

**KENT PLANNING COMMISSION
BUSINESS MEETING
May 1, 2018**

MEMBERS PRESENT: **Jeff Clapper
John Gargan
Michel Bruder**

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

Motion: **Mr. Clapper moved to excuse the absences of Amanda Edwards and Peter Paino at the May 1, 2018 Planning Commission meeting.**

The motion was seconded by Mr. Bruder.

The motion passed 3 – 0.

I. Call to Order

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

II. Roll Call:

Mr. Gargan, Mr. Clapper, and Mr. Bruder 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

A new site plan had been submitted.

VI. Old Business

None

VII. New Business

**A. PC18-006 Enterprise Plastics
1520 Saint Clair Avenue
Site Plan Review**

The applicants are seeking Site Plan Review and Approval to construct a storage facility. The subject property is zoned I: Industrial District

Mr. Gargan asked staff to introduce the project and review the Staff Report.

Ms. Barone stated the applicant is seeking site plan approval to construct a 12,000 square foot cold storage facility to hold raw and finished materials for injection moldings. Another portion of the business on Enterprise Parkway actually make the products and they have a warehouse. This facility will be for storage only and will have only one to two full time employees and six to eight trucks coming per day. This is a permitted use in the Industrial Zone. They have provided 14 parking spaces on site, while the required number is three. The first set of plans showed the paved area behind the building, but the new site plan shows it as gravel. They are supposed to have hard surface ingress/egress and parking, so this is something the Planning Commission might want to address stating

this area cannot be used as a driveway or parking. They need fire lanes, but are not depicted on the plan. This can be handled by Staff, during for Technical Plan Review. Utilities are available for this property, which is vacant right now. A storm water detention basin is proposed in the rear of the property. Their sign plan will be submitted separately. Lighting will be wall packs on the building and lights above the overhead doors. For landscaping, they are proposing grass and leaving some of the existing vegetation. A dumpster is not proposed at this time. The Architectural Review Board reviewed this project on April 3, 2018 and recommended approval, as submitted. No variances are required. They do plan on expanding the facility in the near future, but do not wish to utilize the staged development option. They will have to come back before the Planning Commission when they do expand. If the Planning Commission should decide to approve this application, Staff recommends that the Planning Commission should discuss whether the gravel area should be hard surfaced or a condition added that it cannot be used as a driveway or parking.

Mr. Fink referred to the code that states that the area has to be paved if it is going to be used for parking or as egress/ingress.

Mr. Gargan asked the applicant if he had any comments.

Dan Plaso, 1249 Kennedy Road, Streetsboro, Ohio, stated he was the contractor for the project. He said this project is just a cold storage building. The applicants have bought just about every building on Enterprise Parkway and have owned the property for about 15 years. They have run out of room. He said this building is strictly for the storage of some of the finished products as well the raw materials for the injection material. The materials are plastics. He said there is a small concrete pad in the back in case they had to bring a truck back there when they cannot use the loading dock. He said the gravel would be a good base for the next stage, because they do not want to put in a lot of concrete, then have to tear it out when they expand.

Mr. Bruder asked when the next phase would begin.

Mr. Plaso replied they are talking about within the next year, but he cannot guarantee it, but that is what they are looking at.

Mr. Bruder stated that according to code, this new addition is not permitted.

Mr. Plaso replied it is permitted, but a 3-hour fire wall and fire doors, as well other things, have to be installed.

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Mr. Bruder was concerned that forty years from now, there would be looking at gravel lot.

Mr. Plaso stated that the applicants own most of the property on the left- hand side of the road and they have been improving their properties. They keep up on their property.

Mr. Bruder asked if the fire lane on the gravel or is that part of the Technical Plan Review.

Ms. Barone replied it is part of the Technical Plan Review. The Fire Department has allowed fire lanes on gravel if they can withstand the weight of the truck. That might not be an issue.

Mr. Plaso stated the next section at this point would just be a base.

Mr. Bruder confirmed that there would be 6 to 8 trucks per day and they would go to the front.

Mr. Plaso agreed.

Mr. Gargan asked Mr. Plaso to explain the hazardous materials used.

Mr. Plaso replied they do not use hazardous materials.

PUBLIC COMMENTS

None

PLANNING COMMISSION DISCUSSION

All Commissioners agreed it was a good plan.

Motion: *Mr. Clapper moved in case PC18-006, Enterprise Plastics, property located at 1520 Saint Clair Avenue, that the Planning Commission approves the Site Plan to construct a cold storage facility for commercial use.*

Subject to the following condition:

- 1. Submit for Technical Plan Review.*

2. *Include fire lanes.*
3. *Obtain a sign permit prior to adding the signage.*
4. *The paved area can be used for turn around and not for parking or ingress/egress.*

The motion was seconded by Mr. Bruder

Vote: *The motion passed 3 – 0.*

VIII. **Minutes** *None*

IX. **Other Business**

Presentation by Kent State University on current and proposed construction projects.

This discussion was postponed at the request of Kent State University until the June 5, 2018 Planning Commission meeting.

X. **Adjournment**

Motion: *Mr. Bruder moved to adjourn.*

The motion was seconded by Mr. Clapper

Vote: *The motion carried 3 – 0.*

Meeting adjourned at 7:25 p.m.