



Kent City Council
Committee Meeting
319 S. Water Street • Kent, Ohio 44240
AGENDA
February 4, 2026

6:55 PM BOARD OF CONTROL

7:00 PM PUBLIC HEARING. Local Historic Property Designation: 237 East Main St.

**7:03 PM PUBLIC HEARING. Placement of Land in Agricultural District Application
PPN 17-046-00-00-019-009**

COUNCIL COMMITTEE MEETING will begin immediately after Public Hearings

CALL TO ORDER

COMMITTEES

1. Committee of the Whole – Chair Amrhein/Vice-Chair Clapper

- 1.1 Civil Service Commission Interview – Kai Carpenter
- 1.2 Staff Updates (Angela, Dave)

2. Community Development – Chair Shaffer Bish/Vice Chair Wallach

- a. Local Historic Designation: 237 East Main St. (Kent Historical Society)
- b. Acquisition Assistance Agreement: Copen Machine for 200 W. Williams St. Property
- c. Amendment to Dual-Use Cannabis Dispensary Agreement (Hours of Operation)

3. Land Use – Chair Clapper/Vice-Chair Hook

- a. Placement of Land in Agricultural District Application. PPN 17-046-00-00-019-009

4. Finance – Chair Celko/Vice-Chair Tipton

- a. Proposed 2026 Budget Appropriations Amendment #1 (Rhonda)

5. Health & Public Safety – Chair Hook/Vice-Chair Clapper

6. Streets, Sidewalks & Utilities – Chair Wallach/Vice-Chair Tipton

- a. N Mantua Street Grant Application (Jim)

EXECUTIVE SESSION to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official

RETURN TO REGULAR SESSION AND ADJOURN

TENTATIVE FEBRUARY 2026 MEETING SCHEDULE

Monday, Feb 2, 2026	Sustainability Commission Meeting 5:30 PM
Tuesday, Feb 3, 2026	Planning Commission-1 7:00 PM
Wednesday, Feb 4, 2026	City Council Committee Meeting 7:00 PM Special Council Meeting immediately after Committee meeting
Tuesday, Feb 10, 2026	Board of Health 5:30 PM
Thursday, Feb12, 2026	Standing Rock Cemetery Board of Trustees 4:00 PM
Monday, Feb 16, 2026	Civil Service Commission 5:00pm
Monday, Feb 16, 2026	Board of Zoning Appeals 7:00 PM
Tuesday, Feb 17, 2026	Planning Commission-2 7:00 PM
Wednesday, Feb 18, 2026	Regular Council Meeting 7:00 PM
Thursday, Feb19, 2026	Parks & Recreation Board Meeting 5:30 PM

KENT CITY COUNCIL'S PENDING LIST

Administration	Date of Motion	Motion Made by
Senior Advisory Committee	10/18/2017	Ferrara; Sidoti
Discussion with Franklin Twp./sidewalk snow upkeep	01/19/2022	Shaffer Bish
Explore Use of Consent Agenda	04/17/2024	Hook
Council Committees	Month/Yr.	Motion Made by
Noise Ordinance Review - <i>Health & Public Safety</i>	11/15/2023	Amrhein
Downtown Historic District- <i>Community Dev.</i>	02/24/2024	Shaffer Bish
Role of Architecture Review Board- <i>Community Dev.</i>	02/24/2024	Celko
Requirement for In Person Board Interviews- <i>Comm/Whole</i>	03/20/2024	Rosenberg
Arborist & Health Dept. used in Rental Inspections	06/19/2024	Clapper
Warming Centers for the Unhoused	09/18/2024	



CITY OF KENT, OHIO

CITY COUNCIL

We rely heavily upon citizen participation through Boards, Commissions and Committees to effectively assist City Council and the Administration staff in planning a better community.

Below is an application form that would give us a little background information. Please fill this out if you think you could devote sufficient time to serve on one of our Boards. You may use additional pages, if necessary. If you have a resume, you may attach it to the application. Please return to: Clerk of Council at councilclerk@kentohio.gov or mail to the address at the bottom of this application. Except as otherwise provided by law, all appointments to City Boards and Commissions shall be electors of the City. This section does not apply to the Board of Building Appeals.

NAME: _____ PHONE: _____ (HOME)
ADDRESS: _____ (CELL)
EMAIL: _____

EDUCATION: _____

OCCUPATION: _____

PLACE OF EMPLOYMENT: _____

POLITICAL PARTY: _____
(OPTIONAL EXCEPT WHEN APPLYING FOR CIVIL SERVICE COMMISSION AND INCOME TAX BOARD OF REVIEW WHERE INFORMATION IS REQUIRED BY LAW)

EXPERIENCE RELATED TO THIS APPOINTMENT: _____

WHY ARE YOU INTERESTED IN THIS APPOINTMENT? _____

ANYTHING YOU CARE TO ADD, SUCH AS EXPERIENCE ASSOCIATED WITH THE CITY: _____

I WOULD LIKE TO BE CONSIDERED FOR:

1st CHOICE: _____ 2nd CHOICE: _____

SIGNATURE: Kai Carpenter DATE: _____

*** The City of Kent reserves the right to perform background checks.



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: January 26, 2026
TO: Dave Ruller, City Manager
FROM: Bridget Susel, Community Development Director *BOS*
RE: Designation: Kent Historical Society Building

The City of Kent's Committee on Design & Preservation received correspondence from the Kent Historical Society requesting the Committee consider recommending to Kent City Council that the Kent Historical Society building, located at 237 East Main Street, be designated as a "Local Historic Property," as defined in the City's Historic Preservation Chapter 1393.

Pursuant to the requirements of Chapter 1393, the Committee on Design & Preservation held a meeting on January 21, 2026 to discuss the designation request and the members of the Committee voted unanimously to recommend to Council that the Kent Historical Society building be designated as a "Local Historic Property."

A public hearing has been scheduled to be held at 7:00 p.m., at the start of the February 4, 2026 Committee meeting in order to seek comments from the public on the proposed designation.

If Kent City Council approves the Kent Historical Society building designation, it will become the eighth property designated since 2012 when the City became a Certified Local Government (CLG) through the State of Ohio Historical Preservation Office (OHPO).

I am respectfully requesting time at the February 6th Committee meeting to discuss the designation of the building in greater detail and to request Council affirm the Committee on Design & Preservation recommendation and formally authorize, with emergency, designating the Kent Historical Society building as a "Local Historic Property."

If you need any additional information in order to add this item to the Committee agenda, please let me know.

Thank you.

Attachment

Cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
2026 Kent Historical Society Designation File

930 Overholt Rd., Kent, Ohio 44240 • (330) 678-8108 fax (330) 678-8030 •

www.KentOhio.org

KENT HISTORICAL SOCIETY & MUSEUM



Kent Historical Society
237 East Main Street
Kent, OH 44240

(330) 678-2712
KHS@KentOhioHistory.org
www.KentOhioHistory.org

Matt Metcalf
President

Scott Flynn
Co-Vice President

Esther Thatcher
Co-Vice President

Thomas Hatch
Treasurer

Audrey Kessler
Secretary

Jean Booth
Trustee

Howard Boyle
Trustee

Rebecca Dunlap
Trustee

Doug Fuller
Trustee

Maggie McKendry
Trustee

Jim Myers
Trustee

Julie Kenworthy
Director

Bengt George
Communications

Echo Malleo
Collections Manager

Bridget Susel
City of Kent
Community Development Department
930 Overholt Road
Kent, Ohio 44240

RE: HISTORICAL DESIGNATION OF CLAPP-WOODWARD HOUSE

Dear Ms. Susel,

The Kent Historical Society would like to apply for designation of the Clapp-Woodward House, home of the Kent Historical Society Museum, as a "Local Historic Property" per Chapter 1393.09 of the Kent Codified Ordinances.

Attached is the history of the home, located at 237 East Main Street.

Please let us know if you have any questions or need additional information.

We look forward to the opportunity to review our application with the Committee of Design and Preservation.

Sincerely,

Julie Kenworthy
Kent Historical Society Director

*"To lead the
community in
the collection,
preservation, and
interpretation of
Kent's heritage."*

Historic home has had only five owners in 137 years

**Kent-Clapp family spent 29 years in the 1883 Victorian,
but Woodward family bested them by remaining 44 years**

**By Kasha Legeza-Burton
and Sandra Halem**

After standing the test of time for 137 years, even as the neighborhood around it underwent drastic change, in 2011 the Clapp-Woodward House returned to being a home — to the Kent Historical Society!

Zenas Kent brought his wife, Pamela, and their 13 children to Franklin Mills in the early 1830s and, for the next century, this family changed the town forever. The Kents were truly industrious, bringing mills and creating a bona fide central business district with large buildings. Eventually, son Marvin's vision moved the community from a small town to its mid-19th Century identity as a railroad center. In 1864, residents expressed their gratitude to Marvin by re-naming the town Kent in his honor.

Many new fine homes were built in Kent during the 1880s, the grandest of which was Marvin's mansion at 409 W. Main St. The first stone was laid in June 1880, and the showpiece home was completed four years later.

His oldest sister, Harriett Kent Clapp, had a son named Charles Kent Clapp who worked with his Uncle Marvin at Kent National Bank on the northeast corner of Main and Water streets.

In 1883, while Marvin's home was still under construction less than a half mile to the west, either Harriet or Charles began building the home at 237 E. Main St. on land inherited by Harriet from her father's estate.

The 4,000-square-foot home's full-time occupants were Charles, wife Mary Eliza (Wood), and their four sons, Charles, Frank, Leon and Harold. The oldest child was about 8 and the youngest, 4, when the family moved into its grand new home. Until her death four years later, Harriett regularly returned to Kent from her Brooklyn, N.Y., home for extended stays with Charles' family. At some point, Leon Kent Clapp's initials were scrolled on the original plaster wall of the eastern front parlor.

The house was typical in many of its Victorian characteristics: high ceilings, grand front rooms trimmed with carved cherry woodwork, three sets of pocket doors and a beautiful large entryway featuring an elaborate staircase.

But in many other respects, it was unique. The elaborate brass door and window hardware throughout the house rivals that found in the Marvin Kent home. There are four

distinctive fireplaces, as well as custom interior wooden shutters for nearly all windows in the house.

A large front porch overlooks East Main Street. In the Clapp's era, the neighborhood was home to many of the prominent merchants of this growing community who could walk the short block downtown to their place of business.

And downtown was the heart of Kent in the 1880s. People would arrive by horse-drawn carriages or walk over the stone-arch bridge, completed in 1877 and dedicated by then-mayor Charles Kent, brother of Marvin and Harriet.

There were grocery stores, clothing stores, the Rockwell commercial block and the opulent Kent Opera House, built in 1889. By 1890, the landmark William Brothers Mill was rising on North Water Street, across from the Opera House.

During the Clapp's residency at 237 E. Main, the family witnessed great progress in the village. A water works was constructed, and pipes laid throughout the delivered "city water" to residents for the first time in 1887. Gasoline street lamps installed in 1882 were replaced by electric arc street lights in 1889.

The family likely was among the first customers when a successful telephone system was put into operation in 1896. The first auto came to Kent in 1901, the same year streetcars began operating in the village.

The town's first public library opened in 1903, and the first moving picture was shown in 1906 at the Opera House. Free U.S. mail delivery began within village limits in 1908, the same year that natural gas lines were run to houses.

The Clapps left their home just one year after the 1911 establishment of Kent State Normal School, just two-tenths of a mile to the east. The school's founding set off several years of rapid development in the village, prompting the creation of new streets, a housing boom and increased real estate values.

A FAMILY HOME FOR 44 YEARS

In May 1912, the Clapps sold their family home of 29 years to John and Jeanette (Greenshield) Woodward, who took occupancy with their son Paul, 6, and daughter Josephine, 19 months. The home would continue to be part of Jo's life for 44 years.

John Woodward was a businessman whose main focus for many years was the Woodward Coal Co., which operated mines in at least four southern Ohio towns.

The Woodwards' neighbors during those early years included the families of T.G. Parson, Coc Livingston, Hale B. Thompson, John McGilvrey, I.D. Tuttle and Harry C. Longcoy.

While Kent got its first paved street in 1903, East Main Street in front of the Woodward's new home was not paved until 1914. Not only was the roadway widened to 36 feet, but it was also lowered significantly, creating much of the hillside effect evident in the neighborhood today. Many old, large trees were lost to the project.

Jo Woodward was a member of the first kindergarten class at Kent Normal School in 1915. That class was the first to graduate in 1927 from the new Franklin Hall on front campus.

Kent became a city in June 1920, after U.S. Census figures showed the population had hit 7,070. That decade saw a building boom downtown that included the Bissler Block in 1925, followed in 1927 by the Rockwell Building, the Marsh Block and the Kent Theatre building.

Young Jo Woodward had fond memories of attending the Sept. 8, 1920, dedication of the five-story Franklin Hotel, the largest in downtown Kent. She enjoyed serving as an usher during the Sept. 3, 1927, opening of Kent's first modern moving picture theatre, the New Kent Theatre. Both structures can be seen from the front porch of 237 E. Main.

But the decade also brought the repurposing of two of Kent's finest residences. The Marvin Kent home became the Masonic Temple in November 1923. The Woodwards were directly affected when the T.G. Parson home, right next door to the east, became the Elks Lodge in October 1925.

After graduation, Jo began focusing on her true love: dance. She left Kent to study Russian ballet with Nicholai Seminoff in Cleveland and with Nijinsky and Tarasoff in New York City. Her career touring the states with a professional dance company ended when she moved back home to care for her ailing parents.

Jo married John B. Solem and, in the late 1930s, they opened Solem Jewelry at the corner of Main and DePeyster, just five doors west of their home. The couple operated the store for more than 30 years, closing just days after the May 4, 1970, shootings on the Kent State campus.

The Coe Livingston home, just one door west of the Woodward home, became the Alpha Phi sorority house in 1948. The grand homes of East Main Street were changing hands, just as the downtown was fading as the center of the community's activities. Shoppers were drawn to plazas cropping up outside of the town's center.

When Jo sold her longtime house in February 1956 to Keller Electric Co., it was the end of its era as a family home. But Jo and her husband wouldn't move far. They constructed a house at 236 Columbus St. on land that was originally the backyard of her childhood home. She lived there until her death in 2007.

DRASTIC CHANGES

During the 22 years that Dick and Geneva Keller owned the house, using it as office space, the neighborhood changed drastically. The Elks Lodge next door — originally the grand home of the T.G. Parson family — was demolished in the early 1960s to make way for a motel. More fraternities moved in, and the once-stately homes began to look tired.

A similar trend was occurring downtown. Concerned about the fate of some of its most historic sites, the Kent Historical Society was formed in 1970 by a group of civic-minded citizens who wanted to save some landmarks. First on its list was the 1875 Erie Depot on Franklin Avenue, which had fallen into a terrible state. The era of passenger travel had passed, the depot was boarded up and efforts to save it would take the historical society another decade.

On a positive note, the opening of Haymaker Parkway in 1975 significantly reduced traffic along East Main. Previously, the traffic light at Main and DePeyster would regularly have motorists backed up past the former Woodward home.

PAINSTAKING RESTORATION

In 1978 the house at 237 East Main was sold to Bob and Mary Paton, who wanted to restore its original grandeur for the new home of Realty World-Paton Agency. “We felt we’d rather serve the public in a facility that spoke of some of the things Kent was noted for,” Bob Paton said in 1979.

His painstaking restoration of the house took nearly a year. Paneling, dropped ceilings and fluorescent lights were removed. Moldings and banisters were stripped of paint to reveal the home’s hand-carved cherry woodwork. The exterior was repainted in historically appropriate colors.

Paton was proud of the renovation and its long-term impact. “There are so many things here that you could not duplicate today. If it’s gone, it’s gone forever,” he said. “When a property deserves restoration, it’s a shame to raze it.”

Mary Paton kept the house for years after her husband’s death, renting office space to real estate firms and lawyers. She placed the home on the market in 2010 at about the same time the Kent Historical Society was looking for a new home. And thanks to the generosity of area residents and foundations, the society was able to purchase the house at 237 East Main in December 2010.

A HOME AGAIN

The home at the top of the hill now overlooks Ohio’s second-largest university and Kent’s largest employer, attracting students and faculty from around the world. To the west is downtown Kent, which for several years has been undergoing its most significant redevelopment since the 1950s.

After 40 years, the Kent Historical Society found a permanent home and the house at 237 E. Main St. gained a new family — the community of Kent. Preserved for future generations, restored to bring out its unique features and architectural beauty, the Clapp-Woodward House is finally home.



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: January 27, 2026

TO: Dave Ruller, City Manager

FROM: Bridget Susel, Community Development Director *BOS*

RE: Acquisition Assistance Agreement: Copen Machine for 200 W. Williams St.

The property located at 200 W. Williams Street, known as the former Davey Drill site, has been vacant and actively on the market for several years. The prior uses on the property have all been industrial in nature, dating back to the late 1800's, so the site has known environmental concerns that exceed current safety standards. The Portage County Land Bank secured a Brownfield Remediation Program grant from the Ohio Department of Development to address these legacy environmental issues, and the remediation of the site is beginning this year and expected to take a minimum of three years.

The remediation grant awarded for the clean-up of the site to acceptable industrial standards has resulted in the abutting property owner, Copen Machine, entering into a purchase agreement with the current owner, Hometown Bank, to acquire the property. The site is one of the largest remaining underutilized industrial sites in the community, so the City's administration has been working with Copen Machine and Hometown Bank to finalize the details of an acquisition agreement to ensure the redevelopment of the site is realized.

The City has worked with prior developers on possible re-purposing of the site, but the proposed uses presented challenges and would have resulted in minimal job growth. Copen Machine, as part of its future planned expansion of its operations onto the site, has made a commitment to the City that it will create a minimum of 25 full-time jobs, maintain a minimum of 20 public parking spaces in the area on Summit Street that is currently used for parking, and preserve the historical aspects of the existing buildings.

Copen Machine's commitment to job creation, the site's historical significance, and public parking warrants the City providing assistance to ensure the project comes to fruition. The proposed acquisition assistance will provide \$450,000 in City economic development revolving loan funds, which are not general fund dollars, to Copen Machine to assist with the acquisition as outlined in the attached draft agreement.

I am respectfully requesting time at the February 6th Committee meeting to discuss the acquisition assistance agreement with Copen Machine in greater detail and to request Council authorization to finalize and execute the agreement between the City and Copen Machine for the purchase and future redevelopment of the 200 West Williams Street property.

Please let me know if you need anything else in order to add this to the agenda. Thank you.

Attachments

Cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Patti Long, Assistant to the City Manager



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: January 27, 2026

TO: Dave Ruller, City Manager

FROM: Bridget Susel, Community Development Director *BOS*

RE: Revision to Operating Hours: Dual-Use Dispensary

In August 2024, the City of Kent entered into a Dual-Use Operating Agreement with Slightly Toasted LLC (DBA Bliss Ohio) for the medical marijuana and adult use cannabis dispensary located at 331 East Main Street.

Section 7 of the agreement specifies that the hours of operation for the dispensary cannot exceed the State of Ohio Division of Cannabis Control (DCC) mandated hours of 9 a.m. to 9 p.m. Bliss Ohio's current daily operating hours are actually less than the daily maximums allowed by DCC. Bliss Ohio has maintained the same operating hours that it reported when Slightly Toasted, LLC received conditional zoning use approval from the City's Planning Commission for the medical marijuana dispensary in August of 2022.

The current and proposed modified operating hours for Bliss Ohio are attached. The modified hours of operation will bring the dispensary into alignment with the operating hours of dispensaries in other nearby communities. The proposed modified hours are in compliance with the hours of operation permitted under Ohio Administrative Code (OAC) Section 3796. This OAC Section requires any dispensary owner seeking to modify operating hours to submit a formal request to the Division of Cannabis Control (DCC). Confirmation from the City that it does not oppose the modification to the hours will assist Slightly Toasted, LLC with securing approval of the modified operating hours request.

