting will be held January 19th.** The meeting will be at Ravenna Township townhall. There will be a variety of discussion topics for this meeting but specifically HB 56 and EV charging stations.

8. Portage County Storm Water Program – Home Sewage Repair and Replacement Program

- The Portage County Storm Water Program has set aside \$500,000 to repair and replace home septic systems. This is part of a three-pronged program to help homeowners with the problem of high costs to repair and replace the home septic system. The contract to extend the program is being processed and two (2) septic systems are in process and one pending owner information.

9. Portage County Comprehensive Plan

- We will be providing all key stakeholders a 90% report for their review and feedback. Stakeholders are those who are not on the committees.
- Comprehensive Plan meetings were held December 8th with Departments and non-profits to help wrap up the project.
- The draft implementation schedule is available for review. Those departments or agencies that do not respond, we will set up appointments to make sure we have their input.
- We anticipate presenting a final document in March.

10. Shalersville Land Use Plan

- Met with the Zoning Commission at their December meeting
- We plan on having several community meetings in March and April
- A Community Survey has been prepared for review.
- Much of the existing conditions have been compiled.
- On-line web presence has also been prepared.
- Post cards with community meetings and survey information will be sent on January 9th.
- The project will run through most of 2023

11. Portage County Water Resources GIS Assistance

- Provide GIS Mapping assistance to fill out the attribute tables or pre-existing water and sewer lines.
- Goal is to provide 80+/- hours per month.

12. Brimfield Township Historic Structures Story Map Project

- Had a meeting with Chick Sprague to discuss project and help with identifying key historical structures and potential contacts.
- Prepared a community survey for input
- Creating an outline for potential creation of a historical district.
- Working with Kelso House and related community members to help support information gathering related to this project.
- Estimated completion May 2023, if not sooner.

13. Brimfield Comprehensive Plan Update

- Kick-off January 2023
- Incorporate new 2020 census data into the plan.
- Evaluate the short-term goals and objectives and establish or update them as necessary.
- Make some modifications to the on-line summary as needed.

F. COMMISSION MANAGEMENT/ADMINISTRATION

1. Other

- **Celebrate Portage! /Visioning in Portage (VIP)** - Celebrate Portage! is to keep the key elements of the vision alive. The core concept of Celebrate Portage! is to celebrate the good to great things happening in the County. Doing so will bring greater awareness of what the County has to offer and to inspire others to action. Looking forward to bigger and better 2023!

CDBG REPORT
January 2023
Work Through December 2023

2021 CDBG CRITICAL INFRASTRUCTURE GRANT (WINDHAM VILLAGE) - \$452,100 (CDBG) \$48,000 (Windham Village) (September 1, 2021 – October 31, 2023)

Water Facility Improvements - \$475,100 (CDBG = \$427,100 + Windham Village = \$48,000)

Sixteen Hundred (1,600) linear feet of waterlines will be replaced along with 1,500 lineal feet of sidewalk. The improvements consist of replacing the entire waterline including service and fire hydrants along Maple Grove Road completing a neighborhood loop from North Main Street to East Center Street. Sidewalk and ADA ramps will be replaced, which provide ADA access along the corridor and spot curb repairs where service laterals need to be replaced. Several new water valves installations and tie-ins will complete the upgrades. Maple Grove Road serves a critical area in the Village, providing access to Katherine Thomas Elementary School.

It is anticipated that 3,575 residents in the area will benefit from the project, 51.61% of which is LMI.

Contract is in place for engineering services and the Notice to Proceed has been issued to the engineer.

Administration - \$25,000 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the project.

2021 CDBG CRITICAL INFRASTRUCTURE GRANT (RAVENNA CITY) - \$253,600 (CDBG) + \$90,000 (Ravenna City) (September 1, 2021 – October 31, 2023)

Water Facility Improvements (CDBG = \$166,900 + Ravenna City = \$46,734)

Nine Hundred Thirty (930) linear feet of water lines will be replaced and one fire hydrant will be removed/installed on Pratt Street in the City of Ravenna.

Street Improvements (CDBG = \$66,700 + Ravenna City = \$30,066)

Once Pratt Street is excavated to replace the water lines, 930 linear feet of road surface will be restored as well as 1,350 linear feet of concrete curb will be replaced.

Sidewalk Improvements (Ravenna City = \$3,600)

Concurrent with the waterline replacement, 400 square feet of deteriorated sidewalk and the curb ramps will be upgraded to ADA standards on Pratt Street in the City of Ravenna.

Flood & Drainage Facilities (Ravenna City = \$9,600)

Concurrent with the waterline replacement, two manholes will be replaced, and four catch basins will be replaced on Pratt Street in the City of Ravenna.

Administration - \$20,000 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the project.

Construction started September 26, 2022.

