

**KENT PLANNING COMMISSION
BUSINESS MEETING
MARCH 5, 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. 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. Old Business

**A. 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 both W. Main St. and Eton Rd. He stated that the site is bordered by commercial uses to the north, west, and east and residential uses to the south. He stated that the gas station is currently branded as a Shell station and is in the process of rebranding as a Sunoco station, which requires changes to all of the existing signage and the addition of new signs. He explained that the current submission includes all signs, existing and proposed as well as the existing signs on the small multi-tenant building that is located on the property. He

stated that review by the Architectural Review Board is not required, and that the current plan does not require variances from the Board of Zoning Appeals. He stated that staff finds the Comprehensive Sign Plan that is presented is in accordance with the intent of the City of Kent Zoning Code Section 1109.11.

Applicant Presentation

Mr. Jason Armbruster with Beck Suppliers, Inc. 6133 Antler Crossing, Lorain, Ohio, stated the Comprehensive Sign Plan was needed in order to allow for the re-branding of the gas station on the site.

Ms. Edwards asked the applicant if the directional signs on the canopy were optional or required. The applicant stated they are required to inform customers of the clearance height so drivers who will be using the pumps under the canopy are aware.

Public Comment

None

Planning Commission Discussion

Mr. Salustro stated everything looked like it should for the Comprehensive Sign Plan.

Mr. Matar stated he had no issues.

Ms. Edwards stated she had no issues either.

MOTION: *In the case of PC24-001, Branded Image Group, Sunoco, 1152 W. Main St., 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.

VII. New Business

None

VIII. Meeting Minutes

Minutes were not included in the packet so they will be reviewed at the next meeting.

IX. Other Business

None

X. Adjournment

MOTION: *Mr. Matar moved to adjourn. The motion was seconded by Mr. Salustro. The motion carried 3-0. The meeting adjourned at 7:17 p.m.*