

**KENT PLANNING COMMISSION
BUSINESS MEETING
SEPTEMBER 5, 2017**

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

STAFF PRESENT: **Jennifer Barone, Development Engineer
Bridget Susel, Community Development Director
Eric Fink, Assistant Law Director**

I. Call To Order

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

II. Roll Call:

Mr. Clapper, Mr. Gargan, 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. Old Business

**A. PC17-011 345 FLATS
 345 S. Depeyster Street
 Comprehensive Sign Plan**

The applicant is requesting a Comprehensive Sign Plan for a multi-family development for 345 Flats. The property is located in a C-D: Commercial Downtown District.

Ms. Edwards asked the applicant to present the request.

Mark Conzelman (2073 Erie Road, Rocky River, OH) stated this presentation is a follow up to their last meeting which is a result of some feedback they received from various parties. He said they have made a couple changes after their first presentation because there were concerns about the building façade. He said they looked at the two signs the Planning Commission was concerned about and reduced the sizes. He said the sign facing downtown was decreased 30% and the sign on the elevated tower on Depeyster was decreased by 17%. He referred to the pictures that were submitted in the packet regarding the size of the signs that will fit on the building.

Ms. Barone stated staff came up with a chart in order to compare some of the other signs in the area. She said they looked at the size of the signs and the size of the building facade and came up with a percentage that was covered and included the signs in the downtown area.

PUBLIC COMMENTS

NONE

PLANNING COMMISSION DISCUSSION

Mr. Paino had no comments.

Mr. Gargan apologized for the extra step but said less is more.

Mr. Clapper stated the decrease in size fits better.

Ms. Edwards stated the 17% decrease is better. She said the awnings are part of the sign package.

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

MOTION: *Mr. Gargan moved that in PC17-011, 345 Flats, property located at 345 S. Depeyster Street, that the Planning Commission approves the Comprehensive Sign Plan. Subject to the following conditions:*

- 1) Obtain a Zoning Permit within the two years of the Planning Commission's approval.
- 2) Obtain a sign permit and submit the performance guarantee prior to the installation.

Mr. Clapper seconded the motion. The motion carried 4 – 0.

VII. Other Business

Mr. Fink stated that a brief has been filed with the court for the 1005 East Main Street case. He said he has not seen it yet. He said the City has two weeks to respond. He will meet with the magistrate to schedule the time to appear. Currently no Planning Commissioners have to testify but it is too early to say. If there is insufficient information, they may have to.

The Joint Meeting is scheduled for Tuesday, November 7, 2017 at 7:00 p.m.

VIII. New Business
 NONE

IX. Adjournment

Motion: *Mr. Gargan moved to adjourn. Mr. Paino seconded the motion. The motion carried 4 – 0.*

The meeting adjourned at 7:15 p.m.