

**KENT PLANNING COMMISSION
BUSINESS MEETING
MAY 6, 2025**

MEMBERS PRESENT:

Derek Salustro
Ken Crookston
Earl Clausson
Naser Matar

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:

Derek Salustro, Earl Clausson, Naser Matar, and Ken Crookston were present. Amanda Edwards is not present.

MOTION: *Mr. Salustro moved to excuse Amanda Edwards from the May 6, 2025 meeting. Mr. Matar seconded the motion. The motion carried unanimously.*

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. New Business

A. PC25-005 **GRAVES WEST VIRGINA PROPERTIES
715 E. MAIN STREET**

The applicant is seeking a permitted use Zoning Certificate, Site Plan and Comprehensive Sign Plan approval to allow a restaurant to be located at 715 E. Main Street. The property is located within the C-R: Commercial High Density Multifamily Zoning District

Mr. Sahr presented the project as submitted and presented the staff report to the Commission. He stated that the site is located in the C-R: Commercial High Density Multifamily Residential District. He stated that the site is accessed from E. Main Street and Linden Road and is bordered by residential uses to the north, commercial uses to the east and west, and Kent State University to the south. He stated that the applicant is proposing to change the land use from an Auto Repair Shop to a Restaurant. He added that the associated site plan and the Comprehensive Sign Plan review are pursuant to the land use change. He stated that based on the square footage of proposed restaurant, 7 parking spaces are required and the plan shows 9 provided spaces. He stated that staff missed calling out the required bike rack and instructed the Members that should they decide to approved the case, that they should add the required bike rack to the plans as a condition. He stated that the trash will be disposed of in a dumpster that is to be located in an enclosure as shown on the site plan. He stated that the plans include a landscaping plan which meets the requirements of KCO 1108 with the application of the landscape buffer variances received from the Board of Zoning Appeals. He stated that a 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 the plans also include the proposed signage for the site. He explained that the requested number of signs exceeds the number of signs permitted thus requiring the need for the Comprehensive Sign Plan review/approval. He noted that they are requesting two building signs and one monument sign. He stated that the Architectural Review Board review was not required. He stated the three variances received from the Board of Zoning Appeals on 9/16/24: 1. A variance from Section 1108.05(a) to allow a nine (9) foot variance where 20 feet is the minimum requirement to allow an eleven (11) foot landscape buffer in the northeast corner of the property; 2. A variance form Section 1108.05(d) to allow a four (4) foot, eight (8) inch variance where ten (10) feet is the minimum requirement to allow for a five (5) foot, four (4) inch landscape buffer on the north side of the property. 3. A variance from Section 1108.05(d) to allow a six (6) foot to nine (9) foot variance where ten (10) feet is the minimum requirement to allow a one (1) foot to four (4) foot landscape buffer on the west side of the property. Mr. Sahr noted that Section 1109.11 – Comprehensive Sign Plans is listed in the staff report. He stated that staff finds the request for approval of a Permitted Use Permit, Site Plan and Comprehensive Sign Plan as presented along with the condition of a bike rack, to be in accordance with the applicable sections of the City of Kent Zoning Code.

Eric Studtherr, Construction Facilities Director for Dominos, Willmer, MN, stated that they would like to revitalize and convert the property into a Dominos making it look like something of value being it is across from campus. He stated that they would take the building down to the bones and redo the exterior and interior to make it glow and shine and look very beautiful for the area as it should be. He stated that their architect has worked closely with the City to ensure that they are code compliant. He stated that they will without hesitation add the bike rack. He stated that their biggest concern on all of their sites is traffic flow/congestion to encourage business. He stated that they have separated the site into basically two parking lots: one for the delivery drivers and team members and the other for the customers.

Mr. Clausson stated that he assumed the parking lot layout of two areas was to keep cars from cutting through.

Mr. Studtherr stated that that is 100% true. He explained that the east lot is for the team members and the south lot is for customers. He stated that they have modified their delivery aspect and they will now have an inside team member designated as an expeditor, who will take the product out to the driver as soon as the geo fence notification is alerted.

Mr. Crookston questioned if the parking spaces meet the minimum size.

Mr. Studtherr stated that they are.

Mr. Crookston questioned if there was enough space for a car to turn around in the customer parking area.

Ms. Susel stated that the site plan before them has been verified for compliance with the Zoning Code. She stated that this is a permitted use.

