

**KENT PLANNING COMMISSION
BUSINESS MEETING
JUNE 18, 2019**

MEMBERS PRESENT:

**Amanda Edwards
Jeff Clapper
Peter Paino**

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 7:06 p.m.

II. ROLL CALL:

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

MOTION: *Mr. Paino moved to excuse Mr. Morris. Mr. Clapper seconded the motion. The motion carried 3-0.*

MOTION: *Mr. Paino moved to excuse Mr. Bruder. Mr. Clapper seconded the motion. The motion carried 3-0.*

III. NEW BUSINESS

A. Zoning Code Update: Work Session Three

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

Work Session Three is the review of the following:

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

Ms. Susel reviewed the proposed edits to the table of permitted, conditionally permitted, and special uses. She explained that that red text are references to changes made last week by staff. The consultant has been asked to include medical marijuana into the zoning code update but it is not included in this table at this time.

Mr. Paino confirmed that a blank space signifies that the use is not allowed in a specific district.

Ms. Susel stated that the current Section 1103 Land Use Districts do correspond to this proposed list, which could change based on the review.

Domesticated Animals Kennels is proposed to be a conditional use in the Industrial District.

The Board was agreeable.

Ms. Susel stated Extractive Uses is conditionally permitted in the O-R and I districts. Oil and Gas Wells Drilling and Operations is listed separately due to the definition of Extractive Uses even though they are conditionally permitted in the same districts. They have discussed combining them. Keeping them would allow different conditions to be applied to each.

Melissa Long stated that she would like to see very strict conditions added to these categories.

Ms. Edwards asked why the C-R district was struck from the Nursery and Greenhouses.

Ms. Susel stated she believes that this is due to the location of the C-R district, the existing uses and lot sizes.

Ms. Edwards asked about the floral retailer that would have a small greenhouse behind the building.

Ms. Susel explained that if the greenhouse was 200 s.f. or less it would be considered a temporary structure and the business would be retail. The Nursery and Greenhouse designation is referring to larger scale greenhouses such as Battaglia's.

Mr. Paino asked how a roof-top greenhouse would be classified; he used the example of a greenhouse on top of a grocery store.

Ms. Susel stated that it would be conditionally allowed if it is in the appropriate district.

Mr. Clapper asked if they should assign a square footage to the definition.

Ms. Susel stated that she feels that it is better to make them Conditionally Permitted so that they can be looked at on a case by case basis by the Planning Commission rather than assigning an arbitrary size. She asked if they wanted to add it back into the C-R District as a conditional use.

Mr. Paino stated that he would like to see the C-R District added as a conditional use because there is already a florist/greenhouse in the C-R District.

Ms. Susel stated that they will change the table to show that Nursery and Greenhouse uses will be conditionally allowed in the C-R, ICR, and C and permitted in the I.

The Board agreed.

Ms. Susel explained the definition of Roadside Stands.

Mr. Paino asked about adding the Industrial District for the Roadside Stands.

The topic was discussed and decided not to add the I District to Roadside Stands.

Ms. Susel stated that there are many proposed changes to the Residential Uses. Some of the changes are based on the Ohio Revised Code. She reviewed the districts and the proposed uses.

There was discussion about where the Addiction Services Residential Care Facility would be allowed. It was determined that it would be conditionally permitted in R-C, C-R, IC-R, and C.

Child Daycare Home Type A or B is conditionally permitted in all districts except for C-D and C.

Home Businesses Limited has been change to be permitted in all districts because it is within the confines of the homes; no exterior signage, no customers, etc.

The definitions of Manufactured Home verses Mobile Home were discussed. These match the ORC definitions.

Home Occupation is for the home business where they will have customers coming to the home is conditionally permitted in all districts including the U.

Homeless Emergency Shelters Transitional uses are conditional in the districts where they currently exist.

Independent Living Arrangement needs to be discussed further.

Multi-Family Dwellings are a conditional use in the districts where they are allowed. The Board agreed that conditionally permitted is a good idea.

Outpatient Addiction Services Facility will be moved from the Residential section of the table. It will also be conditionally permitted in R-C, C-R, IC-R, C, C-D and N-C. More research will need to be done.

Ms. Edwards stated that she would reconsider allowing this use in the R-C since it is primarily residential.

Residential Facility is conditionally permitted in the R-1 thru C and N-C and U.

Rooming and Boarding Houses are a conditional use in the R-4, R-C, C-R, IC-R, and C-D. A new definition has been established.

Single Family Dwelling is permitted in O-R thru R-C and N-C, and is conditional in the C-R, IC-R and U.

Two Family Dwelling is the same except it is now conditional in the U district.

Micro-brewery will be moved to Industrial Manufacturing and will be allowed similar districts as the Light Manufacturing.

Building Materials Sales Yard and Lumber Yard needs to have the conditions reviewed. It is conditionally allowed in the C-R, IC-R, C, and I.

Business Retail changed to conditional in the N-C instead of permitted.

Business Commercial Entertainment Facilities and Computer Sales and Servicing will be eliminated since they fall under other categories.

Open Air Market / Farmers' Market is the same as the previous table. Mr. Paino and Mr. Clapper suggested it also be allowed in the I District. Definitions of the Open Air Market versus Road Side Market versus Farmers' Market were discussed.

Outdoor Display Areas such as for Christmas tree sales, is permitted in the CR, ICR, C, and I District.

Restaurants are conditional in the R-C and N-C and permitted the other commercial districts

Wholesale Clubs and Stores are conditional in C-R, IC-R, and C.

The table will be updated for the next meeting.

IV. OTHER BUSINESS

None

V. ADJOURNMENT

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

The motion carried 3 – 0.

Meeting adjourned at 8:44 p.m.