

**KENT PLANNING COMMISSION
BUSINESS MEETING
APRIL 2, 2024**

MEMBERS PRESENT:

Amanda Edwards
Derek Salustro
Earl Clausson
Kenneth Crookston

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 New Member Oath to Earl Clausson and Kenneth Crookston. All candidates responded affirmatively.

III. Roll Call:

Amanda Edwards, Derek Salustro, Kenneth Crookston, Naser Matar, and Earl Clausson were present.

IV. 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.

I. 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."

VI. Correspondence

None.

VII. Old Business

None

VIII. New Business

**A. PC24-005 State Champs / Franklin Avenue Properties LLC
425/427 Franklin Avenue**

The applicants are seeking approval of a Comprehensive Sign Plan. The subject property is located in the C-D: Commercial Downtown Zoning District.

Mr. Sahr stated that the site is accessed from both Franklin Avenue and Summit Street and is surrounded on the north, south and east by commercial uses and train tracks and the Cuyahoga River to the west. He stated that the subject property has recently been remodeled and provides for two new tenant spaces for which each tenant would like their own signage. He explained that the Kent Codified Ordinances only allow for 1 wall sign per building so the tenant is requesting a Comprehensive Sign Plan to be approved to allow for additional signage as shown on the submitted plans. He reviewed the Comprehensive Sign Plan Purpose and Standards with the Board. He added that review by the Architectural Review Board was not required by action of the Kent City Council. He states that should the Planning Commission approve the Comprehensive Sign Plan as proposed, variances from the Board of Zoning Appeals will not be required. He stated that staff finds that the proposed comprehensive sign plan is in accordance with the intent of the City of Kent Zoning Code Section 1109.11.

Cassy Kopp, State Champs, 427 Franklin Ave., states that they would like a sign above their coffee shop. She stated the salon customers are coming in as they think that their tenant space is part of the salon next door.

Mr. Crookston asked for clarification as to how many wall signs are included in the plan.

Ms. Susel responded that all wall signs that are presented in the packet are seeking approval including the salon signs as well.

Ms. Edwards questioned the metal sign that is shown towards the roof as there are two different sizes referenced: one shows 61" x 36" and another shows 41" x 24". She states that the rendering shows 24" x 80".

Allyssa Eclarin, State Champs, 427 Franklin Ave., states that the State Champs sign located above the front awning is 62.3" W x 36" H and the slogan sign on the side is 90" W x 4.2" H. She stated that the existing salon sign is 94" W x 36" H.

Ms. Edwards questioned if there would be gooseneck lighting on the front of the building.

Ms. Eclarin stated that there will not be any additional lighting.

Public Comment

None

Planning Commission Discussion

Mr. Salustro stated that he thinks the proposal looks great.

Mr. Clausson agreed and had no further comments.

Mr. Crookston stated that he drove by the property and feels that it looks good.

MOTION: *In the case of PC24-005, State Champs/Franklin Avenue Properties LLC, 425/427 Franklin Ave., Mr. Salustro moved that the Planning Commission approved the Comprehensive Sign Plan as presented with the following conditions:*

1. Technical Plan Review.

Mr. Crookston seconded the motion. The motion carried 4-0.

IX. Meeting Minutes

Minutes were continued to a future meeting as a voting quorum was not present.

X. Other Business

None

XI. Adjournment

MOTION: *Mr. Clausson moved to adjourn. The motion was seconded by Mr. Salustro. The motion carried 4-0. The meeting adjourned at 7:20 p.m.*