

**KENT PLANNING COMMISSION
BUSINESS MEETING
JUNE 18, 2024**

MEMBERS PRESENT:

Amanda Edwards
Naser Matar
Derek Salustro
Earl Clausson
Kenneth Crookston

STAFF PRESENT:

Bridget Susel, Community Development Director
Kailyn Cyrus, Development Planner

I. Call to Order

Ms. Edwards called the meeting to order at 7:00 p.m.

II. Roll Call:

Amanda Edwards, Naser Matar, Derek Salustro, Earl Clausson, and Ken Cookston 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 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. PC24-008 KENT ROOSEVELT HIGH SCHOOL / HASENSTAB ARCHITECTS
1400 N MANTUA ST.**

The applicants are seeking site plan approval for the expansion of a conditionally permitted use of a school.

Ms. Susel presented the project as submitted to the Commission. She stated that the applicants are seeking a Conditional Zoning Certificate and site plan approval to allow an expansion of the existing conditionally permitted use of a school located in an R-2: Medium Density Residential District. She stated that the site is accessed from N. Mantua St. and bordered by Davey Tree to the north and residential uses to the south, east, and west. She stated that the Kent Roosevelt High School Vocational Education Program has secured grant funding, which is allowing for the expansion of the program space. She stated that this is a conditionally permitted use, however, schools do not have any specific conditions in the Zoning Code. She stated that a list of potential concerns is provided so that the Commissioners can give thought to them, but they may not be applicable in any situation or for the case tonight. She stated that this project meets the setback requirements for the R-2 Zoning District. She stated that the parking requirement minimum of 280 spaces is exceeded with 570 provided parking spaces on the full site. She stated that there will be no changes to the trash dumpster or landscaping and the only lighting change will be for safety lighting at the new exit doors. She stated that no variances were needed for the project, and it is outside the Architectural Review Board's area.

Applicant Presentation

Greg Chaplin, Hasenstab Architects, 190 N. Union St., Akron, stated that currently the metal and wood shops share a common space, and the proposed addition would allow for an expansion of the metal shop program. He added that the grant funding is for the addition as well as new equipment. He stated that a modern drafting room with better ventilation will also be created.

Ms. Edwards stated that there are two signs noted on the building and questioned if they would need to return for a comprehensive sign package.

Ms. Susel stated that staff will first review the signs, but that yes, if the signs are not part of an existing sign plan the applicant will need to return to the Planning Commission for approval of a Comprehensive Sign Plan that includes any signage on the new addition.

Public Comment

None

Planning Commission Discussion

Mr. Salustro stated that the project looks great and likes that there was a grant received.

Ms. Edwards stated that she feels that it is a great addition to the school and a program that the students need and will utilize.

Mr. Crookston stated that some of his questions have been answered.

Mr. Clausson questioned if a loading/unloading area would affect the parking area.

Mr. Chaplin stated that there will be a new overhead door that will provide access to the new space and that they can back a truck up to it similar to the way they currently do it now. He stated that there is room on the site to do it.

Ms. Susel added that it is a vocational space and not a production space, so they are training more on the use of the equipment than actual production of products that will generate product that needs to be shipped.

MOTION: *In the case of PC24-008, Kent Roosevelt High School/Hasenstab Architects, 1400 N. Mantua St., Mr. Salustro moved that the Planning Commission approve the expansion of the existing Conditionally Permitted Use Zoning Certificate and site plan with the following conditions:*

- 1. Technical Plan Review.*
- 2. Return with a Comprehensive Sign Plan.*

Mr. Matar seconded the motion. The motion carried 5-0.

VIII. Meeting Minutes

MOTION: *Mr. Clausson moved to approve the April 2, 2024 Meeting Minutes as presented. Mr. Salustro seconded the motion. The motion carried 4-0-1. Mr. Matar abstained.*

MOTION: *Mr. Salustro moved to approve the April 23, 2024 Meeting Minutes as presented. Mr. Matar seconded the motion. The motion carried 5-0.*

MOTION: *Mr. Clausson moved to approve the May 14, 2024 Meeting Minutes as presented. Mr. Salustro seconded the motion. The motion carried 5-0.*

IX. Other Business

None

X. Adjournment

MOTION: *Mr. Salustro moved to adjourn. The motion was seconded by Mr. Clausson. The motion carried 5-0. The meeting adjourned at 7:16 p.m.*