

**KENT PLANNING COMMISSION
BUSINESS MEETING
JULY 16, 2019**

MEMBERS PRESENT: Chris Clevenger-Morris
Jeff Clapper
Amanda Edwards

STAFF PRESENT: Bridget Susel, Community Development Director
Eric Fink, Asst. Law Director

I. CALL TO ORDER

Ms. Edwards called the meeting to order at 7:03 p.m.

II. ROLL CALL:

Ms. Edwards, Mr. Clapper, and Mr. Morris were present. Mr. Bruder and Mr. Paino were absent.

MOTION: *Mr. Morris moved to excuse Mr. Bruder. The motion was seconded by Mr. Clapper.*

The motion carried 3 – 0.

MOTION: *Mr. Morris moved to excuse Mr. Paino. The motion was seconded by Mr. Clapper.*

The motion carried 3 – 0.

III. READING OF THE PREAMBLE

The only case has been continued to a later meeting, therefore, the Preamble was not read.

IV. ADMINISTRATION OF OATH

None

V. CORRESPONDENCE

None

VI. OLD BUSINESS

None

VII. NEW BUSINESS

**A. PC19-007 Hawthorn Suites by Wyndham
199 West Williams Street
Site Plan Review & Approval**

The applicants are seeking a Site Plan Review and Approval to construct a hotel. The subject property is zoned C-D: Commercial - Downtown Zoning District.

The applicant has requested that this case be continued until the August 6, 2019 meeting.

B. Zoning Code Update: Work Session Three Continued

The proposed Zoning Code Text Amendment is being forwarded to the Commission for review and comment.

- Proposed Chapter 1103 – LAND USE AND ZONING MAP: Section 1103.07 Permitted Uses by District (Land Use Table)

Ms. Susel explained the changes to the table since the last meeting.

Automotive Commercial: It was discussed that the Public/Private Parking Lots should be added as a conditional use to the N-C district. It was discussed adding automotive washing facility and gas stations as a conditional use in the R-C district; It was decided to leave it as presented.

Commercial–Other: Clubhouse definition was discussed.

Industrial-Manufacturing: Microbrewery has been added to this category. It is also a new land use category. Once definitions and zoning districts have been determined, it will be brought back for review by the Commission. It was suggested making microbreweries conditional in the R-C, C-R, IC-R, C, and CD as well as permitted in the industrial.

Industrial-Research & Technology: No changes

Industrial-Warehouse & Transportation: Change the Truck Servicing to be conditional in the C and I districts.

Recreational Uses: Staff is going to revisit the definitions and districts for the land uses in this category. Shooting range will be removed from the Outdoor definition and moved to its own category that is conditional in the I district. No changes to the remainder of the suggested districts for Recreational Facilities, Outdoor. Recreational Facilities, High and Low Intensity do not have definitions; may be mistake by the consultant and staff will look into this. Creating High and Low Intensity categories for both Outdoor and Indoor Recreational Facilities was discussed.

Other: These land uses are the same as the current code. It was recommended to add a condition to public and private schools that students must come to the facility to be classified as a school; E-Schools would be considered an office or home based business.

Other Uses: The medical marijuana reflects the recent approvals. Staff will research the reasons that it wasn't initially included in the C-D district. Temporary Structures is a new Land Use category, which is different from Accessory Buildings and Uses. It was suggested changing the name 'structure'; Temporary Business Services was suggested. The definition may also need to be more specific.

VIII. MINUTES

May 21, 2019, June 4, 2019, and June 18, 2019

MOTION: *Mr. Morris moved to approve the May 21, 2019 Meeting Minutes as presented. The motion was seconded by Mr. Clapper.*

The motion carried 3 – 0.

There were not enough members present to approve the June 4th and June 18th minutes.

IX. OTHER BUSINESS

None

X. ADJOURNMENT

MOTION: *Mr. Morris moved to adjourn. The motion was seconded by Mr. Clapper.*

The motion carried 3 – 0.

Meeting adjourned at 8:33 p.m.