

**KENT PLANNING COMMISSION
BUSINESS MEETING
JUNE 21, 2022**

MEMBERS PRESENT:

**Amanda Edwards
Jeff Clapper
Naser Matar**

STAFF PRESENT:

**Bridget Susel, Community Development Director
Tim Sahr, Development Engineer**

I. Call to Order

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

II. Roll Call:

Mr. Clapper, Ms. Edwards, and Mr. Matar were present.

MOTION: *Mr. Clapper* moved to excuse Michael Bruder from the 6/21/22 meeting. The motion was seconded by Mr. Matar. The motion carried 3-0.

III. Reading of Preamble

Ms. Edwards read the Preamble, which describes the purpose and procedures of the Planning Commission as well as the applicant's right to an appeal.

V. Administration of Oath

Ms. Susel 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. Ms. Susel administered the Oath, "Do you solemnly swear or affirm that the testimony that you are about to give is the truth, the whole truth, and nothing but the truth, so help you God? Please say "I do." The participants responded, "I do."

VI. Correspondence

Ms. Edwards noted that the Planning Commissioners were provided a Zoning Code Map as a supplement to PC22-011. The Commissioners confirmed that they were able to review the map.

VII. Old Business

**A. PC22-009 Michael Lyons
 813 Franklin Ave.
 Conditional Zoning Certificate and Site Plan Approval**

The applicant is requesting a Conditional Zoning Certificate and Site Plan Approval for a Multifamily Dwelling Use. The subject property is zoned R-3: High Density Residential Zoning District.

Mr. Sahr stated that this is a continued case from the previous meeting and the relevant information is highlighted in blue in the staff report. He stated that the lot measures 10,790 sq. ft. and exceeds the requirement for the minimum lot area of 10,000 sq. ft. He stated

that the actual open space of the lot is 51% and the required minimal usable open space is 30%.

Ms. Susel stated that in the past, the side, rear, and front greenspace or usable recreational spaces were included in the open space calculation. She stated that the new zoning code erroneously excludes the side setback but because of practice and policy from the previous code, they have included the side setback in the calculation. She stated that the setbacks were only excluded if there were obstructions that could not allow for recreational space. She stated that this will be an amendment that the Commission will review in July for the correction.

Mr. Sahr stated that based on the calculation, the property meets the open space requirement.

Michael Lyons, 3300 Broadview Rd., Richfield stated that he doesn't have anything to add.

Mr. Clapper questioned if the back parking area was paved.

Mr. Lyons stated that it is asphalt.

Mr. Clapper questioned if the tenants utilize the garage as well as the drive.

Mr. Lyons stated that while they have access to the garage, they generally don't park in the garage.

Public Comment

None

Board Discussion

Mr. Clapper stated that his only concern for this project is the area between the sidewalk and the street and the parking area.

Mr. Sahr stated that it would be within reason to make that a condition of approval. He explained that there would be ample parking without parking space between the sidewalk and the curb.

Mr. Lyons stated that the parking space was existing when he purchased the property.

Ms. Susel clarified that the parking area in question is in the city right-of-way and not on the private property. She stated that it is prohibited from being used to meet the Zoning Code stated parking minimum requirement because it is right-of-way. She stated that it is not the purview of the Planning Commission but rather the facilities manager, who could go out and restore the area to greenspace.

Mr. Clapper questioned the need for snow storage designation.

Ms. Susel stated that she does not believe that it is necessary.

Mr. Matar did not have any comments.

Ms. Edwards stated that she is okay with approving the proposal as it is not changing to a boarding or rooming house and limited to a 3-unit multi-family. She added that these are single family units that have been used this way for many years.

MOTION: *In the case of PC22-009, Michael Lyons, 813 Franklin Ave., Mr. Clapper moved that the Planning Commission approve the Conditional Use Certificate and Site plan with the following conditions:*

1. Technical Plan Review.

Mr. Matar seconded the motion. The motion carried 3-0.

VIII. New Business

**A. PC22-011 Peter Paino / Ben Koberna
 716 North Mantua Street
 Conditional Zoning Certificate and Site Plan Approval**

The applicant is requesting a Conditional Zoning Certificate and Site Plan Approval for a Mixed Use Permit with production and commercial uses as shown in the attached plans. The subject property is zoned C-R: Commercial High Density Multifamily Residential Zoning District.

