Approved
3/18/25

KENT PLANNING COMMISSION
BUSINESS MEETING
JANUARY 21, 2025

MEMBERS PRESENT:	**Naser Matar** **Derek Salustro** **Ken Crookston** **Earl Clausson**
STAFF PRESENT:	**Eric Fink, Assistant Law 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, Earl Clausson, and Ken Crookston were present.

MOTION: ***Mr. Clausson moved to excuse Amanda Edwards from the 1/21/25 meeting. Mr. Salustro seconded the motion. The motion passed 4-0***

III. Election of Officers

MOTION: ***Mr. Crookston nominated Amanda Edwards as Planning Commission Chairperson. Mr. Matar seconded the motion. Ms. Edwards was not present at the meeting and did not note any objections prior to the meeting. The vote carried 4-0***

MOTION: ***Mr. Clausson nominated Naser Matar as Planning Commission Vice Chairperson. Mr. Salustro seconded the motion. Mr. Matar accepted the nomination. The vote carried 4-0***

MOTION: ***Mr. Crookston nominated Derek Salustro as Planning Commission Secretary. Mr. Matar seconded the motion. Mr. Salustro accepted the nomination. The vote carried 4-0***

IV. CRA Appointment

MOTION: ***Mr. Salustro nominated to renew Amanda Edwards as the Planning Commission appointment to the Community Reinvestment Area Board. Ms. Edwards did not note any objections prior to the meeting. Mr. Matar seconded the motion. The vote carried 4-0***

V. 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

Mr. Fink instructed those members of the audience wishing to be heard on the case to be presented at this meeting to raise their right hand. Mr. Fink 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. New Business

A. PC25-001 KENT CITY SCHOOLS 1400 N. MANTUA STREET

The applicant is requesting approval of a Comprehensive Sign Plan for the property located at 1400 N. Mantua Street. The subject property is located in the R-2: Medium Density Residential Zoning District.

Mr. Sahr presented the project as submitted and presented the staff report to the Commission. He stated that the site is accessed from N. Mantua St. and is bordered by commercial uses to the north and east, residential uses to the west and south. He stated that the property is Kent Roosevelt High School, which recently constructed an addition for vocational education programs. He stated that the applicant wishes to add raised letter signage to delineate the new addition, however currently the school has multiple signs that exceed the maximum signs allowed for the structure in the R-2 Zoning District. He stated that the applicant is seeking approval of a Comprehensive Sign Plan as submitted, which includes: one existing monument sign, three existing wall signs, two existing window signs, and two proposed wall signs. Mr. Sahr read KCO Chapter 1109.11 Comprehensive Signs and explained that currently City Council is reviewing cases in place of the Architectural Review Board until further notice. He stated that staff finds that the request for a comprehensive sign plan as presented to be in accordance with applicable sections of the City of Kent Zoning Code.

Tom Yankovich, Ellet Sign Co., 3041 E. Waterloo Rd, Akron, 44302, presented the signs requested for the proposed comprehensive sign plan. He stated that many of the signs are above the entrances. He stated that they are basically individual, non-illuminated letters that are 8 inches and 12 inches high. He referred to the map to further explain. He stated that it is a large campus and the proposed new signs are for the new vocational addition. He presented drawings of the signs. He stated that the only sign that is illuminated is the existing monument sign located by the street.

Mr. Crookston questioned if the other signs on the awnings and other locations around the building should also be included in the sign plan such as the large CTE signs.

Mr. Yankovich stated that during his preliminary discussions with the staff, some of the logos were not going to be included as a sign. He stated that many of them were symbols or individual letters that don't meet the definition of a sign.

Mr. Sahr stated that staff reviewed and determined that the signs presented are the only signs and that the other sign types were more decorative or temporary types.

Mr. Crookston stated that there are two large CTE signs on the west and north sides of the building.

Mr. Sahr stated that the project was reviewed by staff and determined what signs needed to be included in the sign plan. He stated that the letters on the awnings aren't really a logo or advertising so it was determined that they didn't constitute signage. He further explained that signs have been added over the years without a comprehensive sign plan and they are now trying to get everything within the code without having to start over.

Mr. Crookston questioned if the new signs were painted.

Mr. Yankovich stated that the new signs have an enameled finish.

Public Comment

None.

Planning Commission Discussion

No further comments.