2021 CDBG TARGET OF OPPORTUNITY PROGRAM CARES ACT (CDBG-CV) - \$235,100 (CDBG)

(February 1, 2022 – March 31, 2023)

F&CS Flooring & HVAC Update - \$214,100 (CDBG)

The funds will be used for replacement of the hard surfacing flooring and HVAC updates at the Family & Community Services Supportive Housing Program funded, Permanent Supportive Housing and Transitional Housing located at:

Permanent Supportive Housing

1019 – 1037 Graham Road, Kent City

1548/1550 Benjamin Court, Kent City

Transitional Housing

161/163 Currie Hall, Kent City

1540/1542 Benjamin Court, Kent City

1536/1538 Benjamin Court, Kent City

The improvements will provide Family & Community Services with the ability to better clean and sanitize the facilities and by updating the HVAC units it will provide improved air filtration and purification.

Administration - \$21,000 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the project.

Contract has been signed by the contractor and are waiting for funds to be certified/appropriated at the County before circulating through the County Auditor, Prosecutor and the Commissioners. A Notice to Proceed will be issued once contract is in place.

An Extension has been approved and all construction must be completed by April 30, 2023.

2022 COMMUNITY DEVELOPMENT ALLOCATION GRANT - \$630,000.00 (Portage County - \$480,000 + City of Streetsboro - \$150,000)

Public Facilities – Volunteer Park Project - \$125,000 (CDBG) + \$1,000 (Ravenna Hot Stove League)

The funds will be used to pave Volunteer Park Road in the City of Ravenna to the fields to increase activities including tournaments to the Ravenna Hot Stove League Fields to serve an area that is 58.37% LMI.

Clearance Activities – Coleman Demolition Project - \$45,600 (CDBG)

The funds will be used to demolish a blighted house owned by Coleman Professional Services at 463/465 South Chestnut Street, Ravenna City to eliminate a blight to the area.

Neighborhood Facilities/Community Center – Freedom School House ADA Project - \$53,900 (CDBG)

The funds will be used to remove the barriers that exist for the elderly and handicapped individuals that prevent them entering an historic building located at 7276 State Route 303 in Freedom Township and serves the community as a museum and is open to small groups for tours by providing an ADA compliant sidewalk and lift area and two handicap accessible parking spaces.

Neighborhood Facilities/Community Center – DMRC ADA Project - \$173,500 (CDBG) + \$12,820 (RLF)

Funds will be used to provide ADA accessibility to the fronts of the businesses by rebuilding the sidewalks and steps along with an ADA compatible access ramp at the north end of the walk. An ADA parking space will be added near the ramp entry, continuous railings at the stairs and ramp will be included to remove the barriers that exist for the elderly and handicapped individuals that prevent them entering the building located on the east side of Main Street, North Prospect Street in the Village of Mantua.

Fair Housing - \$10,000 (CDBG)

Fair housing services including landlord/tenant information, discrimination complaints, training, posters, and brochures will be provided for the residents of Portage County, excluding the City of Kent.

Over the course of two years presentations will be made to 12 agencies/organizations targeted for CDBG assistance and/or special populations affected by CDBG assisted project.

Also, staff will be required to distribute to a minimum of ten public events, agencies or organizations each quarter through the grant program period.

There were 14 requests for assistance received in December. One (1) call was located in Atwater Township; One (1) call was in Rootstown Township; Two (2) calls were in Franklin Township; Three (3) calls were in the City of Streetsboro; One (1) call was in Windham Township; One (1) call was in Hiram; One (1) call was in Mantua and Four (4) calls were in the City of Ravenna

Administration of the Portage County Projects - \$72,000 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the three "County" projects.

The grant agreement is in place and the environmental review for each project is underway.

City of Streetsboro - \$150,000 (CDBG)

Public Service – Senior Assistance Program - \$75,000 (CDBG)

The funds will be used to provide lawn mowing, leaf cleanup and snow removal to benefit LMI and/or disabled residents in the City of Streetsboro.

So far, seventy-Eight (78) applications have been received for the Senior Assistance Program. All income has been verified for each household and a letter has gone out to all households who applied for the program.

The funds have been released and are currently working on the bid specifications.

Clearance Activities – Citywide Demolition Program - \$52,500 (CDBG)

Funds will be used for a Citywide Demolition Program in the City of Streetsboro to eliminate a slum and blight where needed within the City of Streetsboro.

Administration of the City of Streetsboro Projects - \$22,500 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the “City of Streetsboro” projects.