The Community Development Department did check with the Police Department to determine if there have been any reported instances of concern at the dispensary. Since June of 2024, there were three calls from Bliss Ohio staff to the Police Department requesting assistance. Two were for patrons who came to the dispensary and one call was for a fake \$50 bill. There were no reports or complaints on file from members of the public regarding the operations at Bliss Ohio.

I am respectfully requesting time at the February 4, 2026 Council Committee meeting to discuss the request to modify the operating hours in greater detail and to recommend Council approval, with emergency, of the proposed modified hours of operation.

If you need any additional information in order to add this item to the agenda, please let me know.

Thank you.

Attachments

cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Patti Long, Executive Assistant

SLIGHTLY TOASTED, LLC DBA BLISS OHIO

331 E Main Street, Kent, OH 44240 C: (925)300-5762

1/15/26

To City of Kent – City Council,

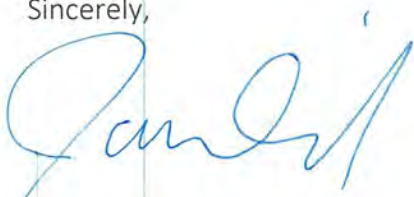
I am writing to respectfully request a change to our operating hours at 331 E Main Street, Kent, OH 44240.

These are our current and requested revised hours of operation:

<u>DAY</u>	<u>CURRENT HOURS</u>	<u>REQUESTED HOURS</u>
Sunday	10am-5pm	9am-7pm
Monday	10am-8pm	9am-9pm
Tuesday	10am-8pm	9am-9pm
Wednesday	10am-8pm	9am-9pm
Thursday	10am-9pm	9am-9pm
Friday	10am-9pm	9am-9pm
Saturday	10am-9pm	9am-9pm

Thank you for your consideration on this matter.

Sincerely,



James D. Dulick
Managing Member

DUAL USE OPERATING AGREEMENT
MEDICAL MARIJUANA DISPENSARY AND ADULT USE CANNABIS DISPENSARY

This Operating Agreement for a Dual Use Medical Marijuana Dispensary and Adult Use Cannabis Dispensary (hereinafter "Agreement"), dated August 5, 2024 ("Effective Date"), is entered into by and between the City of Kent (the "City"), an Ohio municipal corporation, and Slightly Toasted LLC ("the Dispensary"). The City and the Dispensary may be referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

- A. Whereas the City of Kent, Ohio (the "City") is a charter city and a municipal corporation, duly organized under the constitution and laws of the State of Ohio; and
- B. Whereas the Kent City Council adopted Ordinance No. 2018-54 on April 18, 2018, amending the Kent Codified Ordinances, Part 11, Planning and Zoning Code to allow medical marijuana cultivators, dispensaries, processors, and testing laboratories as conditionally permitted uses within certain zoning districts of the City of Kent, Ohio; and
- C. Whereas Slightly Toasted, LLC is the property owner and in negotiations to purchase Bliss Ohio, which is operating at 331 East Main Street, Kent, Ohio, ("Subject Property") and was issued a zoning use "Conditional Zoning Certificate and Site Plan Approval" to operate as a "Medical Marijuana Dispensary;" and
- D. Whereas Bliss Ohio received its Certificate of Occupancy on April 28, 2023 and has been continually operating as a Medical Marijuana Dispensary since that date; and
- E. Whereas on November 7, 2023 a majority of Ohio voters approved Issue 2 (the "Initiated Statute") to legalize the sale of adult use marijuana by state-licensed dispensaries, effective December 7, 2023; and
- F. Whereas the State of Ohio Division of Cannabis Control, within the Ohio Department of Commerce, currently is designated by the Initiated Statute to only issue licenses for adult use marijuana sales to existing operating Medical Marijuana Dispensaries (Dual Use); and
- G. Whereas Bliss Ohio, has been issued a Provisional Dual-Use License by the State of Ohio for operations at 331 East Main Street, Kent, Ohio ("Subject Property") and the license is active and in good standing with the State of Ohio Division of Cannabis Control.

NOW, THEREFORE, in consideration of the mutual promises, conditions, and covenants set forth herein, the Parties agree as follows:

AGREEMENT

1. Incorporation of Recitals. The Recitals, and all defined terms set forth in this Agreement, are hereby incorporated into this Agreement as if set forth herein in full.
2. Intent. The purpose of this Agreement is to ensure an understanding and commitment to operating the Dispensary in a manner that is harmonious and complementary to the abutting property owners and promotes the health and safety of the community.
3. Definitions. The following terms shall have the following meanings for purposes of this Agreement, but other terms may be defined elsewhere in this Agreement.
 - a. "City Manager" means the City Manager or his or her designee.
 - b. "Commencement Date" means the date that all of the following have occurred: (1) the City has issued all necessary City Permits; (2) the Dispensary has obtained all necessary State licenses to operate; and (3) the Dispensary has maintained its certificate of occupancy.
 - c. "Dual-Use Provisional License" means the license issued by the State of Ohio Division of Cannabis Control to an existing and operating Medical Marijuana Dispensary to also operate as an Adult Use Dispensary' pursuant to the requirements of ORC 3780.10 "Adult Use Cannabis Operator and Adult Use Testing Laboratory Licenses (effective date December 7, 2023)."
 - d. "Effective Date" means the date first entered above as the Effective Date and is the date that both Parties have signed this Agreement.
 - e. "Manager" means a person with responsibility and authority over the management, supervision, or oversight of the operation of the Medical Marijuana Dispensary and Adult Use Marijuana Dispensary (Dual-Use) at the Subject Property.
4. Term of Agreement. The Term of this Agreement shall commence on the Effective Date and continue for a period of three (3) years, unless earlier terminated as specified in this Agreement or the revocation by the State of Ohio of any provisional or permanent Dual Use License. Prior to the expiration of the Initial Term and any subsequent renewal period, the Parties may mutually agree to extend the Term of this Agreement every five (5) years.

5. Ownership. The Dispensary shall maintain a current register of the names and the contact information (including the name, address, telephone number, and email) of anyone owning or holding an interest in the Dual Use Dispensary, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Dispensary. The register required by this paragraph shall be provided to the City upon request.
6. General Terms and Conditions. The Dispensary shall comply with all of the following terms and conditions for the Term of this Agreement:
 - a. This Agreement is only valid for the Dispensary to operate at the Subject Property located at 331 East Main Street, Kent, Ohio. The rights and obligations set forth in this Agreement shall not be transferred, assigned, or assumed unless agreed to in advance and in writing by the City. The Dispensary expressly acknowledges, understands and agrees that nothing in this Agreement confers any ongoing vested property right or entitlement to conduct any other commercial cannabis activity other than operating as a Dual Use Dispensary for Medical Marijuana and Adult Use cannabis, at the Subject Property, subject to the terms contained within this Agreement.
 - b. The Dispensary must obtain and maintain at all times a valid State of Ohio dispensary license, as specified in ORC 3780.10(B), comply with all applicable State of Ohio laws, and comply with all requirements of the Codified Ordinances of the City of Kent, including the City of Kent's Zoning Ordinance. Where a conflict between the Kent Codified Ordinances and any State law occurs, the more restrictive law applies.
 - c. As soon as practicable, the Dispensary shall inform the City when it obtains its necessary State License(s) and shall provide a copy of the State License(s) to the City Manager. The City shall cooperate with the Dispensary as appropriate and as needed to facilitate the State's issuance of a State License(s) to the Dispensary. Failure of the Dispensary to procure and produce evidence of receipt of any required state licenses within twelve (12) months of the effective date of this Agreement shall be deemed a material and incurable breach of the Agreement and, this Agreement shall immediately be deemed null and void.
7. Operational Requirements. The Dispensary shall comply with the following specific operational requirements:
 - a. The hours of operation for the Dispensary shall be limited to no more than 9 a.m. to 9 p.m. as mandated by the State of Ohio Division of Cannabis Control. Hours of operation must be modified to align with any future change to operating hours if mandated by the State.
 - b. The Dispensary agrees to manage any persons on the Subject Property within the building and the building's curtilage and prohibit loitering of any kind before, during and after operating hours, to a reasonable extent.

- c. The Dispensary agrees to comply with all City of Kent Zoning Code requirements for the Conditional Zoning Certificate and Site Plan issued August 16, 2022 for a Medical Marijuana Dispensary.
 - d. The Dispensary must immediately notify the Kent Police Department of any criminal activity, or suspected criminal activity, occurring at the Subject Property. In the event of any internal security system breach, including a faulty alarm system, broken or damaged surveillance cameras or other video recording equipment, or broken or damaged locks, doors, or lighting which may increase risk of criminal activity at the Subject Property, the Manager of the Dispensary shall notify the Kent Police Department as soon as practicable after becoming aware of the security system breach. The Dispensary shall diligently attempt to fix or resolve any such security breach immediately; if circumstances require additional time and delay to remedy, the Dispensary shall so notify the City Police Department and provide an estimated timeline the security breach will be cured.
 - e. If the Dispensary receives any criminal threats, or otherwise suspects any criminal targeting related to movement of product, cash, or cash equivalents from or to the Subject Property, the Dispensary must immediately notify the Kent Police Department.
 - f. The Dispensary must maintain all required security and surveillance measures as specified by the licensing requirements of the Division of Cannabis Control, including but not limited to video monitoring and alarm systems.
 - g. The Dispensary must exhibit a good faith effort to resolve concerns that may arise with area businesses and residents resulting from the operation of the dispensary.
 - h. The Dispensary agrees to maintain the building and the site, including but not limited to the parking area, landscaping, etc. in good condition and in compliance with the City's Exterior Property Maintenance Code.
8. Default and Termination for Cause. Without prejudice to or limiting the City's other remedies at law or in equity, the City may terminate this Agreement for cause with thirty (30) days' written notice to the Dispensary. Cause as used in this section is defined as:
- a. Failure to comply with any of the terms of this Agreement; OR
 - b. If the Dispensary's Dual Use Provisional License or any subsequent State operating license is revoked by the State of Ohio.
9. Cure Period. The Dispensary shall cure the default resulting from the cause for termination within thirty (30) days of the date of the notice of termination or the date of the revocation of the Dispensary's Dual Use Provisional License or any subsequent State operating license, whichever is earlier. If the Dispensary fails to cure the default within the Cure Period, this Agreement is terminated.
10. Effect of Termination of Agreement. The Dispensary understands and acknowledges that the right to operate is expressly contingent on full compliance with all applicable State

of Ohio laws and Kent Codified Ordinances. As such, termination of this Agreement shall result in the immediate termination of the Dispensary operations, unless and until a new Operating Agreement is executed by the Parties.

11. The Dispensary's Termination Rights. The Dispensary may, at any time and in its sole discretion, terminate this Agreement effective thirty (30) days after the Dispensary provides written notice of termination to the City.

12. Indemnification. The Dispensary shall defend (with legal counsel reasonably approved by the City), indemnify, and hold harmless the City and its Council, boards and commissions, officers, officials, employees, and agents from and against any and all actual and alleged liabilities, demands, claims, losses, damages, injuries, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and attorney's fees), which arise out of, or which are in any way related to:

- a. the dual use provisional license and any land use entitlement related thereto;
- b. the proceedings undertaken in connection with the approval, denial, or appeal of the dual-use provisional license and any land use entitlement related thereto;
- c. the City's drafting, adoption and passage of an ordinance, and related resolutions, policies, rules and regulations associated with dual use cannabis businesses;
- d. the City's drafting, adoption and passage of any ordinances or related resolutions, if necessary, in the future regarding any zoning law amendment(s) related to dual use cannabis businesses;
- e. City's compliance or failure to comply with applicable laws and regulations; or
- f. the alleged violation of any federal, state or local laws by the Dispensary or any of its officers, employees or agents, except where such liability is caused by the sole negligence or willful misconduct of the City.

13. Waiver, Release and Hold Harmless. The Dispensary hereby waives, releases, and holds harmless the City of Kent and its Council, boards and commissions, officers, officials, employees, and agents from any and all actual and alleged claims, losses, damages, injuries, liabilities, costs (including attorney's fees), suits or other expenses which arise out of, or which are in any way relate to this operating agreement. The Dispensary hereby waives, releases and holds harmless the City and its Council, boards and commissions, officers, officials, employees, and agents from any and all actual and alleged claims, losses, damages, injuries, liabilities, costs (including attorney's fees), suits or other expenses which arise out of, or which are in any way relate to: 1) any repeal or amendment of any provision of the ORC Chapter 3780 or the Kent Codified Ordinances relating to adult use cannabis activity; or (2) any investigation, arrest or prosecution of the Dispensary or owners, operators, employees, clients or customers, for a violation of state or federal laws, rules or regulations relating to cannabis activities.

14. Notice. Any notice or other communication provided pursuant to this Agreement must be in writing and shall be considered properly given and effective only when emailed, mailed or delivered in the manner provided by this Section to the persons identified below. A mailed notice or other communication shall be considered given and effective on the third day after it is deposited in the United States Mail (certified mail and return receipt requested). A notice or other communication sent in any other manner will be effective or will be considered properly given when actually delivered. A Party may change its address for these purposes by giving written notice of the change to the other Party in the manner provided in this Section .

For the City:

Dave Ruller
City Manager, City of Kent
301 S. Depeyster Street
Kent, Ohio 44240

For the Dispensary:

James Dulick
Managing Member, Slightly Toasted LLC
11 High Grove
New Albany, Ohio 43054

15. Force Majeure. "Force Majeure Event" means a cause of delay that is not the fault of the Party who is required to perform under this Agreement and is beyond that Party's reasonable control, including the elements (such as floods, earthquakes, windstorms, and unusually severe weather), fire, energy shortages or rationing, riots, acts of terrorism, war or war-defense conditions, acts of any public enemy, epidemics, pandemics, the actions or inactions of any governmental entity (excluding the City) or that entity's agents, litigation, labor shortages (including shortages caused by strikes or walkouts), and materials shortages. Except as otherwise expressly provided in this Agreement, if the performance of any act required by this Agreement to be performed by either the City or the Dispensary is prevented or delayed because of a Force Majeure Event, then the time for performance shall be extended for a period equivalent to the period of delay, and performance of the act during the period of delay will be excused.

16. Waiver. A Party's failure to insist on strict performance of this Agreement or to exercise any right or remedy upon the other Party's breach of this Agreement shall not constitute a waiver of any performance, right, or remedy. A Party's waiver of the other Party's breach of any provision in this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other provision. A waiver is binding only if set forth in writing and signed by the waiving Party.

17. Relationship of Parties. This Agreement does not create any employment relationship, ownership interest, or other association between the City and the Dispensary. Nothing herein shall be construed to create the relationship of principal and agent, partnership or other joint venture between the City and the Dispensary.
18. Attorneys' Fees. The Party prevailing in any litigation concerning this Agreement, the Subject Property, or the Dispensary operations, shall be entitled to an award by the court of reasonable attorneys' fees and litigation costs. If the City is the prevailing party, then this Section shall apply whether the City is represented in the litigation by the designated City Attorney or by outside counsel.
19. Jurisdiction and Venue. This Agreement has been executed and delivered in the State of Ohio and the validity, interpretation, performance, and enforcement of any of the clauses of this Agreement shall be determined and governed by the laws of the State of Ohio.
20. Severability. If a court with competent jurisdiction finds any provision of this Agreement to be invalid, void, or unenforceable, then the remaining provisions shall remain in full force and effect, and to this end this Agreement shall be severable.
21. Counterparts. The Parties may execute this Agreement in counterparts, each of which shall constitute an original, but all of which shall collectively constitute this same Agreement.
22. Disclaimer. Despite the State of Ohio's commercial cannabis laws and the terms and conditions of this Agreement or any dual use provisional operating license pertaining to the Dispensary or the hereinabove specified Subject Property, State of Ohio commercial cannabis cultivators, processors, dispensaries, testing facility/laboratory businesses or possessors may still be subject to arrest by federal officers and prosecuted under federal law. The Federal Controlled Substances Act, 21 USC § 801 et seq., prohibits the manufacture, manufacturing, and possession of cannabis without any exemptions for medical or non-medicinal use.
23. Integration and Modification. This Agreement sets forth the Parties' entire understanding and agreement regarding the matters addressed herein. This Agreement supersedes all prior or contemporaneous agreements, representations, and negotiations (written, oral, express, or implied) and may be modified only by written agreement signed by both Parties.

IN WITNESS WHEREOF, the parties enter into this Agreement as of the Effective Date.

City of Kent, Ohio



Dave Ruller, City Manager

08/06/2024

Date

**Dispensary, Slightly Toasted LLC
(DBA Bliss Ohio)**



James D. Dulick (Aug 6, 2024) (13 0311)

James Dulick, Managing Member

08/06/2024

Date

Approved as to Form:



Hope Jones, Law Director

08/06/2024

Date












Dual Use Cannabis Op. Agr 8-5-24 FINAL

Final Audit Report

2024-08-06

Created:	2024-08-05
By:	Bridget Susel (bridget.susel@KentOhio.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAakN2LGfjCfg3qUiyzWmrcTv8G3YYHmHqW

"Dual Use Cannabis Op. Agr 8-5-24 FINAL" History

-  Document created by Bridget Susel (bridget.susel@KentOhio.gov)
2024-08-05 - 6:18:12 PM GMT
-  Document emailed to Jamie Dulick (jamied@inmocean.net) for signature
2024-08-05 - 6:18:16 PM GMT
-  Email viewed by Jamie Dulick (jamied@inmocean.net)
2024-08-05 - 6:31:11 PM GMT
-  Signer Jamie Dulick (jamied@inmocean.net) entered name at signing as James D. Dulick
2024-08-06 - 12:23:01 PM GMT
-  Document e-signed by James D. Dulick (jamied@inmocean.net)
Signature Date: 2024-08-06 - 12:23:03 PM GMT - Time Source: server
-  Document emailed to Hope Jones (Hope.Jones@KentOhio.gov) for signature
2024-08-06 - 12:23:05 PM GMT
-  Email viewed by Hope Jones (Hope.Jones@KentOhio.gov)
2024-08-06 - 12:43:00 PM GMT
-  Document e-signed by Hope Jones (Hope.Jones@KentOhio.gov)
Signature Date: 2024-08-06 - 12:43:34 PM GMT - Time Source: server
-  Document emailed to Dave Ruller (Dave.Ruller@KentOhio.gov) for signature
2024-08-06 - 12:43:36 PM GMT
-  Email viewed by Dave Ruller (Dave.Ruller@KentOhio.gov)
2024-08-06 - 2:31:26 PM GMT
-  Document e-signed by Dave Ruller (Dave.Ruller@KentOhio.gov)
Signature Date: 2024-08-06 - 2:31:49 PM GMT - Time Source: server

✔ Agreement completed.

2024-08-06 - 2:31:49 PM GMT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: January 27, 2026

TO: Dave Ruller, City Manager

FROM: Bridget Susel, Community Development Director *BOS*

RE: Application for Placement of Farmland in an Agricultural District

The City of Kent received an “Application for Placement of Farmland in an Agricultural District” for the property located at 100 Johnson Road. The application was first submitted to the Portage County Auditor. The Auditor’s office completed its section of the form and mailed the application to the City of Kent Clerk of Council, and it was received on January 13, 2026.

An “Application for Placement of Farmland in an Agricultural District” is processed in accordance with Ohio Revised Code (ORC) Section 929.

