

**KENT CITY PLANNING COMMISSION
BUSINESS MEETING
FIRE DEPARTMENT – LOWER LEVEL
320 S. Depeyster St.
October 15, 2024 at 7:00 P.M.**

I. CALL TO ORDER

II. ROLL CALL

III. PREAMBLE

IV. ADMINISTRATION OF OATH

V. CORRESPONDENCE

VI. OLD BUSINESS

A. PC24-010 FRANK HORNYAK

The applicant is seeking a Conditional Zoning Use Certificate and Site Plan approval to allow multifamily dwellings to be located at 1604 E. Main Street. This property is located within the C-R: Commercial High Density Residential Zoning District.

1. Project introduction and report by Staff
2. Applicant presentation
3. Questions of Staff and Applicant by the Commission
4. Hearing of Public Testimony by the Commission
5. Closing of Public Comment Hearing by the Commission
6. Follow-up/additional questions by the Commission for Staff and Applicant
7. Final Staff Comments
8. Discussion by the Commission
9. Action by the Commission

VII. NEW BUSINESS

A. PC24-003 GEORGE ISTOCKI AND SONYA ISTOCKA

The applicants are seeking a Conditional Zoning Use Certificate and Site Plan approval to allow a Mixed Use to be located at 265 West Main Street. This property is located within the N-C: Neighborhood Commercial Zoning District.

1. Project introduction and report by Staff
2. Applicant presentation
3. Questions of Staff and Applicant by the Commission
4. Hearing of Public Testimony by the Commission
5. Closing of Public Comment Hearing by the Commission
6. Follow-up/additional questions by the Commission for Staff and Applicant
7. Final Staff Comments
8. Discussion by the Commission
9. Action by the Commission

B. PC24-012 CLERAC, LLC / ENTERPRISE HOLDINGS, INC.

The applicants are seeking a Conditional Zoning Use Certificate and Site Plan approval to allow a Automotive Temporary Storage (Including Rentals) to be located at 1225 West Main Street. This property is located within the IC-R: Intensive Commercial Residential Zoning District.

1. Project introduction and report by Staff
2. Applicant presentation
3. Questions of Staff and Applicant by the Commission
4. Hearing of Public Testimony by the Commission
5. Closing of Public Comment Hearing by the Commission
6. Follow-up/additional questions by the Commission for Staff and Applicant
7. Final Staff Comments
8. Discussion by the Commission
9. Action by the Commission

C. PC24-014 LAAD SIGN AND LIGHTING

The applicants are seeking a Comprehensive Sign Plan approval to allow the attached sign package be located at 174 Currie Hall Parkway. This property is located within the C: Commercial Zoning District.

1. Project introduction and report by Staff
2. Applicant presentation
3. Questions of Staff and Applicant by the Commission
4. Hearing of Public Testimony by the Commission
5. Closing of Public Comment Hearing by the Commission
6. Follow-up/additional questions by the Commission for Staff and Applicant
7. Final Staff Comments
8. Discussion by the Commission
9. Action by the Commission

D. PC24-015 BINION INC, / R&T FENCE CO.

The applicants are seeking permission to erect an eight foot (8') tall fence on the property located at 1374 Middlebury Road. This property is located within the I: Industrial Zoning District.

1. Project introduction and report by Staff
2. Applicant presentation
3. Questions of Staff and Applicant by the Commission
4. Hearing of Public Testimony by the Commission
5. Closing of Public Comment Hearing by the Commission
6. Follow-up/additional questions by the Commission for Staff and Applicant
7. Final Staff Comments
8. Discussion by the Commission
9. Action by the Commission

VIII. MEETING MINUTES

September 17, 2024

IX. OTHER BUSINESS

X. ADJOURNMENT