2022 RESIDENTIAL PUBLIC INFRASTRUCTURE GRANT – CHINN SEWER CONSTRUCTION - \$750,000 (Includes RPC Administration) (CDBG) + \$1,500,000 (OPWC) + \$7,859,000 (WPCLF)

The service area includes the Babcock & Motz Allotment, Sanmar, Cloverlawn, High Knoll and the Chinn 1st, 2nd and 3rd Allotments. This area was developed in the 1950 – 1970 and comprises of 170 residential homes that have on site treatment systems and wells. The service area currently does not have access to a public water or sanitary sewer system. The purpose of this project is to construct a new public wastewater collection system that will address water quality violations encountered by the EPA and the P.C. Health Department in the project service area located in Ravenna Township.

The new collection system will require the construction of new gravity sewers, a new pump station and upgrades to an existing pump station and force mains in the area and roadway full depth pavement replacement.

The County received the Permit to Install. A full application will be submitted once it is available in 2023.

2022 DOWNTOWN REVITALIZATION TARGET OF OPPORTUNITY PROGRAM - \$184,000 (Includes RPC Administration) (CDBG) + \$50,000 (Commitment)

Improvements are being proposed to a small block of buildings located on the east side of Main Street, North of Prospect Street in the Village of Mantua.

The following is being proposed: Renewal of the store fronts and façade of the building, including masonry restoration of the store front. Five of the entrance doors have been changed over time and have undersized, cheap residential entrance doors. These will be replaced with new aluminum covered wood doors with low E tempered glazing and commercial hardware. The two existing doors that are original will be reglazed with low E tempered glazing and will be refurbished. The upper windows in all of the storefronts are currently boarded up and painted over. The windows will be opened back up and reglazed with 1” insulating low E glazing. All woodwork will be painted on the exterior face. Above the storefronts are cornice roofs. These will be repaired and re-roofed. All the cornice trim work will be painted and refurbished. The masonry face of the building will be cleaned and tuckpointed with brick repairs as needed. The estimate for this work is \$200,962.

The maximum grant amount is \$250,000 and applications will require firm participation commitments from business/building owners. A maximum of \$25,000 or 10% of the total CDBG project cost, whichever is less may be used for administration.

A full application is being prepared.

2022 RESIDENTIAL PUBLIC INFRASTRUCTURE GRANT – MANTUA VILLAGE - \$750,000
(Includes RPC Administration) (CDBG) + \$750,000 (50% Match – Surcharge)

The Village of Mantua wastewater collections system consists of approximately 36,065 linear feet of 8-inch to 12-inch vitrified clay pipe (VCP), polyvinyl chloride (PVC) and truss piping. Approximately 21, 331 linear feet of the collection system is VCP, consisting of sections ranging from 2-feet to 5-feet. Over the years, the VCP joints have grown old and have separated, allowing root intrusions which is leading to infiltration of ground water into the collection system. Some water laterals have found to be tapped in improperly, hammer tapped, and without a proper wye connection or grout these connections contribute to the infiltration. The improvements that will be completed will be the cleaning and camera of sewer lines, grouting of joints and hammer taps in the system, fixing of cracked pipes, inspection, and possible sealing of failing brick manholes.

This will alleviate the deterioration of sewer lines and joints. In doing so, it will improve the infiltration and inflow that is currently in the system from these joints. With the improvement of the inflow in the collection system, this will ultimately send less flow to the Village of Mantua Wastewater Treatment Plant and cost less to treat the Villages wastewater and reduce potential of sanitary sewer overflows into the Cuyahoga River.

A full application will be submitted once it is available in 2023.

**PORTAGE COUNTY REGIONAL PLANNING COMMISSION
GENERAL WORK PROGRAM
2023**

PROJECT/WORK ITEM GENERAL TASKS	TIME FRAME¹
--	-------------------------------

A. Comprehensive Planning

- | | |
|--|------------|
| 1. Portage County Comprehensive Economic Development Strategy Update (CEDS) (with NEFCO) | 1/23-12/23 |
| 2. Septic Tank Program (Townships) | 1/23-12/23 |
| 3. Portage County Comprehensive Plan | 1/23-4/23 |
| 5. Historic Structures Inventory Brimfield Township | 1/23-6/23 |
| 6. Shalersville Land Use Plan Update | 1/23-12/23 |
| 7. Brimfield Comprehensive Plan | 1/23-12/23 |

B. Plan Development and Implementation

- | | |
|---|-----------|
| 1. Update of Portage County Subdivision Regulations | Ongoing |
| a. Review of proposed selected changes with Commissioners and RPC | 1/23-2/23 |
| b. Start the 3-year review in July for completion July 2024 | 7/23-7/24 |

Other Plan Implementation Projects

- | | |
|---------------------------------------|--------------------------|
| c. City of Kent Historic Structures | 4/23-12/23 ² |
| d. City of Ravenna Comprehensive Plan | 6/23-6/24 ² |
| e. Ravenna Township Land Use Plan | 9/23-12/24 ² |
| f. Farmland Preservation Plan | 10/23-12/25 ² |
| g. Brownfield Assessment County-Wide | 10/23-12/25 ² |

¹ No date means ongoing-no project ending date or milestones

² In discussions only or developing a scope of services

PROJECT/WORK ITEM GENERAL TASKS

TIME FRAME¹

C. Information Systems

1. Data acquisition and updates
2. Evaluate Web Site opportunities
3. Continue on County GIS Committee

D. Planning Administration

1. Subdivision Regulation Administration

Review of preliminary sketch plans, preliminary plan applications, plat applications and variance applications; review of minor subdivision applications. Coordination with other departments/agencies.