The Portage County Auditor approved the application. ORC Section 929.02(A)(1) states applicants may file an application:

to place the land in an agricultural district for five years if, during the three calendar years prior to the year in which that person files the application, the land has been devoted exclusively to agricultural production or devoted to and qualified for payment or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government and if:

- (a) The land is composed of tracts, lots, or parcels that total not less than ten acres; or
- (b) The activities conducted on the land produced an average yearly gross income of at least twenty-five hundred dollars during that three-year period or the owner has evidence of an anticipated gross income of that amount from those activities. The owner shall submit with the application proof that the owner’s land meets the requirements established in this division.

The application received from the Portage County Auditor did not include documentation from the property owner that the land “meets the requirements established in this division” so the Community Development Department contacted the Portage County Auditor via email to request this documentation, which Section 929.02 states the Auditor is to use to determine if the application meets the requirements. A representative from the Portage County Auditor called on January 21, 2026 and reported she will collect the documentation from the applicant and forward to the City. As of the date of this memo, the documentation has not been sent to the City of Kent.

ORC Section 929.02(B)(1) identifies additional requirements if the “land of a person who files an application” is within a municipal corporation. The requirements include the legislative body hold a public hearing on the application “no later than thirty days after the filing of an application” and the notice for the public hearing must be published in a newspaper of general circulation a minimum of seven days before the hearing.” All of the ORC 929.02(B)(1) requirements were met:

1. Application received by the Kent Clerk of Council on January 13, 2026;
2. Public hearing scheduled for 7:03 PM on February 4, 2026 at City Hall, 319 S. Water St., Kent;
3. Notice of public hearing sent via certified mail to applicant on January 22, 2026 to address listed on application (4469 Deauville Ave., Stow) and to the property address (100 Johnson Rd., Kent); notices sent 13-days before the public hearing so the 10-day minimum was met.
4. The public hearing notice was published in the *Record Courier* January 27, 2026, which is 9 days before the February 4, 2026 public hearing so the 7-day minimum was met.

ORC Section 929.02(B)(1) specifies that “[a]ny interested person or representative of an interested party may appear in support of or to contest the granting of the application. Affidavits presented in support of or against the application shall be considered by the legislative body.”

This same section also specifies the timeline and actions that Kent City Council can initiate with regards to the application:

Within thirty days of the hearing, the legislative body may approve the application, modify the application and approve the application as modified, or reject the application. An application that is not modified or rejected by a majority vote of the members of the legislative body shall be deemed to be approved. Prior to rejecting an application, the legislative body shall make every effort to modify the application. Modifications may include the length of time during which land is considered to be within an agricultural district, size of the agricultural district, and any provisions of sections [929.03](#) to [929.05](#) of the Revised Code.

If Kent City Council considers rejecting or modifying the application to place land in an agricultural district, Council “shall demonstrate that the rejection or modification is necessary in order to prevent a substantial, adverse effect on the provision of municipal services within the municipal corporation, efficient use of land within the municipal corporation, the orderly growth and development of the municipal corporation, or the public health, safety, or welfare (ORC Section 929.02(B)(1).

I am respectfully requesting time at the February 4, 2026 Council Committee meeting for discussion of the “Application for Placement of Farmland in an Agricultural District” and to seek Council’s direction on how to proceed with the application.

If you need any additional information to add this item to the agenda, please let me know.

Thank you.

Attachments

Cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Patti Long, Assistant to the City Manager

**APPLICATION FOR PLACEMENT OF
FARMLAND IN AN AGRICULTURAL DISTRICT
(O.R.C. Section 929.02)**

New Application X
Renewal Application

(See page 4 for General Information regarding this Application)

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- o List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- o Describe location of property by roads, etc., and taxing district where located.
- o State whether any portion of land lies within a municipal corporation.
Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- o A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- o If the acreage totals 10 acres or more, do not complete Part D.
- o If the acreage totals less than 10 acres, complete either D (1) or (2).
- o Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A. **Owner's Name:** Eric Kolb Kolb Acres LLC

Owner's Address:
4469 Deauville Ave. Stow, OH 44224

Owner's Email (optional):¹

Description of Land as Shown on Property Tax Statement:
110- Agr Vacant land qualified CAUV

Location of Property:
Street or Road- 100 Johnson Rd
County- Portage

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of Acres
<u>Kent</u>	<u>17-046-00-00-019-009</u>	<u>39.068</u>
<u>Franklin Twp</u>	<u>13-046-00-00-019-008</u>	<u>.925</u>
Total Number of Acres		<u>39.993</u>

B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?
Yes X No

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?
 Yes X No

If NO, complete the following showing how the land was used the past three years:

	<u>ACRES</u>		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland	14.785	14.785	14.785
Permanent Pasture used for animal husbandry	—	—	—
Woodland devoted to commercial timber and nursery stock	—	—	—
Land Retirement or Conservation Program pursuant to an agreement with a federal agency	—	—	—
Building areas devoted to agricultural production	—	—	—
Roads, building areas, and all other areas not used for agricultural production	21.283	21.283	21.283
Total Acres	39.068	39.068	39.068

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?
 Yes X No

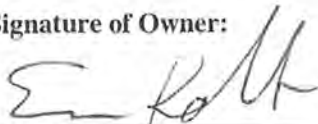
If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

Authorization and Declaration

By signing this application, I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:



Date:

12-1-2025

DO NOT COMPLETE FOR OFFICIAL USE ONLY

CAUV Application No. 713

Action of County Auditor

Application Approved X Rejected _____*

Date Application Filed with County Auditor 12/11/2025

Date Filed (if required) with Clerk of Municipal Corporation _____

County Auditor's Signature M. H. K. [Signature] Date 12/18/25

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address¹ _____

OR

Date Decision Sent Certified Mail to Applicant _____

Certified Mail No. _____

Action of Legislative Body of Municipal Corporation

Application Approved _____ Approved with Modifications _____* Rejected _____*

Date Application Filed with Clerk _____

Date of Public Hearing _____

Date of Legislative Action _____

Clerk's Signature _____ Date _____

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address¹ _____

OR

Date Decision Sent Certified Mail to Applicant _____

Certified Mail No. _____

* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

INFORMATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT

A. WHO MAY FILE?

Any owner of land used for agricultural production may file an application to have the land placed in an agricultural district.

B. WHERE TO FILE

The completed application must be filed with the auditor of the county where the land is located. The applicant will be notified of action taken by the county auditor within 30 days of the filing of the application if the land is not within a municipal corporation or an annexation petition has not been filed. If the land for which an application has been made lies within a municipal corporation limit or if an annexation petition that includes the land has been filed with the Board of County Commissioners under Section 709.02 of the Ohio Revised Code, a copy of the application must also be filed with the Clerk of the legislative body of the municipal corporation. The legislative body is required to conduct a public hearing on the application within 30 days after the application has been filed with the Clerk. Within 30 days of the hearing, the legislative body may approve the application, modify and approve the application as modified, or reject the application.

C. WHEN TO FILE AND RENEWAL

The original application may be filed at any time for placement of land in an agricultural district for a five-year period. If at the end of five years, the owner decides to keep some or all of his or her land in a district, he or she shall submit a renewal application and must meet the same land requirements and use the same application process as the original application. The renewal application may be filed at any time after the first Monday in January and prior to the first Monday in March of the year during which an agricultural district terminates, for a period of time ending on the first Monday in April of the fifth year following the renewal application.

D. WHAT IS "LAND USED FOR AGRICULTURAL PRODUCTION?"

In accordance with Section 929.01(A) of the Revised Code, land is devoted to "agricultural production" when it is used for commercial aquaculture, apiculture, animal husbandry, poultry husbandry; the production for a commercial purpose of field crops, tobacco, fruits, vegetables, timber, nursery stock, ornamental shrubs, ornamental trees; flowers or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth.

"Agricultural production" includes conservation practices provided that the tracts, lots, or parcels of the land or portions thereof that are used for conservation practices comprise not more than twenty-five percent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed.

"Conservation practices" are practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds, and cover crops for that purpose.

E. WHAT DOES "TRACTS, LOTS, OR PARCELS OF LAND" MEAN?

Tracts, lots, or parcels mean distinct portions of pieces of land (not necessarily contiguous) where the title is held by one owner, as listed on the tax list and duplicate of the county, is in agricultural production and conforms with the requirements of either D1, D2, or D3 below.

F. ARE THERE ANY OTHER REQUIREMENTS?

1. The land for which the application is made must have been used exclusively for agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with a federal agency for the three consecutive calendar years prior to the year in which application is made. Evidence must be shown on the application. If the land contains timber which is not being grown for commercial purposes the land on which the timber is growing must be contiguous to or part of a parcel under common ownership that is otherwise devoted exclusively to agricultural use.
2. If the total amount of land for which application is made is less than 10 acres, there is an additional requirement that the applicant submit evidence with his application that the activities conducted on the land have produced an average yearly gross income of at least twenty-five hundred dollars over the three years immediately preceding the year in which application is made or that the land will produce an anticipated annual gross income of that amount.
3. Evidence of annual gross income may be satisfied by attaching to the application form a short statement stating the number of animals by species and anticipated market value, number of acres of crops to be grown, their expected yield and price per bushel or similar specific information.

G. IS THERE A PENALTY FOR EARLY WITHDRAWAL?

Land removed from this program before the 5-year enrollment period is subject to penalty, per Section 929.02(D) of the Ohio Revised Code. See County Auditor's Office for details on how the amount of the withdrawal penalty is determined.

H. APPEAL OF APPLICATION

The applicant may appeal the denial of the application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice denying the application. When the land lies within a municipality the applicant may also appeal a decision to modify or reject an application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice of modification or rejection. In addition, the applicant may withdraw an application modified by a legislative body if he or she disapproves of the modifications.



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

***THE BELOW IS TO BE PUBLISHED ONCE IN THE LEGAL NOTICE SECTION OF
THE JANUARY 27, 2026 EDITION OF THE RECORD COURIER***

KENT CITY COUNCIL NOTICE OF PUBLIC HEARING

Pursuant to Chapter 929, Section 929.02(B) of the Ohio Revised Code, notice is hereby given that the Council of the City of Kent, Ohio will hold a Public Hearing at 7:03 PM, local time on Wednesday, February 4, 2026, City Hall, 319 South Water Street, Kent, Ohio on the following subject:

Application submitted by Eric Kolb (Kolb Acres LLC) for the placement of land, PPN# 17-046-00-00-019-009, located in the City of Kent in an Agricultural District, pursuant to Section 929.02(B) of the Ohio Revised Code.

A copy of the application is on file in the Clerk of Council office, City Hall, 319 South Water Street, Kent, Ohio and at the Community Development office, located at 930 Overholt Road, Kent, Ohio.

Any person desiring to be heard on this subject should appear at the time and place set forth above and will be heard then and there or at such later time as Council determines. Any interested person or his/her representative may appear in support of or to contest the granting of the application. Any affidavits presented at or before that time in support of or against the applications will be considered by Kent City Council. Affidavits may be mailed or delivered to the attention of undersigned at the address given above. Anyone requesting their complete verbal presentation to be incorporated in the minutes shall furnish the Clerk of Council with a printed copy of said statement.

Kathy Coleman
Clerk of Council
City of Kent



Ohio Revised Code

Section 929.01 Agricultural district definitions.

Effective: March 27, 2020

Legislation: House Bill 197 - 133rd General Assembly

As used in this chapter:

(A) "Agricultural production" means commercial aquaculture, algaculture meaning the farming of algae, apiculture, animal husbandry, or poultry husbandry; the production for a commercial purpose of timber, field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth.

"Agricultural production" includes conservation practices, provided that the tracts, lots, or parcels of land or portions thereof that are used for conservation practices comprise not more than twenty-five per cent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed under section 929.02 of the Revised Code.

(B) "Withdrawal from an agricultural district" includes the explicit removal of land from an agricultural district, conversion of land in an agricultural district to use for purposes other than agricultural production, and withdrawal of land from a land retirement or conservation program to use for purposes other than agricultural production. Withdrawal from an agricultural district does not include land described in division (A)(3) of section 5713.30 of the Revised Code.

(C) "Conservation practice" has the same meaning as in section 5713.30 of the Revised Code.



Ohio Revised Code

Section 929.02 Application with county auditor to place land in agricultural district.

Effective: November 2, 2018

Legislation: House Bill 34 - 132nd General Assembly

(A)(1) Any person who owns agricultural land may file an application with the county auditor to place the land in an agricultural district for five years if, during the three calendar years prior to the year in which that person files the application, the land has been devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government and if:

(a) The land is composed of tracts, lots, or parcels that total not less than ten acres; or

(b) The activities conducted on the land produced an average yearly gross income of at least twenty-five hundred dollars during that three-year period or the owner has evidence of an anticipated gross income of that amount from those activities. The owner shall submit with the application proof that the owner's land meets the requirements established under this division.

(2) If the county auditor determines that the application does not meet the requirements of this section, the county auditor shall deny the application and notify the applicant within thirty days of the filing of the application either by certified mail or, if the county auditor has record of an internet identifier of record associated with the applicant, by ordinary mail and by that internet identifier of record. The applicant may appeal the denial of the application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice.

(3) If the county auditor determines that the application meets the requirements of this section, the county auditor shall approve the application and notify the applicant within thirty days of the filing of the application. An application that is not denied shall be deemed to be approved. The county auditor shall provide an applicant with a copy of an approved application within thirty days of the filing of the application. An application that is approved is effective upon the date of the filing of the application.



(4) The county auditor shall keep a record of all land in the county that is within an agricultural district, including a copy of the final action taken by a legislative body regarding applications modified by a legislative body pursuant to division (B) of this section.

(B)(1) If the land of a person who files an application under division (A) of this section is within a municipal corporation or if an annexation petition that includes the land has been filed with the board of county commissioners under section 709.02 of the Revised Code at the time of the filing, the owner also shall file a copy of the application for inclusion in an agricultural district with the clerk of the legislative body of the municipal corporation. No later than thirty days after the filing of an application or, in the case of an annexation petition filed pursuant to section 709.02 of the Revised Code, no later than thirty days after the petition has been granted, the legislative body shall conduct a public hearing on the application. The clerk of the legislative body shall cause a notice containing the substance of the application and the time and place where it will be heard to be published in a newspaper of general circulation in the county in which the application or annexation petition is filed no later than seven days prior to the time fixed for the hearing. The clerk of the legislative body also shall notify the applicant of the time and place of the hearing by certified mail sent no later than ten days prior to the hearing. Any interested person or representative of an interested person may appear in support of or to contest the granting of the application. Affidavits presented in support of or against the application shall be considered by the legislative body. Within thirty days of the hearing, the legislative body may approve the application, modify the application and approve the application as modified, or reject the application. An application that is not modified or rejected by a majority vote of the members of the legislative body shall be deemed to be approved. Prior to rejecting an application, the legislative body shall make every effort to modify the application. Modifications may include the length of time during which land is considered to be within an agricultural district, size of the agricultural district, and any provisions of sections 929.03 to 929.05 of the Revised Code. If the applicant disapproves of the modifications made by the legislative body, the applicant may withdraw the application to place the land in an agricultural district. In rejecting or modifying an application to place land in an agricultural district, the legislative body shall demonstrate that the rejection or modification is necessary to prevent a substantial, adverse effect on the provision of municipal services within the municipal corporation, efficient use of land within the municipal corporation, the orderly growth and development of the municipal corporation, or the public health, safety, or welfare.



(2) If an annexation petition is denied under section 709.033 of the Revised Code, if a legislative body fails to conduct a hearing in the time prescribed by this section, or if an application is approved, the application shall be deemed to have been approved and shall become effective as of the date the application was filed. An application approved with modifications shall become effective as of the date the application was filed unless the modification provides otherwise.

(3) The clerk of the legislative body shall notify the applicant by certified mail, return receipt requested, sent within five days of the decision to approve, modify, or reject an application for inclusion of land in an agricultural district. The clerk of the legislative body shall also transmit a copy of the decision to approve, modify, or reject an application to the county auditor. An applicant may appeal a decision to modify or reject an application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice of modification or rejection.

(C)(1) At any time after the first Monday in January and prior to the first Monday in March of the year during which an agricultural district terminates, the owner of land in the agricultural district may file a renewal application to continue the inclusion of all or part of the owner's land in an agricultural district for a period of time ending on the first Monday in April of the fifth year following the renewal application. The requirements for continued inclusion in the agricultural district and the renewal application procedure shall be the same as those required for the original application for placing land in an agricultural district. The county auditor shall notify owners of land in agricultural districts eligible to file a renewal application for continued inclusion in an agricultural district on or prior to the first Monday in February or the date upon which the county auditor notifies owners of land valued at agricultural use value for real property tax purposes of the necessity of filing a renewal application to continue valuing the land at agricultural use value.

(2) On or before the second Tuesday after the first Monday in March, the county auditor shall determine whether the owner of any land in an agricultural district eligible to file a renewal application failed to file a renewal application with respect to that land and shall forthwith notify each owner of the land that unless a renewal application is filed prior to the first Monday in April, the land will be removed from the agricultural district upon its termination date. The county auditor shall send that notice either by certified mail or, if the county auditor has record of an internet identifier of record associated with the owner, by ordinary mail and by that internet identifier of



record.

(3) An approved renewal application is effective on the termination date of the preceding agricultural district.

(4) Failure of an owner to file a renewal application prior to the first Monday in April of the year during which the owner's agricultural district terminates shall not prevent the owner from filing an application to include the owner's land in an agricultural district.

(5) Land that is transferred to a new owner during the period in which the land is an agricultural district shall continue in the agricultural district under the terms of the existing district unless the new owner elects to discontinue inclusion in the agricultural district and files the election with the county auditor within sixty days after the transfer. Failure of the new owner to continue inclusion in the agricultural district for the duration of the period in which the land is in the agricultural district is withdrawal from an agricultural district subject to penalty.

(D)(1) If, at any time during which land is in an agricultural district, the owner withdraws the land from the district, the owner shall notify the county auditor of the withdrawal and shall pay to the county auditor a withdrawal penalty calculated as follows:

(a) If the owner's action also disqualifies the owner's land for any tax savings that it had been receiving under sections 5713.30 to 5713.38 of the Revised Code, the owner shall pay a percentage of the amount charged under section 5713.34 of the Revised Code that is equal to the average bank prime rate at the time the amount charged under that section is required to be paid. The withdrawal penalty shall be in addition to the amount charged under that section.

(b) If the land had not been receiving any tax savings under those sections, or if the owner's action does not disqualify the land for tax savings under them, the owner shall pay a percentage of the amount that would have been charged under section 5713.34 of the Revised Code if the owner's land had been receiving tax savings and became disqualified for them in an amount that is equal to the average bank prime rate at the time the amount that would have been charged under that section would have been required to be paid.



(2) For the purposes of division (D)(1) of this section, the county auditor shall determine the average bank prime rate using statistical release H.15, "selected interest rates," a weekly publication of the federal reserve board, or any successor publication. If the statistical release H.15, or its successor, ceases to contain the bank prime rate information or ceases to be published, the county auditor shall request a written statement of the average bank prime rate from the federal reserve bank of Cleveland or the federal reserve board.

(3) The county auditor shall calculate the amount of the withdrawal penalty that is due and shall notify the owner of it. The auditor also shall note the withdrawal in the auditor's records.

(4) The county auditor shall distribute the moneys collected under division (D) of this section in the manner provided in section 5713.35 of the Revised Code for moneys that the county auditor collects under that section.

(E) Land that is included in an agricultural district under this section and that is subsequently annexed by a municipal corporation shall not be subject to division (B) of this section either at the time of annexation or at the time of any subsequent application or renewal application for inclusion in the district if, at the time of annexation, its owner did not sign a petition favoring annexation under section 709.02 of the Revised Code. If its owner did sign a petition favoring annexation, as provided in that section, or if the owner who opposed annexation has sold or transferred the land to another person who is keeping the land in the agricultural district, the land shall be subject to division (B) of this section at the time of any subsequent application or renewal application for inclusion in the district.

