

**KENT PLANNING COMMISSION
BUSINESS MEETING
May 15, 2018**

MEMBERS PRESENT: **Jeff Clapper
Peter Paino
Amanda Edwards**

STAFF PRESENT: **Jennifer Barone, Development Engineer
Bridget Susel, Community Development Director
Eric Fink, Asst. Law Director
Sheila Uzl, Transcriptionist**

Motion: **Mr. Paino moved to excuse the absences of Michael Bruder and John Gargan at the May 15, 2018 Planning Commission meeting.**

The motion was seconded by Mr. Clapper.

The motion passed 3 – 0.

I. Call To Order

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

II. Roll Call:

Mr. Paino, Mr. Clapper, 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. Old Business

None

VII.. New Business

**A. PC17-008 Riverwood Community Chapel
 1407 Fairchild Avenue
 Conditional Zoning Certificate and Site Plan Review**

The applicant is seeking a Conditional Zoning Certificate and Site Plan Review and Approval to construct an addition to the church. The subject property is zoned O-R: Open Space – Recreational.

Ms. Edwards told the applicants that there were only three commissioners present at the meeting and they could proceed but the vote would have to be a unanimous vote for the project to move forward. They have the option to postpone until the next meeting or they could move forward. She told them they can change their minds at any time.

The applicant wanted to proceed.

Ms. Edwards asked staff to introduce the project and review the Staff Report.

Ms. Barone stated that Riverwood Chapel is proposing to construct a 10,400 square foot addition to serve as a gymnasium and multi-purpose room. Last August, it was on the agenda for the Planning Commission, but the applicant pulled it, and the Commission did not review it at that time. The applicants went back and made some changes and they have submitted this new site plan. Originally, it was planned to be behind the church, but now it is beside the church. There is existing parking on the east side where the new proposed addition will be. They are also proposing to put in a new driveway going out to Newcomer Road. The site is located in the O-R: Open Space – Recreational, R – 1: Low Density Residential and R-2: Medium Density Residential. The majority of the site is located in the O-R District and it was evaluated under this district. Churches are a conditionally permitted use in the O-R District and the conditions are listed in the Staff Report. Staff believes these conditions have been met. The Fire Department did ask for a fire lane along the west side of the building for access to the new addition. The addition will be fire suppressed, which helps with the Fire Department's concern. Utilities exist and are available. Stormwater flow should be a negligible increase. They are proposing a sign on Newcomer Road that matches one of the signs out front. They will have to go before the Board of Zoning Appeals, since they already have two free-standing signs. There are no changes to the lighting, landscaping, or dumpster location. The Architectural Review Board reviewed this project and recommended approval, as submitted.

Ms. Susel stated that the Fire Department prefers this location that allows for access to the building.

Mr. Fink stated that the sign can be handled with a Comprehensive Sign Plan.

Ms. Edwards asked if the applicant would like to present the project.

Don Highlander, 56 Milford Drive Suite 2, Hudson, Ohio, stated he was the architect for the project. He said the size is 12,543 square feet. The parking still meets the code. The new building will be fire suppressed. The new building will have materials that will match the existing church building.

Mr. Clapper asked if Condition No. 14 listed in the Staff Report has been met.

Mr. Fink replied the word "should" reduce parking next to other lots. It does not say must, but rather "should".

PUBLIC COMMENTS

Alfred Paonessa, 1388 Sunset Way Blvd., Kent, Ohio, asked if there would be any outside lighting. He was also concerned about storm runoff. He asked if a buffer could be added.

PLANNING COMMISSION DISCUSSION

Mr. Paino asked the engineer if he would address drainage.

Mike Wohlwend, 4216 Karg Industrial Parkway, Kent, Ohio, replied that there would be a minimum increase. He said the existing down spouts will be routed around the building to the existing catch basin to the storm basin.

Mr. Paino asked if there would be a berm.

Mr. Wohlwend replied a berm will be created to divert the runoff.

Mr. Paino asked if there would be a vegetation swale and grass.

Mr. Wohlwend replied yes.

Mr. Paino asked if there would be lighting on the side.

Mr. Highlander replied the doors will have emergency lighting with the exit lighting. There will be no major lighting.

Mr. Paonessa asked if there would be a red exit sign or a spotlight.

Mr. Highlander replied it will be an exit light on the interior and on the outside typical 100 – 200 watt light.

Mr. Paino asked if something could be done about the vegetation.

Ms. Barone stated this could be a condition of an approval.

Ms. Susel said the applicants are going to use existing vegetation.

Mr. Fink said that if there was not existing vegetation, the applicants would have to provide a landscaping plan.

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A continued discussion was held about trees, but the conclusion was no more were needed.

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

Motion: *Mr. Clapper moved in case PC17-008, Riverwood Community Chapel, property located at 1407 Fairchild Avenue, that the Planning Commission approves the Conditional Zoning Certificate and Site Plan submitted to construct an addition to Riverwood Community Chapel for a gymnasium/ multi-purpose room.*

Subject to the following conditions:

- 1. Submit for Technical Plan Review.*
- 2. Obtain a variance from the Board of Zoning Appeals for an additional sign or obtain approval for a comprehensive sign plan.*

The motion was seconded by Mr. Paino.

Vote: *The motion passed 3 – 0.*

VIII. Minutes *April 3, 2018*

No minutes were included in the commissioners' packets, so they were not voted upon.

IX. Other Business

None

X. Adjournment

Motion: *Mr. Paino moved to adjourn.*
The motion was seconded by Mr. Clapper.

Vote: *The motion carried 3 – 0.*

Meeting adjourned at 7:28 p.m.