2. Zoning Text and Map Amendments

- a. Develop revisions to Zoning Resolutions or Ordinances as requested
- b. Review proposed zoning amendments
- c. Map revisions as requested
- d. Review Site Plans as requested by Communities
- e. Provide information/research as requested for future legislation.

3. Community and Economic Development Administration and Implementation

- | | |
|--|------------------------|
| a. 2022 CDBG Allocation Grant | 1/23-8/24 |
| 1. Administer County Projects | 1/23-8/24 |
| 2. Portage County Fair Housing | 1/23-8/24 |
| 3. Administer Streetsboro Projects | 1/23-8/24 |
| b. Critical Infrastructure (City of Ravenna & Windham Village) | 1/23-10/23 |
| c. CHIP Fair housing | 1/23-2/24 |
| d. Downtown Revitalization (Mantua Village) Application | 1/23-2/23 |
| e. Targets of Opportunity Cares Act (CDBG-CV) | 1/23-3/23 |
| f. Residential Public Infrastructure Grant (CHINN) Applications | TBD² |
| g. Residential Public Infrastructure (Mantua Village) Applications | TBD² |

E. Regional Coordination and Other Continuing Activities

1. Other Member Services as Requested

- a. Identify CEDS related projects and Coordination with NEFCO

2. Akron Metropolitan Transportation Study (AMATS)

- a. Coordination of reviews of development projects in Portage County for traffic impact analysis.
- b. AMATS Technical Advisory Committee

PROJECT/WORK ITEM GENERAL TASKS

TIME FRAME¹

3. Northeast Ohio Four County Regional Planning and Development Organization

- a. Serve on NEFCO Policy Board
- b. Serve on NEFCO ERTAC
- c. Assistance on Portage County Portion of CEDS (See Comprehensive Planning)

4. Portage County Housing Services Council

Attend quarterly meetings

5. Technical Assistance to and Coordination with Other County and Regional Agencies and Departments

6. Data/Information/Graphics to Developers, Businesses

Private Sector upon request

7. Public Education

- a. Web Site updates, including maps, data, plans, links, publications, best practices, etc.
- b. Public Officials Training **TBD**
- c. Portage County, Regional, and State Organizations Presentations

8. Quarterly Training Session with the Township Zoning Inspectors

- a. Continue quarterly meetings with Township Zoning Inspectors to provide assistance and knowledge for current zoning issues. This also provides an opportunity for Zoning inspectors to interact with one another and share information as needed.

F. Administration

1. Planning Commissioner Assistance and Commission Governance

- a. Survey of Members on Training Needs **TBD**
- b. Member training **TBD**
- c. Commission meeting organization, reports, recommendations¹
- d. Annual Meeting/Annual Report **3/23**
- e. By-Laws Amendments as needed **TBD**

¹ No date means ongoing-no project ending date or milestones

² In discussions only or developing a scope of services

PROJECT/WORK ITEM GENERAL TASKS

TIME FRAME¹

2. Personnel

- a. Personnel Policies Update
- b. Update Job Descriptions/Salary Ranges
- c. Professional Development/Training (as funds allow)
- d. Staff Evaluations
- e. Planning and Project Staff Meetings

Weekly/and as needed

3. Facilities

- a. Repairs to multi-purpose building as needed
- b. Management of Facilities

4. Finance

- a. Financial Management
- b. Secure resources for planning and operations

5. Marketing/Customer Service

- a. Specialized data packages as requested

On-going

¹ No date means ongoing-no project ending date or milestone date means ongoing-no project ending date or milestones

PORTAGE COUNTY RPC
FINANCIAL STATEMENT
December 31, 2022

	Month to Date		Year to Date	
Beginning Cash Balance	\$ 64,443.84	<-- Dec 1st-->	\$ 41,713.41	<-- Jan. 1st
Total All Receipts	\$ 11,676.81		\$ 412,362.51	
Total All Expenditures	\$ 28,824.87		\$ 406,780.14	
Ending Cash Balance	\$ 47,295.78	<--Dec 31st -->	\$ 47,295.78	