(F) The director of agriculture shall prescribe the application and renewal forms required under this section and shall furnish them to county auditors. In prescribing the forms, the director shall consult with the tax commissioner to determine if a single form can be developed for the purposes of this section and section 5713.31 of the Revised Code.

(G) As used in this section, "internet identifier of record" has the same meaning as in section 9.312 of the Revised Code.



Ohio Revised Code

Section 929.03 Agricultural district land exempt from assessments.

Effective: September 28, 2012

Legislation: Senate Bill 314 - 129th General Assembly

(A)(1) No public entity with authority to levy special assessments on real property shall collect an assessment for purposes of sewer, water, or electrical service on real property that is within an agricultural district as described in division (A)(2) of this section without the permission of the owner, except that any assessment may be collected on a lot surrounding a dwelling or other structure not used in agricultural production that does not exceed one acre or the minimum area required by local zoning or subdivision rules, whichever is the greater area.

(2) For purposes of division (A)(1) of this section, an agricultural district is such a district that is established:

(a) In the case of counties, prior to the adoption of a resolution of necessity by a board of county commissioners, pursuant to section 6103.05 or 6117.06 of the Revised Code;

(b) In the case of municipal corporations, prior to whichever of the following occurs first:

(i) The adoption of the resolution of necessity by the municipal legislative authority, pursuant to section 727.12 or 729.02 of the Revised Code;

(ii) The service of notice on all or some of the owners to be assessed pursuant to section 729.06 of the Revised Code;

(iii) The adoption of the resolution or ordinance by the municipal legislative authority declaring the necessity for the improvement, the costs of which are to be assessed under procedures authorized by a municipal charter adopted pursuant to Section 7 of Article XVIII, Ohio Constitution, or, if no such ordinance or resolution is required under the charter, the service of the first notice on all or some of the owners of lands to be assessed, or the adoption of the first ordinance or resolution by the municipal legislative authority pertaining to the assessment proceedings under the charter.



(c) In the case of a regional water and sewer district established pursuant to Chapter 6119. of the Revised Code, prior to the adoption of a resolution of necessity by the board of trustees of the district under section 6119.25 of the Revised Code.

(B) For each special assessment levied by a public entity on real property within an agricultural district for purposes of sewer, water, or electrical service, the county auditor shall make and maintain a list showing:

(1) The name of the owner of each lot, tract, or parcel of land that is exempt from the collection of the special assessment under this section;

(2) A description of the exempt land;

(3) The purpose of the special assessment;

(4) The amount of the uncollected assessment on the exempt land.

In the case of a county project constructed under Chapter 6103. or 6117. of the Revised Code, the county auditor may use a list provided for in those chapters in lieu of the list required by division (B) of this section. The auditor shall also record in the water works record required by section 6103.16 of the Revised Code or the sewer improvement record required by section 6117.33 of the Revised Code those assessments not collected under this section. The recording of the assessments does not permit the collection of the assessments until such time as exempt lands are withdrawn from agricultural districts or converted to nonagricultural use.

(C) If at any time any of the owner's exempt land, other than a lot sold or transferred to a son, daughter, brother, sister, mother, or father for the purpose of constructing a dwelling in which the relative will reside for at least three years, is withdrawn from an agricultural district or if the owner of the exempt land uses on that land the service for which the special assessment was assessed, the public entity may collect the entire uncollected assessment, except as otherwise provided in this division, in addition to an amount equal to the rate of interest that any bonds or notes issued for the project for which the assessment was made did bear for the number of years the land was exempted, not to exceed twenty-five or the number of years for which the bonds or notes were issued,



whichever is the lesser number. The owner shall notify the county auditor of any withdrawal from a district or use of the service within ninety days following the withdrawal or use of the service. The charge shall constitute a lien of the public entity upon the land and shall continue until discharged. All liens shall be recorded in the appropriate county recorder's office. Moneys collected as a result of the charge shall be deposited in the appropriate fund of the public entity that levied the special assessment.

If the owner of exempt land sells or transfers a lot to the owner's son, daughter, brother, sister, mother, or father for the purpose of constructing a dwelling in which the relative will reside for at least three years, and if the owner or the buyer of the lot uses the service for which the special assessment was assessed only to provide service to that lot, the owner of the lot shall pay only that portion of the uncollected assessment and interest that applies to the lot.

If at any time any part of an owner's exempt land is appropriated, the owner shall pay only that portion of the uncollected assessment and interest that applies to the appropriated parcel of land.

In lieu of immediate payment of the uncollected assessment and interest, the board of county commissioners, legislative authority of a municipal corporation, or other governing board of any other public entity may, upon the request of the owner, establish an extended repayment schedule for the owner. If the board, legislative authority, or other governing board establishes such a schedule, it shall notify the county auditor of the schedule.



Ohio Revised Code

Section 929.04 Defense to civil action for nuisance.

Effective: October 17, 2019

Legislation: House Bill 166 - 133rd General Assembly

(A) As used in this section, "agricultural activities" means common agricultural practices, including all of the following:

- (1) The cultivation of crops or changing crop rotation;
- (2) Raising of livestock or changing the species of livestock raised;
- (3) Entering into and operating under a livestock contract;
- (4) The storage and application of commercial fertilizer;
- (5) The storage and application of manure;
- (6) The storage and application of pesticides and other chemicals commonly used in agriculture;
- (7) A change in corporate structure or ownership;
- (8) An expansion, contraction, or change in operations;
- (9) Any agricultural practice that is acceptable by local custom.

(B) In a civil action for nuisances involving agricultural activities, it is a complete defense if:

- (1) The agricultural activities were conducted within an agricultural district or on land devoted exclusively to agricultural use in accordance with section 5713.30 of the Revised Code, or were conducted by a person pursuant to a lease agreement, written or otherwise;
- (2) The agricultural activities were established prior to the plaintiff's activities or interest on which



the action is based;

(3) The agricultural activities were not in conflict with federal, state, and local laws and rules relating to the alleged nuisance or were conducted in accordance with generally accepted agriculture practices.

The plaintiff may offer proof of a violation independently of proof of a violation or conviction by any public official.



Ohio Revised Code

Section 929.05 Appropriation of agricultural land.

Effective: June 29, 1982

Legislation: Senate Bill 78 - 114th General Assembly

(A) No public or private agency, as defined in section 163.01 of the Revised Code, shall appropriate more than ten acres or ten per cent of an individual property under one ownership and currently used in agricultural production in an agricultural district, whichever is greater, except as provided in this section. No state agency, municipal corporation, county, township, or other political subdivision or taxing authority, or any other public entity, and no person shall advance a grant, loan, interest subsidy, or other distribution of public funds within an agricultural district for the construction of housing, or commercial or industrial facilities to serve nonagricultural uses of land, except as provided in this section.

(B) A public or private agency desiring to appropriate land in an agricultural district and a public entity or person desiring to make a distribution of public funds as provided in division (A) of this section shall, not fewer than thirty days before commencing proceedings or taking the action, give written notice of the intent to the department of agriculture unless the agency, public entity, or person has received the approval of an environmental document that includes consideration of the impact on agricultural land from an appropriate federal agency and the department of agriculture is listed among the agencies for coordination of the document. The notice shall be accompanied by a report justifying the proposed action, including an evaluation of alternatives that would not require the action within the agricultural district. The department shall review the proposed action to determine its effect on agricultural production in the district and on the policies, plans, objectives, and programs of other state or local government agencies. After considering the need for the proposed action and its necessity to protect, promote, or enhance the public health, safety, peace, or welfare of some or all inhabitants of the state, if the director of agriculture has reason to believe that the proposed action would have an unreasonably adverse effect on the district or on the policies, plans, objectives, or programs that would outweigh the protection, promotion, or enhancement of the public health, safety, peace, or welfare, he shall inform the governor within thirty days after having received the written notice. The governor shall issue an order that the proposed action shall not be taken for sixty days. During the sixty-day period the director shall immediately publish, in a newspaper of general circulation in the district, one notice of a public hearing to be held on the



matter at a convenient location in or as near as possible to the district on a specified date from twenty to thirty days after publication of the notice and send personal notice by certified mail to any municipal corporation whose territory includes any part of the district and to any public or private agency, public entity, or person seeking to appropriate the land or make the distribution of funds. After the hearing and before the end of the sixty-day period, the director shall make final findings and recommendations in the matter in writing and deliver copies of the findings and recommendations to the agency, entity, or person seeking to appropriate the land or make the distribution, to any public agency having authority to review or approve the appropriation or distribution, and by publication in a manner conducive to the wide dissemination of the findings and recommendations to the public. A public agency having authority to review or approve the appropriation or distribution shall use the findings and recommendations to reach its final determination.

(C) The director of agriculture may institute a civil action to enjoin any prohibited appropriation within an agricultural district until the department makes its final findings and recommendations under division (B) of this section. It is not necessary to the granting of such an injunction that the director prove that the injury threatened is irreparable.

(D) This section does not apply to any lines or other facilities used to transmit or distribute electricity, to any gas or oil pipeline or other facilities used for exploration, production, storage, transmission, or distribution of natural gas, synthetic gas, or oil, to any telephone lines, or to any activity or facility under the jurisdiction of the Ohio power siting board.

(E) This section does not apply to any emergency project immediately necessary for the preservation of the public health, safety, or general welfare.

(F) This section does not apply to a lot in an agricultural district that the owner sells or transfer to his son, daughter, brother, sister, mother, or father for the purpose of constructing a dwelling in which the relative will reside for at least three years.

681 ft



CITY OF KENT, OHIO ZONING USE CERTIFICATE

Date Issued: **January 25, 2024**

This certifies that the premises located at PPN: 17-046-00-00-019-009 in the City of Kent, Ohio, is located in an **O-R: Open Space-Recreation** Zoning District, and the zoning records of the City of Kent indicate that the present permitted use of the property is:

Agricultural Uses and Buildings (see attached definition) .

Issued to **Property Owner**

Method of Service: **E-mail** .

By:  , Zoning Inspector

NOTICE

- This Zoning Use Certificate specifies the current zoning use for the property. The issuance of a Zoning Use Certificate is required prior to any sale or transfer of real property, pursuant to Section 1111.01(D) of the City of Kent Zoning Code.
 - Separate application(s) may be required by the City of Kent Building Department for certain construction, alteration, renovation, repair, and/or demolition activities.
 - Additional applications, licensing, permits, inspections, and/or approvals may be required from other City Departments for certain uses and/or occupancy(s).
 - Any changes to the above specific zoning use after transfer or sale requires the issuance of a new Zoning Use Certificate.
-

PROOF OF RECEIPT

The undersigned hereby acknowledges the receipt from _____ (seller or agent for the seller) of the premises located at PPN: 17-046-00-00-019-009 in the City of Kent, Ohio, of a copy of the Zoning/Use Certificate as set forth herein.

(buyer's signature)

(name printed)

(Date)

(buyer's signature)

(name printed)

(Date)

Please send a copy of signed document back to the Community Development Department as soon as completed.

City of Kent Community Development Department, 930 Overholt Road, Kent, Ohio 44240 Phone: (330)678-8108

PART ELEVEN-PLANNING AND ZONING CODE

1102.03 DEFINITIONS

(6) **Agriculture:** The use of land for farming; ranching; aquaculture; algaculture (meaning the farming of algae); apiculture and related apicultural activities, production of honey, beeswax, honeycomb, and other related products; horticulture; viticulture, winemaking, and related activities; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production; and any additions or modifications to the foregoing made by the Agriculture Director by rule adopted in accordance with Chapter 119 of the Ohio Revised Code, as amended (adopted June 16, 2021. Ord. 2021-057).



CITY OF KENT, OHIO
DEPARTMENT OF BUDGET AND FINANCE
Rhonda C. Hall, CPA, Director

To: Dave Ruller, City Manager
From: Rhonda C. Hall, CPA, Director of Budget and Finance
Date: January 27, 2026
Re: FY2026 Appropriation Amendment #1

The following appropriation amendments for the February Council Committee Agenda are hereby requested:

Fund 001 – General

Increase	\$	71,365	CD / Other (O&M) – Add'l appropriations to cover PO's accidentally closed and Time and Attendance costs for 2026, per R. Hall
Increase		8,900	Building / Other (O&M) – Add'l appropriations to cover PO's accidentally closed and additional utilities and other costs for City Hall, per R. Hall
Increase		4,950	Economic Development / Other (O&M) – Add'l appropriations to cover PO's accidentally closed and additional utilities and other costs for City Hall, per R. Hall
Increase		12,530	Law / Other (O&M) – Add'l appropriations to cover PO's accidentally closed and additional utilities and other costs for City Hall, per R. Hall, as well as Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase		3,600	Law / Personnel & Benefits – Add'l appropriations to cover car allowance for dept head (approved by Council), per R. Hall
Increase		3,600	HR / Personnel & Benefits – Add'l appropriations to cover car allowance for dept head (approved by Council), per R. Hall
Increase		5,075	HR / Other (O&M) – Add'l appropriations to cover PO's accidentally closed and additional utilities and other costs for City Hall, per R. Hall
Increase		5,000	Finance / Personnel & Benefits – Add'l appropriations to cover change in position (approved by Council), per R. Hall
Increase		26,200	Finance / Other (O&M) – Add'l appropriations to cover PO's accidentally closed and additional utilities and other costs for City Hall, per R. Hall, as well as Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase		3,600	IT / Personnel & Benefits – Add'l appropriations to cover car allowance for dept head (approved by Council), per R. Hall
Increase		10,325	IT / Other (O&M) – Add'l appropriations to cover PO's accidentally closed and additional utilities and other costs for City Hall, per R. Hall, as well as Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase		29,425	Council / Other (O&M) – Add'l appropriations to cover additional utilities and other costs for City Hall, per R. Hall
Increase		4,950	Mayor / Other (O&M) – Add'l appropriations to cover additional utilities and other costs for City Hall, per R. Hall
Increase		10,175	City Manager / Other (O&M) – Add'l appropriations to cover PO's accidentally closed and additional utilities and other costs for City Hall, per R. Hall, as well as Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase		375	Service Admin / Other (O&M) – Add'l appropriations to cover Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase		1,120	Engineering / Other (O&M) – Add'l appropriations to cover Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase		4,950	Comm Engmt / Other (O&M) – Add'l appropriations to cover additional utilities and other costs for City Hall, per R. Hall

*Continued***Fund 102 – Street Construction, Maintenance and Repair (SCMR)**

Increase	\$ 24,485	Central Maintenance / Other (O&M) – Add'l appropriations to cover PO's accidentally closed, per R. Hall, as well as Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase	5,000	Central Maintenance / Other (O&M) – Add'l appropriations to cover GIS locating services, per B. McKay 1/5/2026 memo
Increase	2,630	Vehicle Maintenance / Other (O&M) – Add'l appropriations to cover PO's accidentally closed, per R. Hall, as well as Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo

Fund 106 – Parks & Recreation

Increase	\$ 4,040	Parks & Rec/Parks & Rec/ Other (O&M) – Add'l appropriations to cover Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase	6,500	Parks & Rec/Parks & Rec/ Other (O&M) – Add'l appropriations to cover donation received and budget accordingly, per A. Manley 1/6/2026 memo

Fund 110 – Health Department

Increase	\$ 1,525	Health/Health/Other (O&M) – Add'l appropriations to cover Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
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Fund 126 – CDBG

Increase	\$ 40,060	CDBG / Other (O&M) – Add'l appropriations to cover PO's accidentally closed, per R. Hall.
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Fund 128 – Fire and EMS

Increase	\$ 500,000	Fire & EMS/ Personnel & Benefits – Appropriation of amount withheld from Orig. 2026 Approved Budget due to Cert. of Est. Resources compliance; City had to file 1st Amendment with County before appropriating remainder of KCC Approved Budget per R. Hall.
Increase	3,800	Fire & EMS/ Personnel & Benefits – Appropriate add'l funds to cover portion of health insurance for paramedicine employee, per R. Hall.
Increase	5,180	Fire & EMS / Other (O&M) – Add'l appropriations to cover Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase	25,000	Fire & EMS/ Capital – Appropriate add'l funds to cover increased cost of Med Unit per J. Samels 1/14/2026 memo
Increase	25,000	Fire & EMS/ Capital – Re-appropriate Public Training Facility Study per J. Bowling memo dated 1/22/2026.

Fund 201 – Water

Increase	\$ 15,000	Capital / SVC – Capital Facilities – Re-appropriate Majors/Stinaff/Cuyahoga Waterline Replacement.
Increase	7,500	Capital / SVC – Capital Facilities – Re-appropriate Utility Mapping Update Project.
Increase	45,424	Capital / SVC – Capital Facilities – Re-Approp Wellfield Development.
Increase	6,795	Capital / SVC – Capital Facilities – Re-Approp Risk and Resiliency Study.
Increase	50,000	Capital / SVC – Capital Facilities – Re-Approp Water Service Line Identification.
Increase	-	Capital / SVC – Capital Facilities – Re-Approp Lime Slaker Modifications.
Increase	3,331	Capital / SVC – Capital Facilities – Re-Approp Surge Protection Imprvts.
Increase	300,000	Capital / SVC – Capital Facilities – Re-Approp 500k/400k Water Tanks Rehabilitation.

