Summary of the Record
(a quorum of present members cannot be done)

KENT PLANNING COMMISSION
BUSINESS MEETING
DECEMBER 6, 2022

MEMBERS PRESENT: Amanda Edwards
Jeff Clapper
Michael Bruder

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, Mr. Bruder, and Ms. Edwards were present.

MOTION: ***Mr. Clapper*** **moved to excuse Naser Matar from the December 6, 2022 meeting. The motion was seconded by Mr. Bruder. 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

None

VIII. New Business

A. PC22-015 Smithers-Oasis Company
919 Marvin St.

The applicant is requesting a Zoning Use Certificate and site plan approval for a Storage Facility. The subject property is zoned I: Industrial District

Mr. Sahr presented the case as outlined in the staff report. He stated that the site is accessed from Marvin Street and is bordered on the south side by residential properties, and to the north, east, and west by industrial properties. He stated that the applicable code sections for this case are Section 1103.22, 1107, 1108, 1109, and 1111.02(b) of the Kent

Codified Ordinances. He stated that a minimum of 12 parking spaces is required for the additional 11,250 sq. ft. building and the site plan shows 65 spaces for all of the structures on the property. Mr. Sahr stated that they have more than ample parking for their needs. He stated that no new water or sanitary service will be run to the new building. He stated that there is a new proposed stormwater facility that is sufficient to add detention to the site. He stated that no new signage, is proposed at this time. He stated that no new lighting is proposed beyond a light over the entry door on the west side of the building. He stated that no new landscaping is proposed at this time. He explained that the code requires a 100' buffer containing a 50' vegetative screen, but because of variances received from the Board of Zoning Appeals, the buffers cannot be achieved. He stated that in lieu of the buffers, the applicant is proposing the installation of opaque slats in the existing 6' tall chain link fence along the property line abutting the residential properties. He stated that due to the KCO 1103.22(f)(1)(d), this is an acceptable alternative. He stated that no new dumpsters are proposed for this project. He stated that the Architectural Review Board was not required to review the project. He stated that a side yard setback variance of 47' 7" was granted where a minimum of 100' setback is required by the Board of Zoning Appeals on 10/18/22 per case BZ22-012. He stated that staff finds that the request for a Zoning Use Certificate and Site Plan Approval are in accordance with the standards established in the Zoning Ordinance and other applicable development regulations.

Matt Jones, Director of Operations for Smithers-Oasis, 919 Marvin St., stated that they are proposing a storage facility for increased storage capacity. He stated that in past years there was a similar structure that was removed from this area. He stated that the structure will be 11,250 sq. ft. with 18' high walls constructed from cinder blocks. He stated that the material will be stored in the proposed structure until it is needed for production.

Public Comment

None

Board Discussion

Mr. Clapper questioned if vegetative screen could be installed but at a smaller scale instead of the slatted chain link fence.

Mr. Sahr stated that the code states that when the buffer in unachievable, the option is to install some type of 6' opaque fencing.

Ms. Susel stated that the 53' setback was needed in order to match the location of the previous building; the new building will not be closer than the old building. She stated that the building that is to the south is actually closer to the property line. She stated that because the foundation was there, it was a preexisting, non-conforming under the current code. She stated that they can ask the applicant if they would be willing to consider the additional screening, but what they have proposed does meet code.

Mr. Jones showed the Commissioners a photo of the site during the summertime that shows the existing thick vegetative screening.

Mr. Bruder stated that the survey shows the edge of the woods line and they are not encroaching into the yard.

Mr. Jones stated that the only time they do any clearing in that area is when the residents themselves ask for some maintenance.

Ms. Edwards stated that she feels that everything is in line for this permitted use.

<u>MOTION:</u> ***In the case of PC22-015 Smithers-Oasis Co., 919 Marvin St., Mr. Clapper moved that the Planning Commission approve the Conditional Use Certificate and Site plan with the following conditions:***

1. Technical Plan Review.

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

B. PC22-018 Community Building Strategies
425 Cherry Street

The applicant is requesting approval of a Comprehensive Sign Plan. The subject property is zoned R-3: High Density Residential District

Mr. Sahr presented the case as outlined in the staff report. He stated that the site is accessed from Cherry St. and is bordered on all sides by residential uses. He added that the applicable code sections are 1109.11 and 1111.02(b). He stated that November 2019, this business was granted a variance to allow for a single wall sign of 71 sq. ft. to be located on the east side of the building. He explained that the property owners would like to add a sign to the front of the building to increase visibility from the street. He stated that there will be no changes to traffic or parking, utilities, or stormwater. He stated that the existing sign is approximately 20 sq. ft. He stated that the proposed blade sign will be on the south side of the building and will be 4.63 sq. ft. He stated that it is his understanding that the new sign will be lit with an existing exterior building light located above where the sign will be mounted, but there will be no new exterior lighting, landscaping, or dumpsters for this project. He stated that this project is outside the Architectural Review Board's boundaries and there are no new variances.

Kirk Noden, 4254 Lakewood Rd, Rootstown, stated that when they first opened they didn't feel that they needed a front sign but now they realize based on customer feedback, that a front sign will help people find the location. He stated that they would like a nice modest sign to hang over the front door. He stated that the material will look like wood and will fit into a neighborhood.

Ms. Edwards informed Mr. Noden that because there are only 3 members present tonight, he can request at any time a continuance until more members are present as he will need a unanimous vote.

<u>Public Comment</u>

None

<u>Board Discussion</u>

Mr. Bruder stated that he is generally in support of the proposal and feels that the restaurant is a great addition to the neighborhood. He stated that the sign is modest but helpful and is an example of a mix use and neighborhood working successfully from what he can tell.

Mr. Clapper agreed.

Ms. Edward also agreed.

MOTION: ***In the case of PC22-018 Community Building Strategies, 425 Cherry St., Mr. Bruder moved that the Planning Commission approve the Comprehensive Sign Plan with the following conditions:***

1. ***Apply for appropriate sign permits.***
2. ***Technical Plan Review.***

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

X. Other Business

This was Michael Bruder's last meeting as a Planning Commission member.

XI. Adjournment

MOTION: ***Mr. Bruder*** **moved to adjourn. The motion was seconded by Mr. Clapper. The motion carried 3-0. The meeting adjourned at 7:21 p.m.**