REVENUES	Budget	M-T-D	Y-T-D	Accts Recvble	Balance	% recvd
RPC Membership Dues	242,747.00	-	247,597.06	-	(4,850.06)	102%
Subdivisions	18,000.00	1,000.00	27,585.00	-	(9,585.00)	153%
Copies/Misc.(community over hrs)	2,000.00	891.43	6,117.19	-	(4,117.19)	306%
Grant Writer	30,325.00	-	-	-	30,325.00	0%
Rental Income	12,300.00	2,575.00	22,850.00	2,575.00	(10,550.00)	186%
Contracts	14,500.00	3,116.64	22,610.50	4,882.65	(8,110.50)	156%
Contract Portage County	89,767.00	4,093.74	85,602.76	19,510.78	4,164.24	95%
Other	-	-	-	-	-	0%
Refund/Reimbursement	-	-	-	-	-	0%
TOTAL REVENUE	409,639.00	11,676.81	412,362.51	26,968.43	(2,723.51)	101%
January 1, 2022 Unencumbered						
Cash Balance	38,003.00					
TOTAL CERTIFICATE OF RESOURCES	447,642.00					

EXPENDITURES	Budget	M-T-D	Y-T-D	Encumbered	Balance	% expend
3 Salaries	275,478.00	18,496.00	254,338.82	-	21,139.18	92%
3 PERS	39,906.00	2,589.46	35,443.72	-	4,462.28	89%
3 Medicare	4,133.00	255.42	3,510.43	-	622.57	85%
3 Workers Comp	4,846.00	314.44	4,323.89	-	522.11	89%
3 Unemployment	-	-	-	-	-	0%
3 Health Insurance	66,294.00	4,534.30	63,456.45	-	2,837.55	96%
4 Travel/Training	4,646.00	433.13	1,863.60	-	2,782.40	40%
4 Dues	726.00	-	715.00	-	11.00	98%
4 Publications	250.00	-	-	-	250.00	0%
4 Utilities	6,110.00	192.65	5,355.87	-	754.13	88%
4 Advertising	350.00	86.00	194.25	-	155.75	56%
4 Telephone	1,400.00	193.04	1,151.24	-	248.76	82%
4 Postage	1,200.00	-	800.00	-	400.00	67%
4 Repairs	2,250.00	60.43	1,984.50	-	265.50	88%
4 Equip/Copier/Postage meter Leases	4,200.00	239.00	3,056.85	-	1,143.15	73%
4 Professional & Technical Services	3,253.00	-	1,200.00	-	2,053.00	37%
4 Photocopying/Printing	2,500.00	22.00	1,959.95	-	540.05	78%
4 Audit Services	3,700.00	-	3,541.00	-	159.00	0%
4 Legal Services	10,000.00	833.33	10,000.00	-	-	100%
4 Insurance (Bonding)	354.00	-	354.00	-	-	100%
5 Supplies	2,861.00	177.63	1,635.69	-	1,225.31	57%
5 Equipment/Software	639.00	398.04	637.92	-	1.08	100%
5 Food Supplies	-	-	-	-	-	0%
5 Furniture	-	-	-	-	-	0%
6 Building Improvements	12,546.00	-	7,546.00	5,000.00	-	0%
6 Equipment (PLOTTER)	-	-	-	-	-	0%
7 Refund/Reimbursement	-	-	-	-	-	0%
8 Debt Service (Loan)	-	-	-	-	-	0%
TOTAL 2022 EXPENDITURES	447,642.00	28,824.87	403,069.18	5,000.00	39,572.82	91%
2021 Carryover Encumbrances						
Computers	3,296.32	-	3,296.06	-	0.26	100%
Software	414.90	-	414.90	-	-	100%
Total 2021 Encumbrances	3,711.22	-	3,710.96	-	0.26	
GRAND TOTAL	451,353.22	28,824.87	406,780.14	5,000.00	39,573.08	

CDBG FUNDS
12/31/22

FUND	BEGINNING CASH BALANCE	RECEIPTS	EXPENDITURES	ENDING CASH BALANCE
Rav City Critical Infrastructure	5,118.97	-	148.65	4,970.32
Windham Village Critical Infrastructure	1,401.23	-	112.60	1,288.63
Formula 2020 Grant (BF-20)	2,138.95	5,100.00	7,138.95	100.00
Target of Opportunity	2,908.09	-	2,711.04	197.05
TOTAL	11,567.24	5,100.00	10,111.24	6,556.00

