

**KENT PLANNING COMMISSION
BUSINESS MEETING
JUNE 20, 2017**

MEMBERS PRESENT: **Chris Clevenger
Jeffrey Clapper
John Gargan
Peter Paino
Amanda Edwards**

STAFF PRESENT: **Bridget Susel, Community Development Director
Eric Fink, Assistant Law Director
Heather Phile, Development Planner
Sheila Uzl, Transcriptionist**

I. Call To Order

The meeting was called to order at 7:00 p.m.

II. Roll Call:

Mr. Clapper, Mr. Gargan, Mr. Clevenger, Mr. Paino, and Ms. Edwards were present.

III. Reading of the Preamble

The Planning Commission operates in accordance with the provisions of the Kent City Charter, the Kent Zoning Code and Subdivision Regulations, all of which establish the powers and duties of the Commission. Members of the Planning Commission are appointed by Kent City Council and serve without compensation. Certain cases such as Conditional Zoning Certificates, Special Zoning Permits, Overlay District Projects and Zoning Amendment require Public Hearings before the Planning Commission. During the Public Hearing, any person wishing to address their concerns to the Commission will be provided the opportunity. Once the Public Hearing is closed, it shall be the discretion of the Chair whether to allow any additional public comment. Cases such as Site Plan Reviews and Subdivision Projects do not require a Public Hearing. However, the Chair will allow public comment on each case as it is taken on the agenda. In each instance where the Commission receives public comments or conducts a Public Hearing, those persons wishing to address their concerns to the Commission will be required to do so under oath or positive affirmation. The oath or affirmation shall be administered to all who wish to speak at the beginning of the Planning Commission Meeting. Once a decision has been made by the Planning Commission on a case, the Case is closed for the commission, as there is no provision to reopen a case. With the exception of cases falling under the Subdivision Code, any decision of the Planning Commission may be appealed to the City's Board of Zoning Appeals in accordance with the Chapter 1109 of the Zoning Code. Anyone interested in appealing a decision of the Planning Commission is advised to seek private legal counsel.

IV. Administration of Oath

Mr. Fink instructed those members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. Mr. Fink administered the Oath, "Do you solemnly swear or affirm that the testimony that you are about to give this evening is the truth, the whole truth, and nothing but the truth, so help you God? Please say "I do." The participants responded, "I do."

V. Correspondence
None

VI. New Business

Ms. Edwards stated that a motion was granted at the previous meeting to review the New Business case before Old Business at this meeting.

**A. PC17-007 TRENO RISTORANT
152 Franklin Avenue
Comprehensive Sign Plan**

The applicant is requesting approval for the Comprehensive Sign Plan to replace six signs on the building. The subject property is zoned C-D: Commercial Downtown District.

Ms. Edwards asked the applicant to present the project.

Michelle Hartman and Darrin Hartman, 815 Bryce Road, Kent, Ohio, stated they are partners in the restoration project of the former Pufferbelly Restaurant located at 152 Franklin Avenue. Ms. Hartman said they are asking for a Comprehensive Sign Plan approval. There were six signs on the building for Pufferbelly Restaurant. They want to replace those signs with six signs that have updated names and logos that represent the new business. She said the Commissioners should have pictures showing where the signs are going to be located.

PUBLIC COMMENTS
None

PLANNING COMMISSION DISCUSSION

Ms. Susel stated that the request is for a Comprehensive Sign Plan and at some point when the tenant base changes, the signs can be changed to reflect the new tenant.

Mr. Fink referred to Section 1165 that explains the Comprehensive Plan.

Mr. Clevenger stated that the plan meets all the requirements.

Mr. Paino stated that it was appropriate.

Mr. Gargan stated the plan looked good.

Mr. Clapper also thought the plan looked good.

Ms. Edwards agreed with the comments made by the other commissioners.

There were no other comments or questions. Ms. Edwards asked for a motion.

MOTION: *Mr. Clevenger moved in Case PC17-007, Treno Ristorante, property located at 152 Franklin Avenue, that the Planning Commission approve the Comprehensive Sign Plan.*

Subject to the following conditions:

- 1) Obtain a zoning permit within two years of Planning Commission approval.*
- 2) Obtain a sign permit and submit the performance guarantee prior to installation of the signs.*

Mr. Paino seconded the motion. The motion carried 5-0.

VII. OLD BUSINESS

**A. PC17-001 KENT INVESTORS, INC
1005 E. Main Street
Site Plan Review**

The applicant is requesting Site Plan Review and Approval in order to construct a three unit commercial building. The subject property is C-R: Commercial High Density Multifamily Residential District.

*****Please refer to the verbatim transcript for Old Business:
PC17-001 - Kent Investors - 1005 E. Main Street **
(attached as separate document and incorporated with the
meeting minutes for June 20, 2017: 155 pages)***

VIII. MEETING MINUTES June 6, 2017

Motion: *Mr. Clevenger moved to approve the June 6, 2017 meeting summary. Mr. Paino seconded the motion. The motion carried 5-0.*

IX. OTHER BUSINESS

NONE

X. ADJOURNMENT

Motion: *Mr. Clevenger moved to adjourn the meeting. Mr. Paino seconded the motion. The motion carried 5-0.*

The meeting adjourned at 10:12 p.m.