*Continued***Fund 201 – Water (Continued)**

Increase	5,000	Capital / SVC – Capital Facilities – Re-Approp Service Admin Bldg Remodeling. (all of above Fund 201 Re-appropriations are per J. Bowling 1/22/2026 memo)
Increase	148,585	Water / Other (O&M) – Add'l appropriations to cover PO's accidentally closed, per R. Hall
Increase	1,770	Water / Plant / Other (O&M) – Add'l appropriations to cover Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase	1,400	Water / Central Maint. / Other (O&M) – Add'l appropriations to cover POs that were closed by accident, per R. Hall
Increase	5,000	Water / Other (O&M) – Add'l appropriations to cover GIS locating services, per B. McKay 1/5/2026 memo
Increase	15,000	Water / Transfer Out - Appropriate additional costs to cover maintaining access to old Utility Billing system, per B. Huff 1/2/2026 memo

Fund 202 – Sewer

Increase	\$ 7,500	Capital / SVC – Capital Facilities – Re-appropriate Utility Mapping Update Project.
Increase	40,000	Capital / SVC – Capital Facilities – Re-appropriate Decommissioning Yacavona PS.
Increase	25,000	Capital / SVC – Capital Facilities – Re-appropriate Sanitary Design Standards.
Increase	12,500	Capital / SVC – Capital Facilities – Re-Approp Eng. Specifications Update.
Increase	12,500	Capital / SVC – Capital Facilities – Re-Approp Eng. Standard Construction Drawing Update.
Increase	25,700	Service / SVC – Capital Facilities – Re-appropriate Digester Heat Exchanger.
Increase	490,660	Capital / SVC – Capital Facilities – Re-Approp Cuyahoga River Sewer Relocation.
Increase	31,900	Service / WRF / Capital – Re-Approp Deographic Information System.
Increase	55,000	Service / WRF / Capital – Re-appropriate Lab Vehicle.
Increase	16,000	Service / WRF / Capital – Re-appropriate Sandblasting and Painting.
Increase	42,000	Service / WRF / Capital – Re-Approp Press Rehabilitation.
Increase	5,000	Service / WRF / Capital – Re-Approp Safety Equipment.
Increase	10,000	Service / WRF / Capital – Re-appropriate Electrical Replacement.
Increase	30,000	Service / WRF / Capital – Re-appropriate WFD's for RAS and WAS Pumps.
Increase	40,000	Service / WRF / Capital – Re-appropriate Overhaul Turbo Blower.
Increase	200,000	Service / WRF / Capital – Re-appropriate WFT - Generator.
Increase	5,000	Service / WRF / Capital – Re-Approp Service Admin Bldg Remodeling.
		(all of above Fund 202 Re-appropriations are per J. Bowling 1/22/2026 memo)
Increase	2,675	Sewer / Central Maint / Other (O&M) – Add'l appropriations to cover Time and Attendance costs for 2026, per N. Cecil 1/8/2026 memo
Increase	17,500	Sewer / Central Maint. / Other (O&M) – Add'l appropriations to cover POs that were closed by accident, per R. Hall
Increase	5,000	Sewer / Other (O&M) – Add'l appropriations to cover GIS locating services, per B. McKay 1/5/2026 memo
Increase	1,931,000	Sewer / WFT Plant / Capital – Appropriation of amount withheld from Orig. 2026 Approved Budget due to Cert. of Est. Resources compliance; City had to file 1st Amendment with County before appropriating remainder of KCC Approved Budget per R. Hall.
Increase	15,000	Sewer / Transfer Out - Appropriate additional costs to cover maintaining access to old Utility Billing system, per B. Huff 1/2/2026 memo

*Continued***Fund 204 – Utility Billing**

Increase	\$ 30,000	Utility Billing / Other (O&M) – Add'l appropriations to cover maintaining access to old Utility Billing system, per B. Huff 1/2/2026 memo
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Fund 205 – Solid Waste

Increase	\$ 70,000	Solid Waste / Personnel & Benefits – Appropriation of amount withheld from Orig. 2026 Approved Budget due to Cert. of Est. Resources compliance; City had to file 1st Amendment with County before appropriating remainder of KCC Approved Budget per R. Hall.
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Fund 208 – Storm Water

Increase	\$ 15,000	Capital / SVC – Capital Facilities – Re-appropriate Majors/Stinaff/Cuyahoga Waterline Replacement.
Increase	40,000	Capital / SVC - Capital Facilities – Re-appropriate Storm Sewer Design Standard Update.
Increase	12,500	Capital / SVS – Capital Facilities – Re-Approp Eng. Specifications Update.
Increase	12,500	Capital / SVS – Capital Facilities – Re-Approp Eng. Standard Construction Drawing Update.
Increase	5,000	Capital / SVS – Capital Facilities – Re-Approp Service Admin Bldg Remodeling.
Increase	50,000	Capital / SVC - Capital Facilities – Re-appropriate Cherry Street Storm Study.
Increase	100,000	Capital / SVS – Capital Facilities – Re-appropriate E. Main Storm Lining Project.
Increase	100,000	Capital / SVS – Capital Facilities – Re-appropriate Storm Sewer Televising.
		(all of above Fund 208 Re-appropriations are per J. Bowling 1/22/2026 memo)
Increase	5,000	Sewer / Other (O&M) – Add'l appropriations to cover GIS locating services, per B. McKay 1/5/2026 memo

*Continued***Fund 301 – Capital Improvements**

Increase	\$ 13,267	Capital / SVC – Capital Facilities – Re-appropriate SR 59 Alternative Transportation Improvements.
Increase	21,226,389	Capital / SVC – Capital Facilities – Re-appropriate funds for E Main Street Area Improvement.
Increase	30,000	Capital / SVC – Capital Facilities – Re-appropriate Erie Street Parking Modifications.
Increase	28,900	Capital / SVC – Capital Facilities – Re-appropriate Annual Street & Sidewalk Program.
Increase	15,000	Capital / SVC – Capital Facilities – Re-appropriate Pilot Sidewalk Programs Project.
Increase	40,000	Capital / SVC – Capital Facilities – Re-appropriate Summit-Franklin Intersection.
Increase	36,000	Capital / SVC – Capital Facilities – Re-appropriate PTZ Camera Replacements.
Increase	150,000	Capital / SVC – Capital Facilities – Re-Approp Mogadore & Franklin Signals.
Increase	35,000	Capital / SVC – Capital Facilities – Re-appropriate Service Admin Bldg Remodeling.
Increase	693,500	Capital / SVC – Capital Facilities – Re-appropriate Sunrise Blvd. Rehab.
Increase	7,300	Capital / SVC – Capital Facilities – Re-appropriate N. Mantua St. Improvement.
Increase	15,000	Capital / SVC – Capital Facilities – Re-appropriate W. Summit St. Pedestrian Improvement.
Increase	25,000	Capital / SVC – Capital Facilities – Re-appropriate Public Training Facility Study.
Increase	75,000	Capital / SVC – Capital Facilities – Re-appropriate SR 59/Erie Street Crosswalk Repair.
Increase	50,000	Capital / SVC – Capital Facilities – Re-appropriate Downtown Irrigation.
Increase	75,000	Capital / SVC – Capital Facilities – Re-appropriate Hudson Road Improvements.
Increase	175,000	Capital / SVC – Capital Facilities – Re-appropriate Salt Storage.
Increase	10,000	Capital / SVC – Capital Facilities – Re-appropriate the John Davey Arboretum.
		(all of above Fund 301 Re-appropriations are per J. Bowling 1/22/2026 memo)



CITY OF KENT, OHIO

Information Technologies Department Memorandum

To: Rhonda Hall, Finance Director
From: Nicholas Cecil, IT & Communications Director
Date: 1/8/2026
Re: 2026 Budget Appropriation

Ms. Hall,

I am requesting an appropriation of \$34,113 to cover the year two costs of Tyler Time and Attendance. Please see the attached spreadsheet for distribution of funds.

Thanks,
Nicholas Cecil

A handwritten signature in black ink that reads "Nicholas Cecil".

Department	Staff	Staff Cost	Clocks	Clock Cost	GL Account	Total
Council	1	\$ 124.00	0	\$ -	001-08-570-701.7390	\$ 124.00
City Manager	3	\$ 372.00	0	\$ -	001-09-570-704.7390	\$ 372.00
HR	1	\$ 124.00	0	\$ -	001-09-570-705.7390	\$ 124.00
IT	3	\$ 372.00	0	\$ -	001-09-570-728.7390	\$ 372.00
Law	4	\$ 496.00	0	\$ -	001-06-570-707.7390	\$ 496.00
Finance	9	\$ 1,116.00	1	\$ 530.00	001-07-570-708.7390	\$ 1,646.00
Service Admin	3	\$ 372.00	0	\$ -	001-05-570-710.7390	\$ 372.00
Engineering	9	\$ 1,116.00	0	\$ -	001-05-570-711.7390	\$ 1,116.00
Central Maint	26	\$ 3,224.00	1	\$ 530.00	102-05-560-601.7390	\$ 3,754.00
Vehicle Maint	4	\$ 496.00	1	\$ 530.00	102-05-560-602.7390	\$ 1,026.00
Water Treatment	10	\$ 1,240.00	1	\$ 530.00	201-05-550-501.7390	\$ 1,770.00
Water Reclamation	13	\$ 1,612.00	2	\$ 1,060.00	202-05-550-503.7390	\$ 2,672.00
Parks & Rec	24	\$ 2,976.00	2	\$ 1,060.00	106-03-530-301.7390	\$ 4,036.00
Health	8	\$ 992.00	1	\$ 530.00	110.02-520-201.7390	\$ 1,522.00
Community Dev	11	\$ 1,364.00	0	\$ -	001-04-540-401.7390	\$ 1,364.00
 						
Fire	40	\$ 4,120.00	2	\$ 1,060.00	128-01-510-108.7390	\$ 5,180.00
Police	69	\$ 7,107.00	2	\$ 1,060.00	124-01-510-102.7390	\$ 8,167.00
 						
TOTALS	238	\$ 27,223.00	13	\$ 6,890.00		\$ 34,113.00



CITY OF KENT, OHIO
DEPARTMENT OF BUDGET AND FINANCE

To: Rhonda Hall, CPA, Director of Budget and Finance

From: Brian Huff, CPA, Controller

Date: January 2, 2026

Re: Appropriation Amendment Needed

An amendment to appropriations in fund 204 is being requested for additional funds to cover maintaining access to the previous utility billing system. I am asking for an increase of \$30,000 in appropriations to 204-07-550-708-7390, this will also include an increase in transfers out of the 201 Water 201-07-550-810-7991 of \$15,000 and 202 Sewer 202-057-550-810-7991 \$15,000 funds, and into the 204 fund for \$30,000. 204-00-000-000-4801.

Thanks for your attention to this matter.

Brian Huff

Brian Huff, Controller



City of Kent Fire Department

320 S. Depeyster Street • Kent, Ohio 44240
P: (330) 676-7393 F: (330) 676-7374



Date: January 14, 2026

To: Rhonda Hall, Budget & Finance Director

From: James Samels, Fire Chief

Re: Appropriations for new med unit purchase

Rhonda,

I am requesting an appropriation of \$25,000 for the Capital project 2025KFD006, a new med unit to replace our ageing 2016 med unit. This project is currently budgeted at \$325,000 and would increase to a limit of \$350,000. It should be noted this would be a new med unit rather than a remount due to the significant cost increases lately and delays in the remounting process. While we have been attempting to diligently plan for costs associated with this new purchase, the quote came in slightly higher than anticipated. By appropriating the additional monies, we will be able to order the med-unit immediately.

The projected build and delivery time is 2-2.5 years with delivery slated for 2028. I would plan on utilizing funds from our vehicle replacement fund and the payment would not be due until delivery of the med-unit in 2028. It is noteworthy that we are currently trying to sell an old fire engine, the money generated from that sale will be put in the vehicle replacement fund and would offset this appropriation request.

Thank you for your consideration and feel free to reach out for any additional clarification or concerns.

memo

CITY OF KENT PARKS AND RECREATION DEPARTMENT

To: Rhonda Hall, Budget & Finance Director
From: Angela Manley, Parks & Recreation Director
Date: January 6, 2026
Re: Appropriation Request

We would like to re-appropriate the donation amount listed below from the 2025 Budget to the same line item in the 2026 Budget for the purpose of dugout renovations:

Account Line	Amount
106-03-53-301-7350	\$6,500.00



CITY OF KENT, OHIO

Information Technologies Department Memorandum

To: Rhonda Hall, Finance Director
From: Nicholas Cecil, IT & Communications Director
Date: 1/26/2026
Re: 2026 Budget Appropriation – City Hall

Ms. Hall, I am requesting an appropriation of \$ 5,000 for the maintenance of City Hall facilities. Please allocate funds to 001-09-570-728.7350

Nicholas Cecil

A handwritten signature in black ink that reads "Nicholas Cecil". The signature is written in a cursive style.



CITY OF KENT, OHIO

DEPARTMENT OF PUBLIC SERVICE

930 OVERHOLT RD., 2ND FLOOR, KENT, OHIO 44240 (330) 678-8105 FAX (330) 673-1893
www.kentohio.org

MEMO

To: Rhonda Hall

From: Brad Mckay

BM

Central Maintenance will be contracted with USIC Locating Services in 2026; the cost will be \$20,000.00. We will need the following funds re-appropriated for this:

102 05 560 601 7390 \$5,000.00

201 05 550 605 7390 \$5,000.00

202 05 550 605 7390 \$5,000.00

208 05 550 605 7390 \$5,000.00

CC: Melanie Baker

Brian Huff

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Rhonda Hall
Dave Ruller

FROM: Jim Bowling *JB*

DATE: January 22, 2026

RE: 2025 Capital Improvement Program – Re-appropriations for 2026

The following projects’ appropriations need to be reappropriated in 2026. These projects are critical to the infrastructure of the City and still have a defined need to be completed. Please note that re-appropriations for the Service Department are all included in this memo. If there are any questions on the following list of funds, which were appropriated and not encumbered at the end of 2025, please let me know.

Engineering Division Projects:

East Main Street Area Improvements (2019CIP004) – This project is in construction and is scheduled to be completed in 2028. Therefore, the following appropriated and not encumbered monies will need to be re-appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2019	301 – Capital	\$21,226,389	\$16,981,111 Federal \$2,122,639 KSU

Summit-Franklin Intersection (2022CIP017) – This project was delayed due to higher priorities. Therefore, the following appropriated and not encumbered monies will need to be re-appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	301 – Capital	\$40,000	

Annual Street and Sidewalk Program – The Annual Street and Sidewalk project consists of several operations including sidewalk replacement, concrete repair, chip seal, crack seal and resurfacing. The need to repair the streets and sidewalks in the City are continuous. Therefore, we are requesting the following appropriated and not encumbered monies be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	301 – Capital	\$28,900	

Pilot Sidewalk Programs (2019CIP003) – This project was initiated in 2019 to provide property owners with more timely options to repair the sidewalk in front of their properties. We have had several inquiries into the programs and residents have used the programs. The programs have been received favorably. Therefore, we request to appropriate the following monies in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2019	301 – Capital	\$15,000	

Utility Mapping Update (2018CIP014) – This is an ongoing project to continually refine and improve the mapping of our water, storm and sewer facilities. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2018	201 – Water	\$7,500	
	202 - Sewer	\$7,500	

Decommissioning Yacavona PS (2023CIP010) – This project was constructed in 2024 and there are some minor restoration items, including tree plantings that need completed. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2023	202 - Sewer	\$40,000	

Stormwater Design Standards Update (2021CIP007) – This project was not started due to conflicts with higher priorities. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2021	208 – Storm	\$40,000	

Majors/Stinaff/Cuyahoga Waterline Replacement (2015CIP004) – This project was constructed in 2023. There is still minor restoration tasks required to finalize the project. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2015	201 – Water 208 - Storm	\$15,000 \$15,000	

East Main Storm Lining (2021CIP017) – The project is currently in the design phase and has been delayed to complete the ARPA funded projects. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2021	208 – Storm	\$100,000	

Cuyahoga River Sewer Relocation (2024CIP008) – This project is currently in the planning phase and will progress into the Design Phase in 2026. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	202 – Sewer	\$490,660	

Geographic Information System - Sanitary (2025CIP010) – This is an ongoing project to update our facility records to a GIS system. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	202 - Sewer	\$31,900	

Cherry Street Storm Study (2025CIP016) – We are currently negotiating the scope and fee for this study. The study be initiated in 2026. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	208 – Storm	\$50,000	

Sunrise Boulevard Rehabilitation (2025CIP011) – This project is anticipated to go to construction in Spring of 2026. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	301 – Capital	\$693,500	\$344,500 OPWC Funded

Erie Street Parking Modification (2022CIP019) – This project was delayed due to higher priorities. Therefore, the following appropriated and not encumbered monies will need to be re-appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2022	301 – Capital	\$30,000	

SR 59 Alternative Transportation Improvements (2022CIP025) – This project is currently in the design stage. Therefore, the following appropriated and not encumbered monies will need to be re-appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2022	301 – Capital	\$13,267	\$11,940 Federal Funds \$663 PARTA \$222 Franklin Twp

SR 261 – Mogadore and Franklin Signals (2024CIP007) – This project was delayed due to higher priorities. Therefore, the following appropriated and not encumbered monies will need to be re-appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2024	301 – Capital	\$150,000	

PTZ Camera Replacements (2025CIP009) – This project was delayed due to higher priorities. Therefore, the following appropriated and not encumbered monies will need to be re-appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	301 – Capital	\$36,000	

W. Summit St. Pedestrian Improvements (2023CIP009) – This joint project is being managed by the Portage County Engineer’s Office for the improvements to the Stow Street Bridge and West Summit Street. The planning and design stages are ongoing. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2023	301 – Capital	\$15,000	

Hudson Road Improvements (2023CIP007) – This joint project is being managed by the Portage County Engineer’s Office for Franklin Township. While the construction of the project was substantially completed in 2025, we are awaiting the invoice for our portion. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2023	301 – Capital	\$75,000	

N. Mantua St. Improvements (2023CIP008) – This project is in the design phase. The design and right-of-way acquisition phase will continue through 2026 with construction anticipated to start in 2027. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2023	301 – Capital	\$7,300	\$3,650 Davey Tree Funds

2024 Engineering Specifications Update (2024CIP012) – This project was unable to be started in 2025 due to completing the ARPA funded projects. We are hoping to initiate this project in 2026. Therefore, we request to re-appropriate the following monies in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2024	202 – Sewer 208 - Storm	\$12,500 \$12,500	

2024 Engineering Standard Construction Drawing Update (2024CIP013) – This project was unable to be started in 2025 due to completing the ARPA funded projects. We are hoping to initiate this project in 2026. Therefore, we request to re-appropriate the following monies in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2024	202 – Sewer 208 - Storm	\$12,500 \$12,500	

Sanitary Design Standards (2022CIP014) – This project was unable to be started in 2025 due to completing the ARPA funded projects. We are hoping to initiate this project in 2026. Therefore, we request to re-appropriate the following monies in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2022	202 – Sewer	\$25,000	

Storm Sewer Televising (2022CIP015 & 2024CIP015) – These projects were initiated in 2025, but were unable to be completed due to completing the ARPA funded projects. The remaining funds are being combined to complete one larger project to televise storm sewers. Therefore, we request to re-appropriate the following monies in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2022	208 – Storm	\$25,000	
2024	208 – Storm	\$30,000	
2025	208 - Storm	\$45,000	

Central Maintenance Projects:

Salt Storage (2020CMD003) – Quotes for this work are being obtained and the work is anticipated to commence in 2026. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	301 – Capital	\$175,000	

Water Service Line Identification (2025CMD009) – This work was unable to be started in 2025 due to higher priorities and the retirement of the Utilities Manager. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	201 – Water	\$50,000	

SR 59/Erie Street Crosswalk Repair (2025CMD013) – This work was unable to be started in 2025 due to higher priorities. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	301 – Capital	\$75,000	

Downtown Irrigation (2025CMD014) – This work was unable to be started in 2025 due to delays with the directional boring desired when working downtown. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	301 – Capital	\$50,000	

Water Treatment Plant Projects:

Wellfield Development (2011WTP004) – This is a long-term project to locate additional well sites to provide the residents potable drinking water. Currently, testing at two potential well sites started in 2025 and will be completed in 2026. Therefore, we are requesting to appropriate the following monies in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2011	201 – Water	\$45,424	

Risk and Resiliency Study (2025WTP009) – This study was started in 2025 and will be completed in 2026. Therefore, we are requesting to appropriate the following monies in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	201 – Water	\$6,795	

Surge Protection Improvements (2024WTP006) – This project is currently in construction and is expected to be completed in 2026. Therefore, we are requesting to appropriate the following monies in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2024	201 – Water	\$3,331	

500k/400k Water Tanks Rehabilitation (2024WTP003) – This project is currently in construction and is expected to be completed in 2026. Therefore, we are requesting to appropriate the following monies in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2024	201 – Water	\$300,000	

Water Reclamation Facility Projects:

Digester Heat Exchanger (2011WRF010) –This project includes the replacement of 2 existing heat digesters, which will require a new building to meet current fire protection standards. This project is in construction and is scheduled to be completed in 2026. Therefore, the remaining unencumbered funds will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2011	202 – Sewer	\$25,700	\$25,700 OPWC Funds

Sandblasting and Painting (2025WRF002) - This work includes sand blasting and painting walls and tanks within the Water Reclamation Facility. Due to higher priorities in the facility the project was not able to be completed in 2025. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-appropriation request	Comment
2025	202 - Sewer	\$16,000	

Lab Vehicle (2024WRF006)-This purchase was not completed in 2025 and is still needed. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-appropriation request	Comment
2025	202 - Sewer	\$55,000	

Electrical Replacement (2025WRF003) -. Due to higher priorities in the facility this project was not able to be completed in 2025. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-appropriation request	Comment
2025	202 - Sewer	\$10,000	

VFD’s for RAS and WAS Pumps (2025WRF008) - This purchase was not completed in 2025 and is still needed. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-appropriation request	Comment
2025	202 - Sewer	\$30,000	

Press Rehabilitation (2025WRF006) -This repair was not completed in 2025 due to higher priorities and is anticipated to be completed in 2026. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-appropriation request	Comment
2025	202 - Sewer	\$42,000	

Safety Equipment (2025WRF004) - This purchase was not needed in 2025, though may be needed in 2026 as safety is always a high priority. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026

Original CIP Year	Fund	Re-appropriation request	Comment
2025	202 - Sewer	\$5,000	

Overhaul Turbo Blower (2025WRF011) Due to higher priorities in the facility this project was not able to be completed in 2025. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	202 – Sewer	\$40,000	

WRF -Generator (2025WRF013) We are working with Ohio Edison and a consultant to determine the most effective backup power solutions available to us during a power outage. Upon completion of the evaluation and the purchase and installation of a generator will still be required. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	202 – Sewer	\$200,000	

Other Projects:

Service Administration Building Remodeling (2022KSD001) – The project was delayed due to other conflicting and higher priorities. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2022	201 – Water 202 – Sewer 208 – Storm 301 – Capital	\$5,000 \$5,000 \$5,000 \$35,000	

Public Training Facility Study (2023KFD008) – The project was delayed due to other conflicting and higher priorities. Therefore, the following appropriated and not encumbered monies will need to be re-appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2023	128 - Fire/EMS 301 – Capital	\$25,000 \$25,000	

John Davey Arboretum (2025PR007) – This joint study is being managed by the Davey Tree Company as we review the potential collaboration available with two adjacent arboretums. The planning stage is ongoing. Therefore, the following appropriated and not encumbered monies will need to be appropriated in 2026.

