

**KENT PLANNING COMMISSION
BUSINESS MEETING
MARCH 7, 2023**

MEMBERS PRESENT:

Amanda Edwards
Jeff Clapper
Derek Salustro
Naser Matar
Alyssa Trivigno

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. Administration of Oath for New Members

Ms. Susel administered the Oath of Office to the new members.

Derek Salustro and Alyssa Trivigno responded affirmatively.

III. Roll Call:

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

IV. Election of Officers

Ms. Susel summarized the positions and their responsibilities. After Planning Commission Discussion, the appointment of officers is as follows:

MOTION: ***Mr. Clapper nominated Amanda Edwards as Planning Commission Chairperson. Mr. Matar seconded the nomination. No other nominations were heard. The vote carried 5-0***

MOTION: ***Ms. Edwards nominated Jeff Clapper as Planning Commission Vice Chairperson. Mr. Matar seconded the nomination. No other nominations were heard. The vote carried 5-0.***

MOTION: ***Ms. Edwards nominated Naser Matar as Planning Commission Secretary. Mr. Clapper seconded the nomination. No other nominations were heard. The vote carried 5-0.***

V. 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.

VI. 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."

VII. Correspondence

Letter of support was received from Doria Daniels for case PC23-001 Watershed School. Ms. Edwards confirmed that all Commissioners have had time to review the document.

VIII. New Business

**A. PC23-001 WATERSHED SCHOOL
349 WEST ELM**

The applicant is requesting a Conditional Zoning Use Certificate and site plan approval for a Child Day Care Facility. The subject property is zoned R-3: High Density Residential.

Mr. Sahr introduced the case as presented in the Staff Report. He stated that the site is accessed from West Elm Street and is in an R-3 Zoning District. He stated that it is surrounded by Industrial uses to the north and west, and residential uses to the south and east. He stated that the applicable code sections for this case are KCO 1103.11, 1107, 1108, 1109, and 1111.02(B) of the Kent Codified Ordinances. He stated that the applicant is proposing the construction of a new childcare center to serve the southwest quadrant of the City. He stated that a minimum of 3 parking spaces are required for this building and are provided for on the plans. He stated that new water, sanitary, and storm connections will be installed. He stated that no new signs are proposed at this time. He stated that minimal exterior lighting is proposed for the project and a photometric plan has been submitted and shows that there is no light bleed at the property lines. He stated that landscaping is shown on the plans and complies with the requirements. No new dumpsters are proposed as trash will be addressed using roll-away cans brought to and from the curb on pick-up day. He stated that the site is outside of the Architectural Review Board's jurisdiction, therefore no ARB review is required. He stated that an administrative variance was issued for this project to allow for a 25' front yard setback where the code requires 35'. He added that the administrative variance was granted in accordance with Section 1103.11(F)(2)(1-3) of the Kent Codified Ordinances. He stated that staff finds that the request for the Conditional Zoning Use Certificate and Site Plan are in accordance with the standards established in the Zoning Code and other applicable development regulations.

Ms. Susel stated that she received a call today from the president and owner of Copen Machine, who was out of town today and stated that he has no objection to the proposed project.

Paul Romanic, Metis Design, stated that in the development of the property, they went over and above to ensure the project fit in with the residential scale of the area. He stated that the 25' setback aligns with the residences on the street. He stated that they minimized the amount of pavement, lighting, and total number of children allowed at the

facility, which is 12. He stated that there will be half-hour staggered arrival and pick-up times to avoid a stacking impact.

Casey Myers, co-owner, 900 Marilyn, stated that their intention is to have a small sustainable progressive community school house for children ages 3-5. She stated that a minimal waste program and a land stewardship with native plantings will be implemented. She stated that they want to be in the historic south end as they believe in this community and are happy to be able to walk to many amenities and the park from this location.

Public Comment

None

Planning Commission Discussion

Mr. Clapper stated that he feels that the project looks great overall, but questioned Section 1105.16 and if a noise and visual buffer needs to be installed. He stated that he felt that the fence along the residential border was sufficient.

Ms. Edwards stated that her initial concern was answered with the staggered drop off and pick ups and the limit of 12 students.

MOTION: *In the case of PC23-001, Watershed School, 349 W. Elm St., Mr. Clapper moved that the Planning Commission approve the Zoning Use Certificate and Site Plan with the following conditions:*

1. Technical Plan.

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

IX. Minutes

The minutes will be reviewed at the next meeting as the Commissioners did not have a chance to review them.

X. Other Business

Mr. Bowling, City Engineer, presented the Freedom Bike and Hike Trail Connector project on Middlebury Road, which will include one crossing of Middlebury Road and a new separate pedestrian/bike bridge. He stated that the project is being funded, constructed, and maintained by the Summit Metro Parks. Construction will begin 2023 and should be completed in 2024.

XI. Adjournment

MOTION: *Mr. Clapper moved to adjourn. The motion was seconded by Mr. Matar. The motion carried 5-0. The meeting adjourned at 7:35 p.m.*