Mr. Crookston stated that his concern is that when all of the spaces are full there is enough space to back up and pull forward off of the site.

Ms. Susel stated that this is a pre-existing site and was verified as part of the site plan.

Mr. Sahr stated that the bike rack for this size of facility only needs to be for one bike minimum.

Mr. Crookston questioned if the facility was primarily take-out and delivery.

Mr. Studtherr stated that there isn't any dine in space and it is only for take-out and delivery.

Mr. Crookston questioned the number of delivery drivers are on site at one time

Mr. Studtherr stated that on their peak hours there are approximately 5-6 drivers. He stated that the number of carryout customers varies based on the store and it's hard to predict. He explained that they are relocating an existing store from S. Water St. and the carryout is about 35% of their orders and his anticipation is that the carryout will go up but it will be more from foot traffic from the campus.

Mr. Crookston expressed his concern with the pedestrian islands that are located on E. Main St. directly across from the site.

Mr. Studtherr stated that their delivery drivers prefer not to use the main roads due to the traffic and with this location, they can circle around and enter E. Main St. at a traffic light.

Public Comment

None

Planning Commission Discussion

Mr. Claussen stated that the project is an improvement to the property for sure and likes that they are making use of the existing building.

Mr. Salustro agreed.

Mr. Claussen stated that he doesn't find that the sign request is overwhelming.

MOTION: *In the case of PC25-005, Graves West Virginia Properties, 715 E. Main St., Mr. Salustro moved that the Planning Commission approve the Permitted Use Permit and Site Plan with the following conditions:*

- 1. Technical Plan Review.*
- 2. Bike rack added to the site plan.*

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

MOTION: ***In the case of PC25-005, Graves West Virginia Properties, 715 E. Main St., Mr. Salustro moved that the Planning Commission approve the Comprehensive Sign Plan with the following conditions:***

1. Technical Plan Review.

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

**B. PC25-008 SHEETZ INC.
600 N. MANTUA STREET**

The applicant is seeking a Comprehensive Sign Plan approval for the property located at 600 N. Mantua Street. The property is located within the C-R: Commercial High Density Multifamily Residential Zoning District

Mr. Sahr presented the project as submitted and presented the staff report to the Commission. He stated that the site is located in the C-R: Commercial High Density Multifamily Residential District. He stated that the site is accessed from N. Mantua St. and Fairchild Ave. and is bordered by commercial uses to the north and east, and residential uses to the south and west. He stated that Sheetz has submitted plans for a full rebuild of the main building, the gas pumps, and the pump canopy and as a part of this site overhaul, they would like to update their signage as well. Mr. Sahr noted that Section 1109.11 – Comprehensive Sign Plans is listed in the staff report. He stated that staff find the request for approval of a Comprehensive Sign Plan, as presented to be in accordance with the applicable sections of the City of Kent Zoning Code.

Chuck Stewart, Manager for Sheetz, Pittsburgh, PA, stated that as a part of their rebuild, they would like to update their signage as presented updating the monument sign, installing the Sheetz sign on three sides of the canopy, and adding the Sheetz signage to the entry ways for the building as currently the building does not have any Sheetz signage on it.

Ms. Susel noted that she just realized that the monument sign does not meet the zoning code requirement in that the bottom of the sign will need to be solid and the posts hidden. She asked the Members to add a condition that there be a modification to the monument sign to remove the small posts between the monument base and Sheetz.

Mr. Stewart stated that they will likely cover the posts.

Ms. Susel stated that that would be fine. She clarified for the Members that the two posts between the monument base and the Sheetz sign cannot be visible; it has to be solid.

Mr. Stewart explained that the rebuilds are often done to change the interior food and beverage options as well as to create better flow to the site.

Public Comment

None

Planning Commission Discussion

Mr. Claussen stated that he is fine with the proposal.

Mr. Crookston stated that it is reasonable to keep the various stores coordinated visually.

MOTION: *In the case of PC25-008, Sheetz, Inc, 600 N. Mantua St., Mr. Salustro moved that the Planning Commission approve the Comprehensive Sign Plan as presented with the following conditions:*

- 1. Technical Plan Review.*
- 2. Enclose the monument sign posts or shorten the sign to sit on the base (no gap visible).*

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

VII. Meeting Minutes

None

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 8:30 p.m.*