Original CIP Year	Fund	Re-Appropriation Request	Comment
2025	301 – Capital	\$10,000	

In addition to the above re-appropriations, the following are anticipated **reimbursements from existing encumbrances** on current projects:

Project	Fund	Source	Reimbursements
East Main Street Area Improvements	301 – Capital	Federal	\$2,606,810
East Main Street Area Improvements	301 – Capital	KSU	\$265,000
East Main Street Area Improvements	201 – Water	Federal	\$80,000
East Main Street Area Improvements	201 – Water	KSU	\$10,000
East Main Street Area Improvements	202 – Sewer	Federal	\$80,000
East Main Street Area Improvements	202 – Sewer	KSU	\$10,000
East Main Street Area Improvements	208 – Storm	Federal	\$758,313
East Main Street Area Improvements	208 – Storm	KSU	\$94,789
N. Mantua St. Improvements	301 – Capital	Davey Tree	\$121,588
500k/400k Water Tanks Rehabilitation	201 – Water	State	\$259,240
WRF Digester Heat Exchangers	202 – Sewer	State	\$487,481
WRF Rehabilitation No.1 Primary Clarifier	202 – Sewer	State	\$9,807
SR 59 Alternative Transportation Improvements	301 – Capital	Federal	\$294,722
SR 59 Alternative Transportation Improvements	301 – Capital	PARTA	\$16,373
SR 59 Alternative Transportation Improvements	301 - Capital	Franklin Twp	\$5,469

The total 2025 appropriations and reimbursements needing to be re-appropriated, by fund, based on the above are:

Fund	2025 Re-appropriations	Re-appropriations Reimbursable Amount	Existing Encumbrances Reimbursable Amount
128 – Fire/EMS	\$25,000	-	-
201 – Water	\$433,050	-	\$349,240
202 – Sewer	\$1,048,760	\$25,700	\$587,289
208 – Storm	\$335,000	-	\$853,102
301 - Capital	\$22,700,356	\$19,464,725	\$3,309,962

C: Brian Huff
 Melanie Baker
 Jamie Samels
 Angela Manley
 Jon Giaquinto
 Cori Wimer
 Brian Hanna
 Pat Homan
 TJ Grippi
 John Ellison
 Brad McKay
 Cory Diles
 Cathy Wilson

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller
Kathy Coleman

FROM: Jim Bowling

DATE: January 28, 2026 *Job*

RE: North Mantua Street - Grant Application

The Service Department is requesting City Council Approval to submit to the Ohio Department of Transportation (ODOT) for a Safe Routes to School (SRTS) Grant for the North Mantua Street Project (“Project”). We are requesting to ask for \$800,000, which is based on the direct costs of SRTS improvements in the Project. The project is currently funded through design and the right-of-way costs are a donation. Therefore, the construction is the last phase of the project to be funded.

The current opinion of probable construction cost is approximately \$6.2 million. Funds have been obtained from AMATS as part of the Carbon Reduction Program (CRP) and ODOT’s Municipal Paving Program. These grants, plus their required local match, total \$2.78 million. We have also submitted to the Ohio Public Works Commission (OPWC) for \$1 million in funding. We are currently awaiting OPWC’s decision. Therefore, we are looking for outside opportunities, like OPWC and the SRTS program, to help fund the remaining \$3.42 million.

This project is being proposed for the SRTS program at this time for several reasons. Most notably is the public’s long-standing desire to have this area improved. In addition, this project has been progressing since 2022, when we entered into a partnership agreement with the Kent School District (KSD) and the Davey Tree Corporation (“Davey”) to address the needs in this area. The project is currently included in the capital plan for construction in 2027, assuming additional funds can be obtained to complete the project. Lastly, we have spoken with the ODOT on the applicability of this project to the SRTS program. ODOT noted there are several favorable aspects of the project, including, but not limited to, the impacts on improving walkability for students to the high school and middle school, the partnerships with the KSD and Davey, and the other funding that is being leveraged with this project.

We appreciate City Council’s consideration of this request.

C: Melanie Baker
Brian Hanna
Sandy Lance
Hope Jones
Patti Long
Mike Woodring (AECOM)



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

Building Services Division

To: Dave Ruller
City Manager

From: Bridget Susel
Community Development Director *B.Susel*

Date: January 6, 2026

RE: Monthly Permit and Zoning Complaint Report – December 2025

Attached are the monthly reports per Council's request. If you have questions or require further information, please let us know.

Thank you.



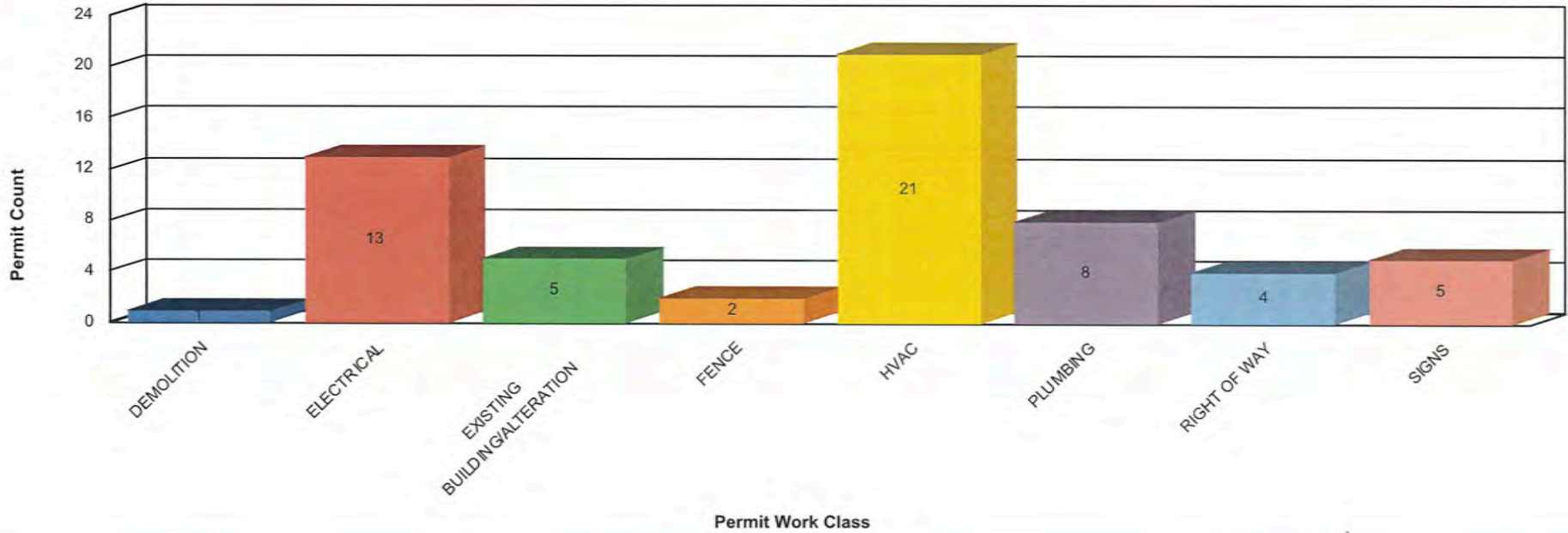
PERMIT ISSUANCE SUMMARY (12/01/2025 TO 12/31/2025) FOR CITY OF KENT

Permit Type	Permit Work Class *	Permits Issued	Square Feet	Valuation	Fees Paid
Building (Commercial)	Electrical	5	0	\$0.00	\$2,248.52
	Existing Building/Alteration	3	0	\$35,000.00	\$1,170.46
	HVAC	4	0	\$0.00	\$2,111.45
	Plumbing	3	0	\$0.00	\$793.82
	Right of Way	2	0	\$0.00	\$115.00
	Signs	5	0	\$0.00	\$688.00
	BUILDING (COMMERCIAL) TOTAL:		22	0	\$35,000.00
Building (Residential)	Demolition	1	0	\$0.00	\$70.50
	Electrical	8	0	\$0.00	\$494.90
	Existing Building/Alteration	2	0	\$0.00	\$151.00
	Fence	2	0	\$0.00	\$50.00
	HVAC	17	0	\$0.00	\$646.40
	Plumbing	5	0	\$0.00	\$242.05
	Right of Way	2	0	\$0.00	\$65.00
	BUILDING (RESIDENTIAL) TOTAL:		37	0	\$0.00
GRAND TOTAL:		59	0	\$35,000.00	\$8,847.10

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*



PERMITS ISSUED BY WORK CLASS (12/01/2025 TO 12/31/2025) FOR CITY OF KENT



Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
DEMOLITION								
BLDR2025-00362	Building (Residential)	Demolition	Issued	12/08/2025	133 W. Hall Street, Kent, OH 44240		R-C: High Density Multifamily Commercial	17-012-10-00-062-000
PERMITS ISSUED FOR DEMOLITION:								1
ELECTRICAL								
BLDC2025-00184	Building (Commercial)	Electrical	Complete	12/01/2025	1337 S Water St, Kent, OH		R-C: High Density Multifamily Commercial	17-006-11-00-012-003
BLDC2025-00185	Building (Commercial)	Electrical	Complete	12/02/2025	1085 W Main St, Kent, OH 44240	Klaben Ford	IC-R: Intensive Commercial Residential	17-027-00-00-024-000
BLDR2025-00352	Building (Residential)	Electrical	Issued	12/02/2025	434 Bowman Dr, Kent, OH		R-2: Medium Density Residential	17-006-12-00-030-000

PERMITS ISSUED BY WORK CLASS (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
BLDC2025-00186	Building (Commercial)	Electrical	Complete	12/03/2025	210 100 S Depeyster St, 100, Kent, OH 44240		C-D: Commercial Downtown	17-024-10-00-022-006
BLDC2025-00193	Building (Commercial)	Electrical	Issued	12/03/2025	1085 W Main St, Kent, OH	Klaben Ford	Blank/Unknown	17-027-00-00-024-000
BLDR2025-00364	Building (Residential)	Electrical	Complete	12/08/2025	1312 Cedar St, Kent, OH		R-3: High Density Residential	17-007-10-00-043-000
BLDC2025-00199	Building (Commercial)	Electrical	Issued	12/09/2025	142 N Water St, Kent, OH		C-D: Commercial Downtown	17-025-30-00-020-000
BLDR2025-00330	Building (Residential)	Electrical	Issued	12/09/2025	811 E Crain Ave, Kent, OH 44240		R-3: High Density Residential	17-023-10-00-007-000
BLDR2025-00373	Building (Residential)	Electrical	Complete	12/11/2025	238 Valleyview St, Kent, OH		R-2: Medium Density Residential	17-006-11-00-021-000
BLDR2025-00375	Building (Residential)	Electrical	Issued	12/15/2025	739 Stow St, Kent, OH		R-3: High Density Residential	17-026-20-00-035-000
BLDR2025-00318	Building (Residential)	Electrical	Issued	12/24/2025	1237 Chelton Dr, Kent, OH		R-2: Medium Density Residential	17-010-10-00-068-001
BLDR2025-00383	Building (Residential)	Electrical	Issued	12/29/2025	1012 Norwood St, Kent, OH		R-2: Medium Density Residential	17-010-80-00-081-000
BLDR2025-00370	Building (Residential)	Electrical	Issued	12/30/2025	1387 Nicholas Dr, Kent, OH 44240		R-2: Medium Density Residential	17-044-20-00-021-049

PERMITS ISSUED FOR ELECTRICAL: 13

EXISTING BUILDING/ALTERATION

BLDR2025-00282	Building (Residential)	Existing Building/Alteration	Issued	12/01/2025	622 Yacavona Dr, Kent, OH		R-1: Low Density Residential	17-009-20-00-052-000
BLDR2025-00319	Building (Residential)	Existing Building/Alteration	Complete	12/04/2025	434 Stow St, Kent, OH		O-R: Open Space-Recreation	17-025-20-00-011-000
NW-2025-00000037-13706	Building (Commercial)	Existing Building/Alteration	Issued	12/08/2025	142 N Water St, Kent, OH 44240		Blank/Unknown	170253000020000
BLDC2025-00163	Building (Commercial)	Existing Building/Alteration	In Review	12/18/2025	266 Martinel Dr, Kent, OH		I: Industrial	17-007-00-00-038-000
NW-2025-00000185	Building (Commercial)	Existing Building/Alteration	Complete	12/23/2025	310 Park Ave, Kent, OH 44240		Blank/Unknown	170251000163000

PERMITS ISSUED FOR EXISTING BUILDING/ALTERATION: 5

FENCE

PERMITS ISSUED BY WORK CLASS (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
BLDR2025-00349	Building (Residential)	Fence	Complete	12/02/2025	1104 Leonard Blvd, Kent, OH		R-2: Medium Density Residential	17-010-30-00-039- 000
BLDR2025-00345	Building (Residential)	Fence	Complete	12/10/2025	144 S Mantua St, Kent, OH		R-2: Medium Density Residential	17-025-20-00-054- 000

PERMITS ISSUED FOR FENCE: 2

HVAC

BLDR2025-00354	Building (Residential)	HVAC	Issued	12/01/2025	641 Yacavona Dr, Kent, OH		R-1: Low Density Residential	17-009-20-00-040- 000
BLDR2025-00355	Building (Residential)	HVAC	Complete	12/01/2025	1009 Cottage Gate Dr, Kent, OH 44240		Blank/Unknown	
BLDR2025-00353	Building (Residential)	HVAC	Issued	12/01/2025	719 S Water St, Kent, OH		R-C: High Density Multifamily Commercial	17-013-20-00-027- 000
BLDR2025-00357	Building (Residential)	HVAC	Issued	12/02/2025	1836 Gemini Ct, Kent, OH 44240		R-3: High Density Residential	17-003-10-00-055- 000
BLDC2025-00187	Building (Commercial)	HVAC	Issued	12/02/2025	228 Gougler Ave, Kent, OH		Blank/Unknown	17-025-10-00-076- 000
BLDR2025-00356	Building (Residential)	HVAC	Issued	12/02/2025	1022 Adrian Ave, Kent, OH		R-2: Medium Density Residential	17-044-20-00-021- 001
BLDC2025-00196	Building (Commercial)	HVAC	Issued	12/04/2025	1001 Franklin Ave, Kent, OH		R-C: High Density Multifamily Commercial	17-012-20-00-164- 000
BLDC2025-00190	Building (Commercial)	HVAC	Issued	12/04/2025	1238 W Main, Kent, OH 44240	Klaben Lincoln	Blank/Unknown	
BLDR2025-00363	Building (Residential)	HVAC	Issued	12/04/2025	1322 Sunset Way Blvd, Kent, OH 44240		Blank/Unknown	
BLDR2025-00341	Building (Residential)	HVAC	Issued	12/09/2025	1550 S Lincoln St, Kent, OH		R-1: Low Density Residential	17-006-12-00-107- 000
BLDR2025-00368	Building (Residential)	HVAC	Issued	12/09/2025	387 Spaulding Dr, Kent, OH 44240		R-2: Medium Density Residential	17-028-20-00-080- 000
BLDR2025-00365	Building (Residential)	HVAC	Issued	12/09/2025	508 Suzanne Dr, Kent, OH		R-2: Medium Density Residential	17-028-20-00-062- 000
BLDR2025-00358	Building (Residential)	HVAC	Issued	12/09/2025	1580 Morris Rd, Kent, OH		Blank/Unknown	17-006-00-00-034- 001

PERMITS ISSUED BY WORK CLASS (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
BLDR2025-00369	Building (Residential)	HVAC	Issued	12/09/2025	930 Fieldstone Dr, Kent, OH 44240		R-2: Medium Density Residential	
BLDR2025-00372	Building (Residential)	HVAC	Issued	12/15/2025	434 Bowman Dr, Kent, OH		R-2: Medium Density Residential	17-006-12-00-030-000
BLDR2025-00376	Building (Residential)	HVAC	Issued	12/17/2025	1001 Crestview Cir, Kent, OH		R-2: Medium Density Residential	17-029-20-00-011-114
BLDR2025-00351	Building (Residential)	HVAC	Issued	12/17/2025	404 Majors Ln, Kent, OH 44240		R-2: Medium Density Residential	17-029-00-00-012-000
BLDR2025-00378	Building (Residential)	HVAC	Issued	12/17/2025	302 Valleyview St, Kent, OH		R-2: Medium Density Residential	17-006-11-00-036-000
BLDR2025-00382	Building (Residential)	HVAC	Issued	12/23/2025	1400 River Edge Blvd, Kent, OH		R-1: Low Density Residential	17-041-20-00-041-000
BLDR2025-00384	Building (Residential)	HVAC	Issued	12/24/2025	120 E Hall St, Kent, OH 44240		R-3: High Density Residential	17-013-20-00-043-000
BLDC2025-00167	Building (Commercial)	HVAC	Issued with Conditions	12/31/2025	1180 W Main St, Kent, OH 44240		IC-R: Intensive Commercial Residential	17-010-20-00-047-000

PERMITS ISSUED FOR HVAC: 21

PLUMBING

BLDR2025-00350	Building (Residential)	Plumbing	Issued	12/01/2025	434 Bowman Dr, Kent, OH		R-2: Medium Density Residential	17-006-12-00-030-000
BLDR2025-00326	Building (Residential)	Plumbing	Issued	12/03/2025	904 Highridge Ln, Kent, OH		R-2: Medium Density Residential	17-029-20-00-011-080
BLDR2025-00329	Building (Residential)	Plumbing	Issued	12/03/2025	442 Bowman Dr, Kent, OH		R-2: Medium Density Residential	17-006-12-00-029-000
BLDC2025-00197	Building (Commercial)	Plumbing	Issued	12/04/2025	210 South Depeyster, Kent, OH 44240		Blank/Unknown	
BLDC2025-00189	Building (Commercial)	Plumbing	Complete	12/04/2025	210 100 S Depeyster St, 100, Kent, OH 44240		C-D: Commercial Downtown	17-024-10-00-022-006
BLDR2025-00367	Building (Residential)	Plumbing	Issued	12/09/2025	387 Spaulding Dr, Kent, OH 44240		R-2: Medium Density Residential	17-028-20-00-080-000

PERMITS ISSUED BY WORK CLASS (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
BLDR2025-00371	Building (Residential)	Plumbing	Issued	12/30/2025	1387 Nicholas Dr, Kent, OH 44240		R-2: Medium Density Residential	17-044-20-00-021- 049
BLDC2025-00203	Building (Commercial)	Plumbing	Issued	12/30/2025	1225 W Main St, Kent, OH		IC-R: Intensive Commercial Residential	17-028-20-00-121- 000