MOTION: ***In the case of PC25-001,* Kent City Schools, 1400 N. Mantua *St., Mr. Salustro moved that the Planning Commission approve the Comprehensive Sign Plan with the following conditions:***

1. Technical Plan Review.

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

B. PC25-002 KLABEN PROPERTY MANAGEMENT
1238 W. MAIN STREET

The applicant is requesting a Conditional Zoning Use Certificate and Site Plan approval to construct a new "Automotive, Mobile Home, Trailer, and/or Farm Implement Sales" facility (i.e. dealership) to be located at 1238 W. Main Street. This property is located in the IC-R: Intensive Commercial-Residential Zoning District.

Mr. Sahr presented the project as submitted and presented the staff report to the Commission. He stated that the site is accessed from W. Main St. and is bordered by commercial uses to the north, west and east and residential uses to the south. He stated that the property is currently vacant land and the applicant is proposing a new Lincoln car dealership. He read KCO Chapter 1105.56 Concerns and Conditions and Chapter 1111.02 D(6) General Conditions. Mr. Sahr reviewed the setback requirements for the property. He stated that based on the proposed building area, approximately 60 parking spaces are required and 274 parking spaces are proposed. He stated that the submitted plans show a dumpster location and design that meet the design criteria of the KCO. He stated that the landscaping plan also meets all design criteria of the KCO. He stated that the submitted lighting plan and photometric analysis show that the proposed lighting plan does not create light bleed beyond the boundary of the property.

He stated that a comprehensive sign plan will be submitted and reviewed at a later date. A review by the Architectural Review Board is not required for this project and no variances have been requested at this time. He stated that staff finds the request for a Conditional Zoning Certificate and Site Plan approval, as presented to be in accordance with the applicable sections of the City of Kent Zonin Code.

Joseph Linek, Linek Studio Architecture, 14095 Country River Lane, Newbury, OH 44065, stated that the building will take on the standard corporate design of a Lincoln dealership as shown. He stated that the building is primarily aluminum metal panel cladding with a lot of floor to ceiling glass. He shared other renderings with the Commission members. He stated that the structure will be essentially in the center of the parcel with two curb cuts on the west side. He stated that there will be a water detention basin towards the rear of the property. He stated that the landscape plantings around the perimeter are there to soften the site.

Mr. Salustro questioned the determination for the need of the detention basin.

Mr. Linek stated that the size is determined by the size of the hard surface.

Mr. Sahr explained that the detention basin controls the flow of stormwater moving off the property at a rate similar to the rate before the property is developed; you are not changing the characteristics of stormwater flow through the rest of the stormwater system managed by the city.

Mr. Crookston stated that he feels that the project will be a giant improvement over what is currently there. He stated that he appreciates their effort to retain some of the trees in the back corners abutting the residential area.

Public Comment

Jack LaMancusa, 1265 W. Main St expressed his concern regarding the parking and lighting with regards to number and location. He also questioned the auto loan property next to the subject property.

Mr. Salustro stated that the applicant shows 274 parking spaces and that is the number of cars that they are allowed to have on the lot. He stated that the property next door is not a part of the discussion tonight as it is not part of this plan.

Mr. Fink stated that if the applicant wishes to change the use of the property next door to this parcel, they will need to return to the Planning Commission to seek approval.

Mr. Salustro stated that the proposed project has a technical light plan that states that there is no light bleed beyond its boundary so the project is within its legal requirements.

Planning Commission Discussion

Mr. Salustro stated that he feels that the project looks great, better than the current vacant lot.

Mr. Matar stated that he also likes the idea of developing this vacant lot.

MOTION: *In the case of PC25-002,* **Klaben Property Management, 1238 W. Main** ***St., Mr. Clausson moved that the Conditional Zoning Use Certificate and Site Plan to construct a new "*****Automotive, Mobile Home, Trailer, and/or Farm Implement Sales" facility (i.e. dealership)** ***with the following conditions:***

1. Technical Plan Review.
2. Submission of a Comprehensive Sign Plan

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

VII. Meeting Minutes

MOTION: ***Mr. Clausson moved to approve the May 21, 2024 Meeting Minutes as presented. The motion was seconded by Mr. Crookston. The motion carried 3-0-1. Mr. Salustro abstained.***

MOTION: ***Mr. Crookston moved to approve the June 18, 2024 Meeting Minutes as presented. The motion was seconded by Mr. Salustro. The motion carried 4-0.***

MOTION: ***Mr. Clausson moved to approve the November 19, 2024 Meeting Minutes as presented. The motion was seconded by Mr. Crookston. The motion carried 4-0.***

VIII. Other Business

None

IX. Adjournment

MOTION: ***Mr. Clausson moved to adjourn. The motion was seconded by Mr. Salustro. The motion carried 4-0. The meeting adjourned at 7:55 p.m.***