

**KENT PLANNING COMMISSION
BUSINESS MEETING
JANUARY 16, 2024**

MEMBERS PRESENT:

Amanda Edwards
Derek Salustro
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:

Amanda Edwards, Naser Matar, and Derek Salustro were present.

III. Election of Officers

Amanda Edwards and Naser Matar volunteered to maintain their positions, and after Planning Commission discussion, the appointment of officers is as follows:

MOTION: *Nomination were made for Amanda Edwards as Planning Commission Chairperson and Naser Matar as Planning Commission Vice Chairperson. Ms. Edwards seconded the nominations. No other nominations were heard. The vote carried 3-0.*

Ms. Susel informed the applicants that because the Planning Commission currently only seats 3 members, a unanimous positive vote is needed for the case to move forward.

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. 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. Correspondence

None.

VII. Old Business

None.

VIII. New Business

**A. PC23-007 UNITARIAN UNIVERSALIST CHURCH
228 GOUGLER AVE**

The applicant is seeking approval of a Comprehensive Sign Plan. The subject property is zoned N-C: Neighborhood Commercial and R-4: Multifamily Residential Zoning District.

Mr. Sahr presented the project as submitted to the Commission. He stated that the site is accessed from both Gougler Ave. and S. Mantua St. He stated that the site is bordered by commercial uses to the east and west, and residential uses to the north and south. He stated that the applicant would like to have signage addressing both street frontages as well as both buildings on the campus. He stated that there are no changes to the parking, trash removal, or landscaping planned except for what may be required as part of the approval of the Comprehensive Sign Plan. He stated that new lighting is limited to the proposed lighting fixtures for the illumination of the two new monument signs. He stated that the Architectural Review Board approved this project on July 18, 2023. He stated that no variances are being sought. He stated that staff finds that the Comprehensive Sign Plan as presented is in accordance with the intent of the applicable sections of the Zoning Code.

Heidi Shaffer Bish, 814 S. Depeyster St., stated that she is a member of City Council, but is present as a church volunteer and is not receiving compensation. She stated that the Church realized that it had a campus environment and decided to pursue a Comprehensive Sign Plan to assist with identifying the various spaces on the property. She stated that sign #10 was added at the Architectural Review Board meeting and will be facing S. Mantua St. on the building itself, which will be a total of 3 signs on Hobbs Hall because people would be entering the property from one of three locations, including Gougler Ave, S. Mantua St., or the public parking lot.

Steven Protzman, 1203 N. Mantua St., stated that with the addition of the third building on the campus, they realized that they needed suitable signage to identify the buildings from different angles. He stated that people have had difficulty finding the buildings without the signage. He stated that the sign plan has unified signage that greatly enhances the campus.

Mr. Matar questioned if the address is required on the monument signs.

Ms. Susel stated that the address is required on the building as per the Fire and Building Codes, but the Church can have what they want on the monument signs.

Public Comment

None

Planning Commission Discussion

Ms. Edwards stated that she feels that the proposed project is a great use of a Comprehensive Sign Plan and is everything that they want to see in such a plan. She stated that she does not have any problems with this project.

Mr. Salustro stated that his initial concern was the line of sight with the monument signs, but he stated that it appears that they are in the correct position.

Ms. Susel stated that the staff also reviews the project for line of sight issues.

Mr. Matar stated that he initially had the same concern.

MOTION: *In the case of PC23-007, Unitarian Universalist Church, 228 Gougler Ave., Mr. Matar moved that the Planning Commission approve the Comprehensive Sign Plan as presented with the following conditions:*

1. Technical Plan Review.

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

**B. PC24-001 BRANDED IMAGE GROUP, SUNOCO
 1152 WEST MAIN ST**

The applicants are seeking approval of a Comprehensive Sign Plan. The subject property is zoned IC-R: Intensive Commercial Residential Zoning District.

Mr. Sahr presented the project as submitted to the Commission. He stated that the site is accessed from W. Main St. and Eton Rd. and is surrounded by commercial uses to the north, west, and east, and residential uses to the south. He stated that this gas station is currently in the process of rebranding as a Sunoco station and signage changes and additions are needed. He stated that there are no changes to the parking, trash removal, landscaping, or lighting. He stated that review by the Architectural Review Board is not required, and no zoning variances are being pursued as part of this project. He stated that staff finds that the Comprehensive Sign Plan as presented is in accordance with the intent of the applicable code section of the Zoning Code.

Pat Patel, 1152 W. Main St., questioned what the concerns are regarding the proposed signage.

Mr. Sahr stated that the reason they need to get approval from the Planning Commission is due to the increase in the number of Sunoco brandings that are being requested by the sign company; the sign change isn't a one for one change.

Ms. Susel directed the applicant to the site plan that shows all of the signs and agreed that it is not a one for one match with the existing number of signs.

Public Comment

None

Planning Commission Discussion

Mr. Salustro questioned if the Comprehensive Sign Plan was only for the one building.

Mr. Sahr and Ms. Susel stated that it is for the entire site.

Ms. Susel recognized that the application is incomplete as the signage for the other businesses on that site were not included in the package. She stated that the case will need to be continued so that more information can be received from the sign company and reviewed by staff.

MOTION: *Mr. Salustro moved to continue case PC24-001, Branded Image Group, Sunoco, 1152 W. Main St., for 30 days.*

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

IX. Meeting Minutes

MOTION: *Mr. Matar moved to approve the November 7, 2023 Planning Commission minutes as presented. Mr. Salustro seconded the motion. The vote carried 3-0.*

X. Other Business

None

XI. Adjournment

The meeting adjourned at 7:25.