PERMITS ISSUED FOR PLUMBING: 8

RIGHT OF WAY

BLDC2025-00178	Building (Commercial)	Right of Way	Issued	12/01/2025	155 S Water St, Kent, OH		C-D: Commercial Downtown	17-024-20-00-003- 000
BLDC2025-00181	Building (Commercial)	Right of Way	Issued	12/01/2025	715 E Main St, Kent, OH		C-R: Commercial High Density Multifamily Residential	17-023-10-00-199- 000
BLDR2025-00359	Building (Residential)	Right of Way	Issued	12/02/2025	446 Earl Ave, Kent, OH		R-2: Medium Density Residential	17-025-10-00-086- 000
BLDR2025-00377	Building (Residential)	Right of Way	Issued	12/16/2025	454 Earl Ave, Kent, OH 44240		R-2: Medium Density Residential	17-025-10-00-087- 000

PERMITS ISSUED FOR RIGHT OF WAY: 4

SIGNS

BLDC2025-00195	Building (Commercial)	Signs	Complete	12/15/2025	1143 Lake St, Kent, OH		C-R: Commercial High Density Multifamily Residential	17-032-10-00-082- 000
BLDC2025-00202	Building (Commercial)	Signs	Complete	12/16/2025	600 S Water St, Kent, OH 44240		R-C: High Density Multifamily Commercial	17-012-10-00-054- 001
BLDC2025-00155	Building (Commercial)	Signs	Issued	12/16/2025	1430 S Water St, Kent, OH		Blank/Unknown	17-006-00-00-020- 000
BLDC2025-00140	Building (Commercial)	Signs	Issued	12/18/2025	715 E Main St, Kent, OH		C-R: Commercial High Density Multifamily Residential	17-023-10-00-199- 000
BLDC2025-00209	Building (Commercial)	Signs	Complete	12/31/2025	1403 S Water St, Kent, OH		R-C: High Density Multifamily Commercial	17-006-12-00-001- 000

PERMITS ISSUED FOR SIGNS: 5

PERMITS ISSUED BY WORK CLASS (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
GRAND TOTAL OF PERMITS:								59

* Indicates active hold(s) on this permit



PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025) FOR CITY OF KENT

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid	
Building (Commercial)	Electrical	BLDC2025-00184	\$0.00	STG Electric	17-006-11-00-0 12-003	1337 S WATER ST, Kent, OH	0	11/26/2025	12/01/2025	12/10/2026	12/10/2025	Elect Permit - Commercial	\$50.00	\$50.00	
												Alteration Base Fee			
												State Surcharge - Commercial	\$1.50	\$1.50	
														\$51.50	\$51.50
		BLDC2025-00185	\$0.00	BREEANA LONG (LAKELAND ELECTRIC)	17-027-00-00-0 24-000	1085 W MAIN ST, KENT, OH 44240	0	11/26/2025	12/02/2025	12/15/2026	12/17/2025	Elect Permit - Commercial	\$100.00	\$100.00	
												Service/Panel Change			
												State Surcharge - Commercial	\$3.00	\$3.00	
														\$103.00	\$103.00
		BLDC2025-00186	\$0.00	MICHAEL LA MALTA (LNR 58 INC) Kathleen Dangelo ANTHONY HELTON (ARH ELECTRIC) ANTHONY HELTON (ARH ELECTRIC)	17-024-10-00-0 22-006	210 100 S DEPEYSTE ST 100, KENT, OH 44240	0	12/01/2025	12/03/2025	12/09/2026	12/09/2025	Bldg Permit - Comm Residential	\$175.00	\$175.00	
												Sq Ft Fee - MEP			
												Elect Permit - Commercial	\$50.00	\$50.00	
												Alteration Base Fee			
												State Surcharge - Commercial	\$6.75	\$6.75	
												Work Without a Permit Fee	\$225.00	\$225.00	
														\$456.75	\$456.75
		BLDC2025-00193	\$0.00	BREEANA LONG (LAKELAND ELECTRIC)	17-027-00-00-0 24-000	1085 W MAIN ST, Kent, OH	0	12/03/2025	12/03/2025	12/30/2026		Bldg Permit - Comm Residential	\$1,293.95	\$1,293.95	
												Sq Ft Fee - MEP			
												Elect Permit - Commercial	\$100.00	\$100.00	
												Addition Base Fee			
												Reinspection Fee - Commercial	\$100.00	\$100.00	
												State Surcharge - Commercial	\$41.82	\$41.82	
														\$1,535.77	\$1,535.77
		BLDC2025-00199	\$0.00	GREGORY K CASSI (CASSI ELECTRIC)	17-025-30-00-0 20-000	142 N WATER ST, Kent, OH	0	12/05/2025	12/09/2025	12/11/2026		Elect Permit - Commercial	\$50.00	\$50.00	
												Alteration Base Fee			
												State Surcharge - Commercial	\$1.50	\$1.50	
												Work Without a Permit Fee	\$50.00	\$50.00	
														\$101.50	\$101.50

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid	
Existing Building/Alteration		BLDC2025-00163	\$0.00	Bryan D Kline MARK H WEAVER (J & M CARPENTRY)	17-007-00-00-0 38-000	266 MARTINEL DR, Kent, OH	0	11/12/2025	12/18/2025	12/18/2026		Bldg Permit - Commercial Alteration Base Fee	\$50.00	\$50.00	
												Bldg Permit - Commercial Square Foot Fee - Bldg	\$531.00	\$531.00	
												Plan Review Fees (3 or less reviews)	\$105.00	\$105.00	
												State Surcharge - Commercial	\$17.43	\$17.43	
		NW-2025-000000 37-13706	\$15,000.00	HOME SAVINGS BANK	170253000020 000	142 N WATER ST, KENT, OH 44240	0	01/29/2025	12/08/2025	07/28/2026		3% BBS	\$8.23	\$0.00	
												COM-BUILD REPAIR	\$274.50	\$0.00	
												Fire Department Plan Review Fee	\$100.00	\$0.00	
												Plan Review Fees (3 or less reviews)	\$210.00	\$0.00	
												Plan Review Fees (3 or less reviews)	\$126.00	\$0.00	
														\$718.73	\$0.00
		NW-2025-000001 85	\$20,000.00	Bridget Tipton BELL TOWER PROPERTIES LLC BELL TOWER PROPERTIES LLC BELL TOWER PROPERTIES LLC	170251000163 000	310 PARK AVE, KENT, OH 44240	0	04/08/2025	12/23/2025	12/23/2026	12/31/2025	3% BBS	\$2.13	\$2.13	
												Bldg Permit - Commercial Alteration Base Fee	\$50.00	\$50.00	
												Bldg Permit - Commercial Square Foot Fee - Bldg	\$20.90	\$20.90	
												Fire Department Plan Review Fee	\$100.00	\$100.00	
												Plan Review Fees (3 or less reviews)	\$210.00	\$210.00	
												Plan Review Fees (3 or less reviews)	\$84.00	\$84.00	
														\$467.03	\$467.03
	HVAC	BLDC2025-00167	\$0.00	PAUL I BELL (BELL HEATING & COOLING)	17-010-20-00-0 47-000	1180 W MAIN ST, KENT, OH 44240	0	11/13/2025	12/31/2025	12/31/2026		Bldg Permit - Commercial Square Foot Fee - MEP	\$85.00	\$85.00	
												HVAC Permit - Commercial Alteration Base Fee	\$50.00	\$50.00	
												HVAC Permit - Commercial Furnace / AC Replacement	\$100.00	\$100.00	
												Plan Review Fees (3 or less reviews)	\$168.00	\$168.00	

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
												Plan Review Fees (3 or less reviews)	\$168.00	\$168.00
												State Surcharge - Commercial	\$5.55	\$5.55
													<u>\$576.55</u>	<u>\$576.55</u>
		BLDC2025-00187	\$0.00	JAMES OROSZ (SERVICE AIR) JAMES OROSZ (SERVICE AIR) JAMES OROSZ (SERVICE AIR)	17-025-10-00-0 76-000	228 GOUGLER AVE, Kent, OH	0	12/02/2025	12/02/2025	12/31/2026		HVAC Permit - Commercial Furnace / AC Replacement	\$100.00	\$100.00
												State Surcharge - Commercial	\$3.00	\$3.00
													<u>\$103.00</u>	<u>\$103.00</u>
		BLDC2025-00190	\$0.00	RICK MINDZORA (TOTAL COMFORT HEATING & AIR)		1238 W MAIN, KENT, OH 44240	0	12/02/2025	12/04/2025	12/10/2026		Bldg Permit - Commercial Square Foot Fee - MEP	\$530.00	\$530.00
												HVAC Permit - Commercial New Construction Base Fee	\$150.00	\$150.00
												State Surcharge - Commercial	\$20.40	\$20.40
												Work Without a Permit Fee	\$680.00	\$680.00
													<u>\$1,380.40</u>	<u>\$1,380.40</u>
		BLDC2025-00196	\$0.00	LARRY R WRIGHT (WRIGH HEATING & COOLING)	17-012-20-00-1 64-000	1001 FRANKLIN AVE, Kent, OH	0	12/04/2025	12/04/2025	12/04/2026		HVAC Permit - Commercial Furnace / AC Replacement	\$50.00	\$50.00
												State Surcharge - Commercial	\$1.50	\$1.50
													<u>\$51.50</u>	<u>\$51.50</u>
Plumbing		BLDC2025-00189	\$0.00	SCOTT FINNEGAI (CARDINAL PLUMBING & DRAIN) SCOTT FINNEGAI (CARDINAL PLUMBING & DRAIN) MICHAEL LA MALTA (LNR 58 INC) Kathleen Dangelo	17-024-10-00-0 22-006	210 100 S DEPEYSTER ST 100, KENT, OH 44240	0	12/02/2025	12/04/2025	12/08/2026	12/08/2025	Bldg Permit - Commercial Square Foot Fee - MEP Plumb Permit - Commercial Alteration Base Fee	\$175.00 \$50.00	\$175.00 \$50.00
												State Surcharge - Commercial	\$6.75	\$6.75
												Work Without a Permit Fee	\$225.00	\$225.00
													<u>\$456.75</u>	<u>\$456.75</u>

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
		BLDC2025-00197	\$0.00	SCOTT FINNEGAI (CARDINAL PLUMBING & DRAIN)		210 SOUTH DEPEYSTER, KENT, O 44240	0	12/04/2025	12/04/2025	12/04/2026		Plumb Permit - Commercial Water Heater Replacement	\$50.00	\$50.00
												State Surcharge - Commercial	\$1.50	\$1.50
													\$51.50	\$51.50
		BLDC2025-00203	\$0.00	Jamie Long (CARLONG PLUMBING SOLUTIONS)	17-028-20-00-1 21-000	1225 W MAIN ST, Kent, OH	0	12/16/2025	12/30/2025	12/30/2026		Bldg Permit - Commercial Square Foot Fee - MEP	\$227.25	\$227.25
												Plumb Permit - Commercial Alteration Base Fee	\$50.00	\$50.00
												State Surcharge - Commercial	\$8.32	\$8.32
													\$285.57	\$285.57
	Right of Way	BLDC2025-00178	\$0.00	JASON MUSHRUSH (MUSHRUSH UTILITY CONTRACTING)	17-024-20-00-0 03-000	155 S WATER ST, Kent, OH	0	11/20/2025	12/01/2025	12/01/2026		Eng - Excavation Fee	\$20.00	\$20.00
													\$20.00	\$20.00
		BLDC2025-00181	\$0.00	JAYSON REVOIR (STRACK CONSTRUCTION)	17-023-10-00-1 99-000	715 E MAIN ST, Kent, OH	0	11/24/2025	12/01/2025	12/01/2026		Eng - Excavation Fee	\$20.00	\$20.00
												Eng - Sanitary Sewer Permit - Commercial	\$75.00	\$75.00
													\$95.00	\$95.00
	Signs	BLDC2025-00140	\$0.00	Bauer Sign and Lighting	17-023-10-00-1 99-000	715 E MAIN ST, Kent, OH	0	10/23/2025	12/18/2025	12/18/2026		Bldg Permit - Comm Residential Signs Awning Canopy	\$50.00	\$50.00
												Plan Review Fees (3 or less reviews)	\$63.00	\$63.00
												Plan Review Fees (3 or less reviews)	\$84.00	\$84.00
												Sign Permit - Permanent Sign Zoning Fee	\$150.00	\$150.00
												State Surcharge - Commercial	\$1.50	\$1.50
													\$348.50	\$348.50
		BLDC2025-00155	\$0.00	DAVID STERRET (MEDINA SIGNS)	17-006-00-00-0 20-000	1430 S WATER ST, Kent, OH	0	11/04/2025	12/16/2025	12/16/2026		Bldg Permit - Comm Residential Signs Awning Canopy	\$50.00	\$50.00
												Plan Review Fees (3 or less reviews)	\$63.00	\$63.00

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
												Sign Permit - Permanent Sign Zoning Fee	\$50.00	\$50.00
												State Surcharge - Commercial	\$1.50	\$1.50
													\$164.50	\$164.50
		BLDC2025-00195	\$0.00	KALDON A AlFalih	17-032-10-00-0 82-000	1143 LAKE ST, Kent, OH	0	12/03/2025	12/15/2025	12/15/2026	12/15/2025	Sign Permit - Permanent Sign Zoning Fee	\$100.00	\$100.00
													\$100.00	\$100.00
		BLDC2025-00202	\$0.00	Eric Bodenstab	17-012-10-00-0 54-001	600 S WATER ST, KENT, OH 44240	0	12/11/2025	12/16/2025	12/16/2026	12/16/2025	Sign Permit - Temporary Sign	\$25.00	\$25.00
													\$25.00	\$25.00
		BLDC2025-00209	\$0.00	ADVANCED DISPLAY LLC	17-006-12-00-0 01-000	1403 S WATER ST, Kent, OH	0	12/26/2025	12/31/2025	12/31/2026	01/05/2026	Sign Permit - Permanent Sign Zoning Fee	\$50.00	\$50.00
													\$50.00	\$50.00
TOTAL VALUATION:			\$35,000.00				TOTAL SQ FT:	0.00				TOTAL FEES:	\$7,845.98	\$7,127.25
Building (Residential)	Demolition	BLDR2025-00362	\$0.00	TREY R HELMLING (HELMLING EXCAVATING)	17-012-10-00-0 62-000	133 W. Hall Street, Kent, OH 44240	0	12/03/2025	12/08/2025	12/08/2026		Demolition/Moving - Residential Main Structure	\$50.00	\$50.00
												Eng - Excavation Fee	\$20.00	\$20.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$70.50	\$70.50
	Electrical	BLDR2025-00318	\$0.00	MICHAEL HALL (WESLEY ELECTRIC) RONALD & DIANE WOOD	17-010-10-00-0 68-001	1237 CHELTON DR, Kent, OH	0	11/10/2025	12/24/2025	12/24/2026		Elect Permit - Residential Alteration	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$50.50	\$50.50
		BLDR2025-00330	\$0.00	GREGORY K CASSI (CASSI ELECTRIC)	17-023-10-00-0 07-000	811 E CRAIN AVE, KENT, OH 44240	0	11/16/2025	12/09/2025	12/09/2026		Elect Permit - Residential Alteration	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$50.50	\$50.50
		BLDR2025-00352	\$0.00	Star Bright Electric (Tom Patterson)	17-006-12-00-0 30-000	434 BOWMAN DR, Kent, OH	0	11/25/2025	12/02/2025	12/15/2026		Elect Permit - Residential Alteration	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
													\$50.50	\$50.50
		BLDR2025-00364	\$0.00	KATIE HARING (THOMPSON ELECTRIC)	17-007-10-00-0 43-000	1312 CEDAR ST, Kent, OH	0	12/08/2025	12/08/2025	12/28/2026	12/26/2025	Elect Permit - Residential Alteration	\$50.00	\$50.00
												Elect Permit - Residential Service Change OwnerOcc	\$35.00	\$35.00
												State Surcharge - Residential	\$0.85	\$0.85
													\$85.85	\$85.85
		BLDR2025-00370	\$0.00	JOHN MATTINGLY (MATTINGLY BROS)	17-044-20-00-0 21-049	1387 NICHOLAS DR, KENT, OH 44240	0	12/09/2025	12/30/2025	12/30/2026		Elect Permit - Residential Addition	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$50.50	\$50.50
		BLDR2025-00373	\$0.00	KATIE HARING (THOMPSON ELECTRIC)	17-006-11-00-0 21-000	238 VALLEYVIEW ST, Kent, OH	0	12/11/2025	12/11/2025	12/30/2026	12/30/2025	Elect Permit - Residential Alteration	\$50.00	\$50.00
												Elect Permit - Residential Service Change OwnerOcc	\$35.00	\$35.00
												State Surcharge - Residential	\$0.85	\$0.85
													\$85.85	\$85.85
		BLDR2025-00375	\$0.00	JOHN OTT (OTT ELECTRICAL SERVICES)	17-026-20-00-0 35-000	739 STOW ST, Kent, OH	0	12/15/2025	12/15/2025	12/15/2026		Elect Permit - Residential Service Change OwnerOcc	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00383	\$0.00	TY TWIDDY (WESTPORT ELECTRIC)	17-010-80-00-0 81-000	1012 NORWOOD ST, Kent, OH	0	12/22/2025	12/29/2025	12/29/2026		Elect Permit - Residential Addition	\$50.00	\$50.00
												Elect Permit - Residential Service Change OwnerOcc	\$35.00	\$35.00
												State Surcharge - Residential	\$0.85	\$0.85
													\$85.85	\$85.85
	Existing Building/Alteration	BLDR2025-00282	\$0.00	Seth Weiss	17-009-20-00-0 52-000	622 YACAVONA DR, Kent, OH	0	10/20/2025	12/01/2025	12/01/2026		Bldg Permit - Residential Alteration	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$50.50	\$50.50