12/31/22

2020 Formula Grant

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
Windam Village Community Center	\$ 148,000.00	\$ -	\$ 148,000.00	\$ -	\$ -	\$ 148,000.00	\$ -
Fair Housing Program	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ -
Streetsboro City Home Repair Budget amendment -\$25,100	\$ 57,400.00	\$ -	\$ 22,222.80	\$ 35,177.20	\$ -	\$ 22,222.80	\$ 35,177.20
Streetsboro City Public Services Budget amendment +\$25,100	\$ 70,100.00	\$ 6,000.25	\$ 70,000.00	\$ 100.00	\$ 5,100.00	\$ 70,100.00	\$ -
Water/Sewer for Haven of Portage County	\$ 225,200.00	\$ -	\$ 225,200.00	\$ -	\$ -	\$ 225,200.00	\$ -
Freedom Twp Hall ADA	\$ 24,800.00	\$ -	\$ 24,800.00	\$ -	\$ -	\$ 24,800.00	\$ -
Streetsboro City Administration	\$ 22,500.00	\$ -	\$ 22,500.00	\$ -	\$ -	\$ 22,500.00	\$ -
Portage County Administration	\$ 72,000.00	\$ 1,138.70	\$ 72,000.00	\$ -	\$ -	\$ 72,000.00	\$ -
RLF FUNDS FOR HAVEN OF PORTAGE COUNTY	\$ 88,433.00	\$ -	\$ 88,433.00	\$ -	\$ -	\$ 88,433.00	\$ -
TOTALS	\$ 718,433.00	\$ 7,138.95	\$ 683,155.80	\$ 35,277.20	\$ 5,100.00	\$ 683,255.80	\$ 35,177.20

Grant Period 9-01-20/10-31-22
Extension Granted till 12/31/22

2021 CRITICAL INFRASTRUCTURE GRANT (RC) B-X-21-1CJ-2

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
02-3 Pratt Street Improvements	\$ 66,700.00	\$ -	\$ 527.20	\$ 66,172.80	\$ -	\$ 700.00	\$ 66,000.00
02-4 Pratt Street Water Facility Improvements	\$ 166,900.00	\$ -	\$ 27,851.34	\$ 139,048.66	\$ -	\$ 30,000.00	\$ 136,900.00
1-1 General Administration	\$ 20,000.00	\$ 148.65	\$ 7,251.14	\$ 12,748.86	\$ -	\$ 9,900.00	\$ 10,100.00
TOTALS	\$ 253,600.00	\$ 148.65	\$ 35,629.68	\$ 217,970.32	\$ -	\$ 40,600.00	\$ 213,000.00

Grant period 9-1-21/10-31-2023

2021 CRITICAL INFRASTRUCTURE GRANT (WV) B-X-21-1CJ-1

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
Maple Grove Rd Improvements	\$ 427,100.00	\$ -	\$ -	\$ 427,100.00	\$ -	\$ -	\$ 427,100.00
General Administration	\$ 25,000.00	\$ 112.60	\$ 4,911.37	\$ 20,088.63	\$ -	\$ 6,200.00	\$ 18,800.00
TOTALS	\$ 452,100.00	\$ 112.60	\$ 4,911.37	\$ 447,188.63	\$ -	\$ 6,200.00	\$ 445,900.00

02-1
01-1

Grant period 9-1-21/10-31-2023

Target of Opportunity Cares Act B-D-21-1CJ-4

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
F&CS Flooring/HVAC Improvements	\$ 214,100.00	\$ -	\$ -	\$ 214,100.00	\$ -	\$ -	\$ 214,100.00
General Administration	\$ 21,000.00	\$ 2,711.04	\$ 7,602.95	\$ 13,397.05	\$ -	\$ 7,800.00	\$ 13,200.00
TOTALS	\$ 235,100.00	\$ 2,711.04	\$ 7,602.95	\$ 227,497.05	\$ -	\$ 7,800.00	\$ 227,300.00

