KENT PLANNING COMMISSION
BUSINESS MEETING
APRIL 18, 2023

MEMBERS PRESENT: **Amanda Edwards**
Jeff Clapper
Derek Salustro

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. Salustro were present.

MOTION: ***Mr. Clapper moved to excuse Nasar Matar and Alyssa Trivigno from the April 18, 2023 meeting. Mr. Salustro seconded the motion. 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.

IV. 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 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."

V. Correspondence

None.

VI. New Business

A. PC23-003 KLABEN, ELLET NEON SIGN
1106 WEST MAIN STREET

The applicant is seeking approval of a comprehensive sign plan. The subject property is zoned IC-R: Intensive Commercial Residential District.

Mr. Sahr introduced the case as presented in the Staff Report. He stated that the site is accessed from West Main & Judith Streets. He stated that it is bordered by commercial uses to the north, east and west, and residential uses to the south. He stated that the applicable code sections for this case are KCO 1109.11 and 1102(B) of the Kent Codified Ordinances. He stated that due to the varying brands represented at this facility, there are a large number of signs proposed. He stated that the applicant has worked with City staff on the proposed sign plan to facilitate the applicant's needs while following the City of Kent codes. Mr. Sahr read the comprehensive sign plan standard requirements as presented in the staff report. He stated that the Architectural Review Board is not required to review projects at this location. He added that should the proposed plan be approved, variances from the Board of Zoning Appeals will not be needed. He stated that staff finds the proposed comprehensive sign plan to be in accordance with the intent of the Zoning Code Section 1109.11.

Tom Yankovich, Ellet Sign Co., 3041 E. Waterloo Rd., Akron, OH, introduced the comprehensive sign plan. He stated that the wall signs have the brands on the front of the building and are internally lit 5" deep individual channel letters, which are the same square footage as the existing signs. He stated that the Jeep logo is now located on the newer part of the building and will be a halo illuminated stainless steel sign; it is also the same square footage as the existing signs. He stated that the existing large pole sign will be replaced by 2 ground monument signs that are internally lit aluminum 6'4" x 5'4" signs that demonstrate the brands. He stated that one sign will be situated at corner of Judith and West Main Street with a visual triangle setback of 15' from both sidewalks. He stated that the other sign will be located directly in front of the new Jeep building addition at a setback of 10' from the sidewalk and closer in from the entrances so as not to obscure line of sight. He stated that this sign is also aluminum with dimensional letters and is halo illuminated.

<u>Public Comment</u>

None

<u>Planning Commission Discussion</u>

Mr. Clapper stated that the plan looks good, and he doesn't have any questions.

Mr. Salustro agreed.

Ms. Edwards stated that she also feels that it looks great and appreciates the setback of the monument sign at the corner.

<u>MOTION:</u> ***In the case of PC23-003,*** **Klaben, Ellet Neon Sign, 1106 W. Main St.*****, Mr. Clapper moved that the Planning Commission approve the Comprehensive Sign Plan with the following conditions:***

1. Technical Plan.

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

VI. <u>Minutes</u>

Ms. Edwards stated that the 8/16/22, 10/18/22, and 11/15/22 meeting minutes will be continued until the next meeting as there are not enough voting members currently present. She noted that the 12/6/22 meeting minutes will be a summary for the record as a voting quorum is not possible.

VII. <u>Other Business</u>

None

VIII. Adjournment

MOTION*:** ***Mr. Clapper moved to adjourn. The motion was seconded by Mr. Salustro. The motion carried 3-0. The meeting adjourned at 7:10 p.m.