

**KENT PLANNING COMMISSION
BUSINESS MEETING
MARCH 19, 2019**

MEMBERS PRESENT:

**Amanda Edwards
Jeff Clapper
Peter Paino
Michael Bruder
Chris Clevenger-Morris**

STAFF PRESENT:

**Jennifer Barone, Development Engineer
Bridget Susel, Community Development Director
Eric Fink, Asst. Law Director**

I. Call to Order

Ms. Edwards called the meeting to order at 7:00 p.m.

II. Roll Call:

Ms. Edwards, Mr. Clapper, Mr. Paino, Mr. Bruder, and Mr. Morris 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. PC19-003 Alpha Xi Delta: Beta Chapter House
571 South Lincoln Street
Conditional Zoning Certificate and Site Plan Review & Approval**

The applicants are seeking a Conditional Zoning Certificate and Site Plan Review & Approval to expand the building. The subject property is zoned R-3: High Density Residential Zoning District utilizing the Residential Redevelopment Overlay District (RROD) per KCO 1125.

Ms. Barone reviewed the staff report that was presented to the Board. She explained that the applicant is also asking for a 3% variance regarding the open space requirement. Planning Commission can grant a variance for up to 10%.

Jonathan Fleming, Architect, 1570 Meadow Spring Circle NW, Uniontown, Ohio, reviewed the model with the Board to further explain the existing structures versus additions. Mr. Fleming stated that they have organized the structures according to the existing internal plan by expanding the kitchen, laundry area, and relocating other rooms to create better living spaces. One of the bedroom wings will have 12 bedrooms total; each with a single bed, single bathroom, and a parking space. The western wing contains 6 bedrooms on the upper floor including the house director's apartment and an ADA bedroom on the lower level.

Mr. Paino asked where the open space is located.

Ms. Barone stated that the open space is included with the entire Overlay District so it includes the Province's open space.

Ms. Edwards asked why only the new bedrooms have private bathrooms when the code states that all bedrooms must have private baths.

Mr. Fink stated that the code only applies to the new bedrooms being constructed; the existing bedrooms are legally permitted uses

PUBLIC COMMENTS

None

PLANNING COMMISSION DISCUSSION

Mr. Bruder stated that he feels that this is a nice addition to the existing building and it is situated well within the city planning.

Mr. Paino stated that he agrees and asked what type of siding will be used.

Mr. Fleming stated that minimally it will be white vinyl or hardy panel. However, if the budget allows, they will go back to the Architectural Review Board and ask to use brick.

Mr. Clapper stated that he feels that it is a good solution.

Mr. Morris stated that this is a large sorority and asked if the business meetings will be held at this site or will they continue to host those meetings on campus.

Mr. Fleming stated that those meetings will still be held on campus.

Mr. Morris asked about formal recruitment activity being located in the house. He is concerned about the 32 parking spaces being adequate.

Mr. Fleming stated that there is parking down the street as well as on campus that they will utilize.

MOTION: *Mr. Morris moved that in case PC19-003, the Planning Commission approve the Conditional Zoning Certificate and Site Plan to expand the building for the Alpha Xi Delta: Beta Chapter House, 571 South Lincoln Street, in accordance with Kent Codified Ordinance Chapter 1125: Residential Redevelopment Overlay District, subject to the following conditions:*

- 1. Technical plan review and approval*
- 2. Incorporation of the Architectural Review Board comments*
- 3. Consolidation of the parcels*

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

MOTION: *Mr. Morris moved that in case PC19-003, the Planning Commission grant a variance for a 3% reduction in the open space requirement to expand the building for the Alpha Xi Delta: Beta Chapter House, 571 South Lincoln Street.*

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

MOTION: *Mr. Bruder moved that in case PC19-003, the Planning Commission approve the park fee in the amount of \$5,700.00 for the Alpha Xi Delta: Beta Chapter House, 571 South Lincoln Street, subject to the Kent Park Board approval.*

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

VIII. Minutes

MOTION: *Mr. Morris moved to approve the February 5, 2019 minutes with grammatical and points of interest corrections by staff. The motion was seconded by Mr. Clapper.*

The motion carried 5-0.

MOTION: *Mr. Morris moved to approve the February 19, 2019 minutes with grammatical and points of interest corrections by staff. The motion was seconded by Mr. Clapper.*

The motion carried 4-0-1. Mr. Paino abstained.

IX. Other Business

Mr. Fink discussed oral arguments on the CDC on Horning Road.

X. Adjournment

MOTION: *Mr. Bruder moved to adjourn. The motion was seconded by Mr. Paino. The motion carried 5 – 0. The meeting adjourned at 7:30 p.m.*