Mr. Sahr introduced the case as presented in the Staff Report. He stated that the site is accessed from N. Mantua St. and Cuyahoga St. and is surrounded by commercial uses to the north and south, open space and river to the east, and by residential uses to the west. He stated that the applicable KCO Chapters are 1103.15, 1105.38, and 1111.02(b). He stated that the property is located on the southwest corner of the intersection of N. Mantua St. and Cuyahoga St. He explained that the plans for the building include the permitted use of Business, Non-Retail Office Space, and Conditionally Permit Use of Light Industrial. He stated that all mixed use projects are conditionally permitted regardless of the mix of primary uses. He stated that the parking spaces required for non-retail space is 9 spaces, light manufacturing is 15 spaces, but no additional spaces for the common areas for a total parking requirement of 24 spaces; the plan provides 38 spaces. He stated that no new utilities are planned under this request including no change to the storm water runoff from the site. He stated that there is no new signage, lighting, or landscaping proposed at this time. He stated that the trash service will be small cans brought to and from the curb. He stated that no review by the Architectural Review Board or Board of Zoning Appeals is required at this time. He stated that staff finds that the request for a Conditional Use Certificate and Site Plan Approval are in accordance with the standards established in the Zoning Ordinance and other applicable development regulations.

Ryan Brandon, 435 Park Ave, Kent, co-owner of Bent Tree Coffee Roasters, stated that they lease space at Madcap for a roaster, but the microbrewery is expanding and needs the space back. In addition, Bent Tree Coffee's wholesale side of the business has grown, so they are seeking a new location. He stated that the N. Mantua location has the additional space needed and also will be more convenient.

Peter Paino, 1258 Windward Lane, architect, stated that the proposal has more than adequate parking. He stated that the property is located in two different zoning districts; the back part of the property is R-3: High Density Residential and the front is C-R: Commercial Residential. He stated that the building has been used as a light manufacturing facility for the last 40 years. He explained that they are seeking a Mixed-Use approval because the

structure will now be divided into 4-5 businesses even though the uses within the building are relatively the same; light manufacturing and offices. He stated that the overall plan is to renovate the offices inside, a new façade for the building, and landscaping.

Mr. Clapper questioned the purpose of the new driveway.

Mr. Paino stated that there is an improved driveway from Cuyahoga St. to an overhead door that will be reconstructed; both were there in the past. He stated that the overhead door is for the weekly deliveries of the raw coffee beans.

Mr. Matar asked if Bent Tree would rent part of the building and who the tenants are.

Mr. Paino stated that a local real estate company that does property management will occupy one of the offices and also a space for tool storage. He stated that he currently has his shop in the building where he stores his equipment and tools. He stated that Bent Tree will have their production facility where they will roast coffee. Mr. Paino questioned why the approval conditions would have square footage specifications.

Ms. Susel explained that because "mixed use" is a Conditional Use, they need to note the square footage of each use so that if changes are needed to the designated use areas, the changes will need to be discussed with the City and either administratively adjusted or returned to the Planning Commission for approval.

Mr. Clapper noted that the entire building is located in the C-R district and questioned if there was an issue with the parking lot being located in the R-3.

Ms. Susel stated that the parking lot is existing and is not required to change.

Mr. Clapper questioned the width of the new ingress/egress off of Cuyahoga St.

Mr. Sahr stated that ideally it should be 20' wide but that would also use more tree lawn. Mr. Sahr questioned Mr. Paino regarding the use of the entrance and if 14' is adequate to serve the purpose.

Mr. Paino stated that it isn't a driveway but rather a means to reach the overhead door for unloading.

Public Comment

Melanie Neff, 615 Hudson Rd. stated that she feels that this is wonderful project for the area. She stated that her concern is with the parking lot and how it effects Roscoe. She stated that currently she cleans the parking lot. She noted that the parking lot and Roscoe also have a lot of high speed traffic. She suggested installing landscaping at the end of the parking lot where it meets the alley to designate the end of the parking lot in hopes that it will reduce the amount of trash left and the speed of traffic in the alley.

Board Discussion

Ms. Edwards stated that after reviewing the concerns and the requirements of the conditional use, she also feels comfortable with the project as is.

MOTION: *In the case of PC22-011, Peter Paino / Ben Koberna, 716 N. Mantua St., Mr. Clapper moved that the Planning Commission approve the Conditional Use Certificate and Site plan with the following conditions:*

- 1. Business/Non-Retail space shall be limited to 2,200 square feet.*
- 2. Light Manufacturing space shall be limited to 14,135 square feet.*
- 3. Common or unoccupied space shall be limited to 1,310 square feet.*
- 4. Technical Plan Review.*

Mr. Matar seconded the motion. The motion carried 3-0.

IX. Minutes

Ms. Edwards confirmed that there were no corrections to the minutes from the attending members. She stated that the April 19, 2022 Meeting Minutes will be kept as a matter of record as there will never be a quorum to officially approve.

X. Other Business

None

XI. Adjournment

MOTION: *Mr. Clapper moved to adjourn. The motion was seconded by Mr. Matar. The motion carried 3-0. The meeting adjourned at 7:32 p.m.*