

**KENT PLANNING COMMISSION
BUSINESS MEETING
AUGUST 20, 2024**

MEMBERS PRESENT:

**Naser Matar
Derek Salustro
Earl Clausson**

STAFF PRESENT:

**Bridget Susel, Community Development Director
Tim Sahr, Development Engineer**

I. Call to Order

Mr. Matar called the meeting to order at 7:00 p.m.

II. Roll Call:

Naser Matar, Derek Salustro, and Earl Clausson were present.

MOTION: *Mr. Salustro moved to excuse Amanda Edwards and Kenneth Crookston from the August 20, 2024 meeting. The motion was seconded by Mr. Matar. The motion carried 3-0.*

III. Reading of Preamble

Mr. Matar 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 the case to be 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, if yes, please say "I do." The participants responded, "I do."

V. Correspondence

None.

VI. Old Business

None

VII. New Business

**A. PC24-004 MILITELLO, LLC / MADDALENA'S
252 N. WATER ST.**

The applicants are seeking a Zoning Use Certificate and Site Plan approval for a restaurant to be located at 252 N. Water Street. This property is currently located in the C-D: Commercial Downtown Zoning District.

Mr. Sahr presented the project as submitted to the Commission. He stated that the applicants are seeking a Zoning Use Certificate and site plan approval to allow a restaurant. The property is located in the C-D: Commercial Downtown Zoning District. He stated that the site is accessed from N. Water St. and bordered by commercial uses to the north, east, and south and railroad tracks and the Cuyahoga River to the west. He stated that the proposed project includes remodeling the existing building as well as the addition of a street level covered deck seating area on the north side of the building. He reviewed the setback requirements for the C-D District and stated that the proposed project meets these requirements. Mr. Sahr stated that the provided parking plan indicates 5 parking spaces for staff at the rear (west side) of the building, for which they are in the process of obtaining an access agreement from the Wheeling and Lake Erie Railroad (WLER), which owns the access road needed to get to where the proposed parking is located. He stated that any business in the C-D District is not required to provide parking spaces on-site, but rather, only a parking plan. He stated that the submitted plans include a dumpster and enclosure, which are located on the west side of the building and will also be addressed through the access easement with WLER. He stated that no additional landscaping is required and no new exterior lighting beyond what is required for safety at exits is planned. He stated that proposed signage for this project is shown on the front awning. He stated that the allowable sign size is 22.33 square feet and that the proposed sign is 12.75 square feet, which is less than what is permitted so it complies with the sign regulations. He stated that because the Architectural Review Board is on hold pending City Council action, the ARB review for this site is actually subject to City Council review.

Ms. Susel stated that she will be presenting this item to Council in September on the applicant's behalf. She explained that the ARB only has one sitting member therefore a quorum is not possible. She stated that the Design Guidelines in the Overlay District have been moved to a recommendation level only while staff moves to codify certain aspects of the newly adopted recommended Design Guidelines. She added that it will be a recommendation only from Council.

He stated that no variances are being requested for this project. He stated that staff finds the request for a Zoning Use Certificate and Site Plan approval, as presented, to be in accordance with the applicable sections of the City of Kent Zoning Code.

Applicant Presentation

Sean Thompson, TMA Architects. 101 Park Way North, Ravenna, stated that they are proposing to create a restaurant on the street level floor with an addition of a deck on the north side for additional seating. He stated that they will also be restoring the front façade. He added that currently there isn't any plan for the second floor or the lower level, but they are hopeful to use some of these areas to expand the restaurant in the future.

Andrea Chisnell, 6872 St. Rt. 43, stated that she is one of the co-owners of the restaurant and that the restaurant will be authentic Italian food, and will also have a wood-fired pizza oven.

She stated they acquired the vacant lot to the north of the building to provide outdoor casual dining and plan on collaborating with other downtown events once the restaurant is open.

Public Comment

None

Planning Commission Discussion

Mr. Clausson stated that the project looks great, and he is assuming that any technical matters will be addressed by the architect and engineer's office with regards to the structure.

Mr. Salustro questioned the front awnings.

Ms. Susel stated that the awning materials are specified in the zoning code and will need to meet those requirements.

Mr. Salustro stated that he noted that the signs were not back lit. He stated that he feels that it looks great.

Ms. Susel stated that according to the architect, there won't be any exterior lighting but rather interior lighting that shines out along with the existing street lighting.

Mr. Thompson confirmed that it will not be a back lit canopy.

Mr. Matar questioned their involvement with the access easement with the railroad.

Ms. Susel stated that they could add a condition to the motion to ensure that the access agreement is in place before occupancy is issued.

MOTION: *In the case of PC24-004, Militello, LLC / Maddalena's, 252 N. Water St., Mr. Salustro moved that the Planning Commission approve the Zoning Use Certificate and site plan with the following conditions:*

- 1. Technical Plan Review.*
- 2. Documentation of access rights to the west side of the property from the applicable railroad company.*

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

VIII. Meeting Minutes

The meeting minutes will be heard at a future meeting as a voting quorum was not present at this meeting.

IX. Other Business

None

X. Adjournment

MOTION: *Mr. Clausson moved to adjourn. The motion was seconded by Mr. Salustro. The motion carried 3-0. The meeting adjourned at 7:18 p.m.*