Grant period 2-1-22/03-31-2023

Description	Draw	RPC Admin	Stormwater Funds	ADDRESS
budget amount -->		59,462.09	\$ 450,000.00	
Draw	1	6,372.71	\$ 10,776.00	5666 Unger Road, Atwater
Draw	2	4,465.73	\$ -	
Draw	3	1,985.79	\$ -	
Draw	4	4,269.31	\$ -	
Draw	5		\$ 2,755.11	1088 Waterloo Road, Mogadore
Draw	6		\$ 6,589.55	6753 Berry Road, Ravenna
Draw	7		\$ 2,285.69	2083 Pontius Road, Mogadore
Draw	8		\$ 2,481.60	6764 Sprott Avenue, Ravenna
Draw	9		\$ 2,343.67	10720 Woodard, Deerfield
Draw	10		\$ 2,651.06	328 Industry Road, Atwater
Draw	11		\$ 7,651.60	1367 Laura Lane, Mogadore
Draw	12	2,912.29	\$ -	
Draw	13	6,082.43	\$ -	
Draw	14		\$ 1,969.00	6601 St. Rt. 225, Ravenna
Draw	15		\$ 15,757.50	11054 Center Road, Garrettsville
Draw	16		\$ 13,530.00	3859 Industry Road, Rootstown
Draw	17		\$ 9,230.00	2296 Bixler Drive, Mogadore
Draw	18		\$ 2,304.40	1331 Martin Road, Mogadore
Draw	19		\$ 12,371.05	4271 Mahoning Road, Diamond
Draw	20		\$ 8,654.15	2111 Meloy Road, Kent
Draw	21		\$ 7,335.80	4157 Lynwood Drive, Kent
Draw	22		\$ 32.00	Lien release
Draw	23		\$ 7,558.00	81 Pontius Road, Mogadore
Draw	24	3,324.69	\$ -	
Draw	25	1,244.70	\$ -	
Draw	26		\$ 15,052.00	1341 Laura Lane, Mogadore
Draw	27	3,341.72	\$ -	
Draw	28		\$ 2,518.00	3073 Spring Valley, Mogadore
Draw	29		\$ 12,374.00	7615 Hudson Road, Kent
Draw	30		\$ 7,258.75	6585 Wayland Road, Ravenna
Draw	31		\$ 2,493.25	6701 St Rt 303, Ravenna
Draw	32		\$ 7,880.50	8021 Hewins Road, Garrettsville
Draw	33		\$ 8,106.00	195 Heartwood Dr, Mogadore
Draw	34		\$ 8,161.00	1195 Ravenna Road, Kent
Draw	35		\$ 2,451.75	4088 Lynwood Drive, Kent
Draw	36		\$ 4,134.50	4518 Rock Spring Road, Ravenna
Draw	37	2,017.60	\$ -	
Draw	38		\$ 2,264.40	2241 Alliance Road, Deerfield
Draw	39		\$ 38.00	2241 Alliance Road, Deerfield
Draw	40	2,703.71	\$ -	
Draw	41		\$ 38.00	2111 Meloy Road, Kent
Draw	42		\$ 14,314.63	495 Hartzell Road, Deerfield
Draw	43		\$ 18,782.00	3802 Herriff Road, Ravenna
Draw	44		\$ 4,296.10	3849 Cook Road, Rootstown
Draw	45		\$ 15,592.00	594 Kapity Drive, Mogadore
Draw	46	1,453.69	\$ -	
Draw	47		\$ 2,590.00	5303 Pioneer Trail, Mantua
Draw	48	2,660.30	\$ -	
Draw	49		\$ 19,605.90	2244 New Milford Rd, Atwater
Draw	50		\$ 15,490.80	7388 Peck Road, Ravenna
Draw	51		\$ 300.00	1536 Porter Road, Atwater
Draw	52		\$ 14,366.00	12275 Brosius Road, Garrettsville
Draw	53		\$ 16,016.00	1923 Martin Road, Mogadore
Draw	54	1,226.22	\$ -	
Draw	55		\$ 15,768.50	5232 Newton Falls Road, Ravenna
Draw	56	3,029.80	\$ -	
Draw	57		\$ 2,480.61	167 Porter Road, Atwater
Draw	58	1,957.56	\$ -	
Draw	59	1,052.48	\$ -	
Draw	60		\$ 20,631.30	481 Arehart Drive, Mogadore
Draw	61		\$ 3,417.73	3071 Brady Lake Road, Ravenna
Draw	62	2,407.02	\$ -	
Draw	63		\$ 18,694.50	3788 St. Rt 44, Rootstown
Draw	64	1,408.09	\$ -	
Draw	65		\$ 28,088.00	5861 Laubert Road, Atwater
Draw	66		\$ 4,719.00	4849 Campbellsport Road, Rootstown
Draw	67	1,745.83	\$ -	
			\$ -	4311 Mahoning Road, Diamond
			\$ -	
			\$ 404,199.40	
		55,661.67	\$ 45,800.60	
		3,800.42		
TOTAL				

Contract to be circulated

\$95,341.87 TOTAL RECAPTURED THROUGH 11/15/2022

Address	YEAR	Program Income received	Date	Accumulated Revenue	
6764 Sprott Avenue	2018	\$ 2,481.60	4/12/2018	\$ 2,481.60	2018
5666 Unger Road	2018	\$ 10,776.00	10/30/2018	\$ 13,257.60	
4271 Mahoning Road	2019	\$ 206.00	2/21/2019	\$ 13,463.60	
4271 Mahoning Road	2019	\$ 206.00	4/3/2019	\$ 13,669.60	
4271 Mahoning Road	2019	\$ 206.00	4/18/2019	\$ 13,875.60	
4271 Mahoning Road	2019	\$ 207.05	5/20/2019	\$ 14,082.65	
4271 Mahoning Road	2019	\$ 206.00	6/17/2019	\$ 14,288.65	
4271 Mahoning Road	2019	\$ 206.00	7/19/2019	\$ 14,494.65	
4271 Mahoning Road	2019	\$ 206.00	8/20/2019	\$ 14,700.65	
4271 Mahoning Road	2019	\$ 206.00	9/17/2019	\$ 14,906.65	
4271 Mahoning Road	2019	\$ 206.00	10/17/2019	\$ 15,112.65	
4271 Mahoning Road	2019	\$ 206.00	11/19/2019	\$ 15,318.65	
4271 Mahoning Road	2019	\$ 412.00	12/18/2019	\$ 15,730.65	
1331 Martin Road	2019	\$ 2,318.40	12/23/2019	\$ 18,049.05	2019
4271 Mahoning Road	2020	\$ 206.00	1/15/2020	\$ 18,255.05	
4271 Mahoning Road	2020	\$ 206.00	2/20/2020	\$ 18,461.05	
2241 Alliance Road	2020	\$ 2,302.40	2/27/2020	\$ 20,763.45	
4271 Mahoning Road	2020	\$ 206.00	3/16/2020	\$ 20,969.45	
4271 Mahoning Road	2020	\$ 206.00	4/21/2020	\$ 21,175.45	
4271 Mahoning Road	2020	\$ 206.00	5/15/2020	\$ 21,381.45	
2111 Meloy Road	2020	\$ 8,668.15	6/23/2020	\$ 30,049.60	
4271 Mahoning Road	2020	\$ 309.00	6/23/2020	\$ 30,358.60	
4271 Mahoning Road	2020	\$ 206.00	7/23/2020	\$ 30,564.60	
4271 Mahoning Road	2020	\$ 206.00	8/17/2020	\$ 30,770.60	
4271 Mahoning Road	2020	\$ 206.00	9/17/2020	\$ 30,976.60	
4271 Mahoning Road	2020	\$ 206.00	10/15/2020	\$ 31,182.60	
4271 Mahoning Road	2020	\$ 206.00	11/19/2020	\$ 31,388.60	2020
4271 Mahoning Road	2020	\$ 309.00	12/16/2020	\$ 31,697.60	
4271 Mahoning Road	2021	\$ 206.00	1/20/2021	\$ 31,903.60	
4271 Mahoning Road	2021	\$ 206.00	2/22/2021	\$ 32,109.60	
1367 Laura Lane	2021	\$ 7,665.60	3/4/2021	\$ 39,775.20	
4271 Mahoning Road	2021	\$ 206.00	3/23/2021	\$ 39,981.20	
4271 Mahoning Road	2021	\$ 206.00	4/20/2021	\$ 40,187.20	
8021 Hewins Road	2021	\$ 7,918.50	5/26/2021	\$ 48,105.70	
4271 Mahoning Road	2021	\$ 309.00	6/23/2021	\$ 48,414.70	
4271 Mahoning Road	2021	\$ 206.00	7/20/2021	\$ 48,620.70	
4271 Mahoning Road	2021	\$ 206.00	8/16/2021	\$ 48,826.70	
6701 S R 303	2021	\$ 2,493.25	9/3/2021	\$ 51,319.95	
4271 Mahoning Road	2021	\$ 206.00	9/13/2021	\$ 51,525.95	
4271 Mahoning Road	2021	\$ 206.00	10/13/2021	\$ 51,731.95	2021
4271 Mahoning Road	2021	\$ 206.00	11/15/2021	\$ 51,937.95	
4271 Mahoning Road	2021	\$ 309.00	12/20/2021	\$ 52,246.95	
4271 Mahoning Road	2022	\$ 206.00	1/13/2022	\$ 52,452.95	
4271 Mahoning Road	2022	\$ 206.00	2/15/2022	\$ 52,658.95	
4271 Mahoning Road	2022	\$ 206.00	3/15/2022	\$ 52,864.95	
594 Kapity Drive	2022	\$ 15,592.00	4/11/2022	\$ 68,456.95	
3849 Cook Road	2022	\$ 4,296.10	4/18/2022	\$ 72,753.05	
4518 Rock Spring Road	2022	\$ 4,134.50	4/21/2022	\$ 76,887.55	
4271 Mahoning Road	2022	\$ 206.00	4/22/2022	\$ 77,093.55	
495 Hartzell Road	2022	\$ 14,314.63	5/20/2022	\$ 91,408.18	
4271 Mahoning Road	2022	\$ 309.00	6/14/2022	\$ 91,717.18	
2083 Pontius Road	2022	\$ 2,285.69	6/17/2022	\$ 94,002.87	2022
4271 Mahoning Road	2022	\$ 206.00	7/13/2022	\$ 94,208.87	
4271 Mahoning Road	2022	\$ 206.00	8/18/2022	\$ 94,414.87	
4271 Mahoning Road	2022	\$ 206.00	9/14/2022	\$ 94,620.87	
4271 Mahoning Road	2022	\$ 206.00	10/14/2022	\$ 94,826.87	
4271 Mahoning Road	2022	\$ 206.00	11/15/2022	\$ 95,032.87	
4271 Mahoning Road	2022	\$ 309.00	12/12/2022	\$ 95,341.87	