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
		BLDR2025-00319	\$0.00	Joseph Cullum	17-025-20-00-0 11-000	434 STOW ST, Kent, OH	0	11/10/2025	12/04/2025	12/09/2026	12/09/2025	Bldg Permit - Residential Alteration	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
												Work Without a Permit Fee	\$50.00	\$50.00
													\$100.50	\$100.50
	Fence	BLDR2025-00345	\$0.00	JESS BLAKE (MEYERS FENCE COMPANY)	17-025-20-00-0 54-000	144 S MANTUA ST, Kent, OH	0	11/21/2025	12/10/2025	12/10/2026	12/11/2025	Zoning - Commercial Fence, Pool	\$25.00	\$25.00
													\$25.00	\$25.00
		BLDR2025-00349	\$0.00	R E Connors Construction	17-010-30-00-0 39-000	1104 LEONARD BLVD, Kent, OH	0	11/24/2025	12/02/2025	12/02/2026	12/02/2025	Zoning - Commercial Fence, Pool	\$25.00	\$25.00
													\$25.00	\$25.00
	HVAC	BLDR2025-00341	\$0.00	NICHOLAS LEISINGER (APOLLO HEATING & COOLING)	17-006-12-00-1 07-000	1550 S LINCOLN ST, Kent, OH	0	11/19/2025	12/09/2025	12/09/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00351	\$0.00	JOHN P WALTER (BRANDON HEATING & AIR CONDITIONING)	17-029-00-00-0 12-000	404 MAJORS LN, KENT, OH 44240	0	11/25/2025	12/17/2025	12/17/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00353	\$0.00	DANIEL I ODY III (HEARTLAND HOME SERVICES dba BLIND & SONS)	17-013-20-00-0 27-000	719 S WATER ST, Kent, OH	0	12/01/2025	12/01/2025	12/01/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00354	\$0.00	MICHELE NELSOI (BONSKY HEATING & COOLING)	17-009-20-00-0 40-000	641 YACAVONA DR, Kent, OH	0	12/01/2025	12/01/2025	12/01/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
		BLDR2025-00355	\$0.00	LARRY R WRIGHT (WRIGHT HEATING & COOLING)		1009 COTTAGE GATE DR, KENT, OH 44240	0	12/01/2025	12/01/2025	12/22/2026	12/22/2025	HVAC Permit - Residential Addition	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$50.50	\$50.50
		BLDR2025-00356	\$0.00	LAKES HEATING & AIR CONDITIONING	17-044-20-00-0 21-001	1022 ADRIAN AVE, Kent, OH	0	12/01/2025	12/02/2025	12/02/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00357	\$0.00	Branislav Martinov	17-003-10-00-0 55-000	1836 GEMINI CT, KENT OH 44240	0	12/01/2025	12/02/2025	12/02/2026		HVAC Permit - Res Furnace / AC Replacement	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$50.50	\$50.50
		BLDR2025-00358	\$0.00	NICHOLAS LEISINGER (APOLLO HEATING & COOLING)	17-006-00-00-0 34-001	1580 MORRIS RD, Kent OH	0	12/02/2025	12/09/2025	12/09/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00363	\$0.00	NATHAN D ROBINSON (EAST OHIO FURNACE CO INC)		1322 Sunset Way Blvd, Kent, OH 44240	0	12/04/2025	12/04/2025	12/04/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00365	\$0.00	NICHOLAS LEISINGER (APOLLO HEATING & COOLING)	17-028-20-00-0 62-000	508 SUZANNE DR, Kent, OH	0	12/08/2025	12/09/2025	12/09/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00368	\$0.00	DAVID DUFALA (SAL'S HEATING & COOLING)	17-028-20-00-0 80-000	387 SPAULDING DR, KENT, OH 44240	0	12/09/2025	12/09/2025	12/09/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
		BLDR2025-00369	\$0.00	DAVID DUFALA (SAL'S HEATING & COOLING)		930 FIELDSTONE DR, KENT, OH 44240	0	12/09/2025	12/09/2025	12/09/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00372	\$0.00	DALTON HODGE (HODGE MECHANICAL)	17-006-12-00-0 30-000	434 BOWMAN DR, Kent, OH	0	12/10/2025	12/15/2025	12/16/2026		HVAC Permit - Residential Alteration	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$50.50	\$50.50
		BLDR2025-00376	\$0.00	ROBIN WARFIELD (JENNINGS HEATING CO)	17-029-20-00-0 11-114	1001 CRESTVIEW CIR, Kent, OH	0	12/16/2025	12/17/2025	12/17/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00378	\$0.00	JOHN P HAGAN (HAGAN HEATING & PLUMBING)	17-006-11-00-0 36-000	302 VALLEYVIEW ST, Kent, OH	0	12/16/2025	12/17/2025	12/17/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00382	\$0.00	SOUAD SMITH (FORQUER HEATING & COOLING)	17-041-20-00-0 41-000	1400 RIVER EDGE BLVD, Kent, OH	0	12/22/2025	12/23/2025	12/23/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00384	\$0.00	SCOTT SEIFERT (CROWN HEATING & COOLING)	17-013-20-00-0 43-000	120 E HALL ST, KENT, OH 44240	0	12/22/2025	12/24/2025	12/24/2026		HVAC Permit - Res Furnace/AC Replace Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
	Plumbing	BLDR2025-00326	\$0.00	NICHOLAS LEISINGER (APOLLO HEATING & COOLING)	17-029-20-00-0 11-080	904 HIGHRIDGE LN, Kent, OH	0	11/13/2025	12/03/2025	12/03/2026		Plumb Permit - Res Water Heater Replace. Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
												Work Without a Permit Fee	\$35.00	\$35.00
													\$70.35	\$70.35

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

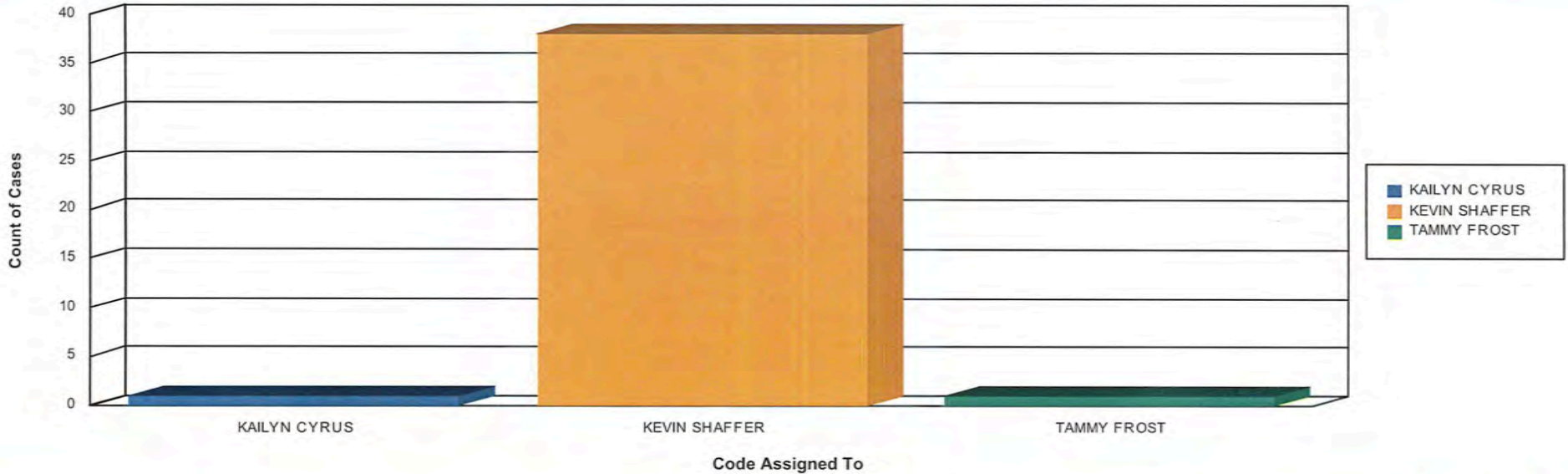
Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
		BLDR2025-00329	\$0.00	NICHOLAS LEISINGER (APOLLO HEATING & COOLING)	17-006-12-00-0 29-000	442 BOWMAN DR, Kent, OH	0	11/14/2025	12/03/2025	12/03/2026		Plumb Permit - Res Water Heater Replace. Owner Occ	\$35.00	\$35.00
				NICHOLAS LEISINGER (APOLLO HEATING & COOLING)								State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00350	\$0.00	DALTON HODGE (HODGE MECHANICAL)	17-006-12-00-0 30-000	434 BOWMAN DR, Kent, OH	0	11/24/2025	12/01/2025	12/15/2026		Plumb Permit - Residential Alteration	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$50.50	\$50.50
		BLDR2025-00367	\$0.00	DAVID DUFALA (SAL'S HEATING & COOLING)	17-028-20-00-0 80-000	387 SPAULDING DR, KENT, OH 44240	0	12/09/2025	12/09/2025	12/09/2026		Plumb Permit - Res Water Heater Replace. Owner Occ	\$35.00	\$35.00
												State Surcharge - Residential	\$0.35	\$0.35
													\$35.35	\$35.35
		BLDR2025-00371	\$0.00	JOHN ANDERSON (ELEC) THOMAS COLLINS (PLUMBING) (GENERATOR ONE)	17-044-20-00-0 21-049	1387 NICHOLAS DR, KENT, OH 44240	0	12/09/2025	12/30/2025	12/30/2026		Plumb Permit - Residential Addition	\$50.00	\$50.00
												State Surcharge - Residential	\$0.50	\$0.50
													\$50.50	\$50.50
	Right of Way	BLDR2025-00359	\$0.00	TREY R HELMLING (HELMLING EXCAVATING)	17-025-10-00-0 86-000	446 EARL AVE, Kent, OH	0	12/02/2025	12/02/2025	12/02/2026		Eng - Excavation Fee	\$20.00	\$20.00
												Eng - Sanitary Sewer Permit - Residential	\$25.00	\$25.00
													\$45.00	\$45.00
		BLDR2025-00377	\$0.00	Jeff SHARNSKY (KJ EXCAVATION)	17-025-10-00-0 87-000	454 EARL AVE, KENT, OH 44240	0	12/16/2025	12/16/2025	12/16/2026		Eng - Excavation Fee	\$20.00	\$20.00
													\$20.00	\$20.00
TOTAL VALUATION:			\$0.00									TOTAL FEES:	\$1,719.85	\$1,719.85

PERMIT FEE LISTING BY ISSUED DATE (12/01/2025 TO 12/31/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid	
GRAND TOTALS		VALUATION:	\$35,000.00				SQ FT:	0.00					FEES:	\$9,565.83	\$8,847.10



CODE CASES OPENED BY ASSIGNED TO (12/01/2025 TO 12/31/2025) FOR CITY OF KENT



Case #	Case Type	Case Status	Project	District	Main Address	Parcel	Assigned To	Opened Date	Closed Date
	Violation	Violation Status	Citation Issued	Compliance Date	Resolved Date	Violation Fee Total			
KAILYN CYRUS									
CE2025-0525	Code Enforcement	In Progress		R-2: Medium Density Residential	728 Allerton St, Kent, OH 44240	17-005-10-00-056-000	Kailyn Cyrus	12/15/2025	
	1105.28 (B) - Home Occupation: Conditions	In Violation	12/15/2025	12/29/2025		\$0.00			
	Description: Home Occupation (Tree Removal Company) Trucks in front yard.								
TOTAL CASES OPENED FOR KAILYN CYRUS:								1	
KEVIN SHAFFER									
CE2025-0499	Code Enforcement	Closed - Resolved		R-3: High Density Residential	416 Cherry St, Kent, OH 44240	17-007-10-00-109-000	Kevin Shaffer	12/01/2025	12/01/2025
	1416.05 (d) - Water Heating Facilities	In Violation	12/04/2025	12/15/2025		\$0.00			
	Description: No hot water in building 418 - 6 days								

CODE CASES OPENED BY ASSIGNED TO (12/01/2025 TO 12/31/2025)

Case #	Case Type	Case Status	Project	District	Main Address	Parcel	Assigned To	Opened Date	Closed Date
	Violation	Violation Status	Citation Issued	Compliance Date	Resolved Date	Violation Fee Total			
CE2025-0500	Code Enforcement	Closed - Resolved		R-3: High Density Residential	308 University Dr, Kent, OH 44240	17-024-33-00-093-000	Kevin Shaffer	12/01/2025	12/29/2025
	1109.04(a)(1) - Sign Permits	In Violation	12/01/2025	12/10/2025		\$0.00			
	<i>Description: Greek signage on garage</i>								
CE2025-0501	Code Enforcement	Closed - Resolved		R-3: High Density Residential	302 University Dr, Kent, OH 44240	17-024-33-00-092-000	Kevin Shaffer	12/01/2025	12/04/2025
	1414.01 - Accumulation of Rubbish/Garbage - Yard	In Violation	12/01/2025	12/10/2025		\$0.00			
	<i>Description: Party trash</i>								
CE2025-0502	Code Enforcement	Closed - Resolved		R-3: High Density Residential	308 University Dr, Kent, OH 44240	17-024-33-00-093-000	Kevin Shaffer	12/01/2025	12/04/2025
	1414.01 - Accumulation of Rubbish/Garbage - Yard	In Violation	12/01/2025	12/10/2025		\$0.00			
	<i>Description: Party trash</i>								
CE2025-0503	Code Enforcement	Closed - Resolved		R-2: Medium Density Residential	301 Woodard Ave, Kent, OH 44240	17-025-10-00-030-000	Kevin Shaffer	12/01/2025	12/11/2025
	1414.01 - Accumulation of Rubbish/Garbage - Yard	In Violation	12/01/2025	12/10/2025		\$0.00			
	<i>Description: Pots, cardboard, storage crates/totes, misc. debris in yard - Phone complaint via Service dept.</i>								
CE2025-0504	Code Enforcement	Closed - Resolved		R-2: Medium Density Residential	408 Rellim Dr, Kent, OH 44240	17-006-12-00-118-000	Kevin Shaffer	12/02/2025	12/24/2025
	1107.12 - Parking: Use of Front and Rear Yards	In Violation	12/02/2025	12/11/2025		\$0.00			
	<i>Description: 2 vehicles parked in yard. 3rd violation this year.</i>								
CE2025-0505	Code Enforcement	In Progress		R-3: High Density Residential	1640 Olympus Dr, Kent 44240	17-004-00-00-019-000	Kevin Shaffer	12/02/2025	
	1367.01 - Rental Licensing Required	In Violation	12/02/2025	12/11/2025		\$0.00			
	<i>Description: Rental property without license</i>								

CODE CASES OPENED BY ASSIGNED TO (12/01/2025 TO 12/31/2025)

Case #	Case Type	Case Status	Project	District	Main Address	Parcel	Assigned To	Opened Date	Closed Date
	Violation	Violation Status	Citation Issued	Compliance Date	Resolved Date	Violation Fee Total			
CE2025-0506	Code Enforcement	In Progress		R-3: High Density Residential	1648 Olympus Dr, Kent, OH 44240	17-004-00-00-019-000	Kevin Shaffer	12/02/2025	
	1367.01 - Rental Licensing Required	In Violation	12/02/2025	12/11/2025		\$0.00			
CE2025-0507	Code Enforcement	In Progress		R-2: Medium Density Residential	388 Silver Meadows Blvd, Kent, OH 44240	17-028-20-00-010-000	Kevin Shaffer	12/03/2025	
	1367.01 - Rental Licensing Required	In Violation	12/03/2025	12/12/2025		\$0.00			
CE2025-0508	Code Enforcement	In Progress		R-2: Medium Density Residential	506 Danel St, Kent, OH 44240	17-032-20-00-120-000	Kevin Shaffer	12/03/2025	
	1367.01 - Rental Licensing Required	In Violation	12/03/2025	12/12/2025		\$0.00			
CE2025-0509	Code Enforcement	In Progress		R-3: High Density Residential	224 Columbus St, Kent, OH 44240	17-024-34-00-073-000	Kevin Shaffer	12/03/2025	
	1367.01 - Rental Licensing Required	In Violation	12/03/2025	12/12/2025		\$0.00			
CE2025-0510	Code Enforcement	In Progress		R-3: High Density Residential	546 Harris St, Kent, OH 44240	17-008-10-00-004-000	Kevin Shaffer	12/03/2025	
	1367.01 - Rental Licensing Required	In Violation	12/03/2025	12/12/2025		\$0.00			
CE2025-0511	Code Enforcement	In Progress		R-1: Low Density Residential	1116 Munroe Falls Kent Rd, Kent, OH 44240	17-009-20-00-006-000	Kevin Shaffer	12/03/2025	
	1367.01 - Rental Licensing Required	In Violation	12/03/2025	12/12/2025		\$0.00			
CE2025-0512	Code Enforcement	Closed - Resolved		R-2: Medium Density Residential	1176 Fairchild Ave, Kent, OH 44240	17-028-00-00-005-001	Kevin Shaffer	12/03/2025	12/18/2025
	1367.01 - Rental Licensing Required	In Violation	12/03/2025	12/12/2025		\$0.00			

CODE CASES OPENED BY ASSIGNED TO (12/01/2025 TO 12/31/2025)

Case #	Case Type	Case Status	Project	District	Main Address	Parcel	Assigned To	Opened Date	Closed Date
	Violation	Violation Status	Citation Issued	Compliance Date	Resolved Date	Violation Fee Total			
CE2025-0513	Code Enforcement	Closed - Resolved		R-3: High Density Residential	636 N Willow St, Kent, OH 44240	17-031-22-00-138-000	Kevin Shaffer	12/03/2025	12/18/2025
	1367.01 - Rental Licensing Required	In Violation	12/03/2025	12/12/2025		\$0.00			
CE2025-0514	Code Enforcement	Closed - Resolved		Blank/Unknown	335 Miller Ave, Kent, OH 44240		Kevin Shaffer	12/04/2025	12/09/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn	In Violation	12/04/2025	12/15/2025		\$0.00			
	<i>Description: Couch & chair on tree lawn</i>								
CE2025-0515	Code Enforcement	Closed - Resolved		R-3: High Density Residential	118 Lake St, Kent, OH 44240	17-031-22-00-169-000	Kevin Shaffer	12/04/2025	12/24/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn	In Violation	12/04/2025	12/15/2025		\$0.00			
	<i>Description: 2 couches and A/C on tree lawn</i>								
CE2025-0516	Code Enforcement	In Progress		Blank/Unknown	208 Valleyview, Kent, OH 44240		Kevin Shaffer	12/08/2025	
	1367.01 - Rental Licensing Required	In Violation	12/08/2025	12/17/2025		\$0.00			
	<i>Description: Rental property without license</i>								
CE2025-0517	Code Enforcement	In Progress		R-2: Medium Density Residential	1228 Fairview Dr, Kent, OH 44240	17-023-10-00-119-000	Kevin Shaffer	12/09/2025	
	1106.16 - Recreational Vehicle Storage	In Violation	12/11/2025	12/22/2025		\$0.00			
	<i>Description: Motor home in side yard - setback violation. Neighbor complaint.</i>								
CE2025-0518	Code Enforcement	In Progress		R-2: Medium Density Residential	408 Valleyview St, Kent, OH 44240	17-006-11-00-051-000	Kevin Shaffer	12/10/2025	
	1315.01 - Revocation of Permits; Penalties	In Violation	12/10/2025	12/19/2025		\$0.00			
	<i>Description: Deck on rear of house without permit</i>								

CODE CASES OPENED BY ASSIGNED TO (12/01/2025 TO 12/31/2025)

Case #	Case Type	Case Status	Project	District	Main Address	Parcel	Assigned To	Opened Date	Closed Date
	Violation	Violation Status	Citation Issued	Compliance Date	Resolved Date	Violation Fee Total			
CE2025-0519	Code Enforcement	Closed - Resolved		R-1: Low Density Residential	1523 Mogadore Rd, Kent, OH 44240	17-008-00-00-015-001	Kevin Shaffer	12/10/2025	12/17/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn	In Violation	12/10/2025	12/19/2025		\$0.00			
	<i>Description: Mattress on tree lawn (couple of weeks)</i>								
CE2025-0520	Code Enforcement	Closed - Resolved		R-4: Multifamily Residential	760 102 W Main St, 102, Kent, OH 44240	17-026-20-00-067-001	Kevin Shaffer	12/11/2025	12/18/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn	In Violation	12/11/2025	12/22/2025		\$0.00			
	<i>Description: Couches on tree lawn - over a week</i>								
CE2025-0521	Code Enforcement	Closed - Resolved		R-1: Low Density Residential	719 Akron Blvd, Kent, OH 44240	17-009-20-00-010-003	Kevin Shaffer	12/11/2025	12/18/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn	In Violation	12/11/2025	12/22/2025		\$0.00			
	<i>Description: Move-out trash on tree lawn</i>								
CE2025-0522	Code Enforcement	Closed - Resolved		R-4: Multifamily Residential	315 E Summit St, Kent, OH 44240	17-024-40-00-076-000	Kevin Shaffer	12/11/2025	12/23/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn	In Violation	12/11/2025	12/22/2025		\$0.00			
	<i>Description: carpet padding rolls on tree lawn</i>								
CE2025-0523	Code Enforcement	In Progress		R-2: Medium Density Residential	496 S Francis St, Kent, OH 44240	17-010-10-00-095-000	Kevin Shaffer	12/11/2025	
	1410.04(a) - Exterior Property Areas - Sanitation	In Violation	12/11/2025	12/22/2025		\$0.00			
	1410.04f - Fences, garages, and sheds	In Violation	12/11/2025	12/22/2025		\$0.00			
	1414.01 - Accumulation of Rubbish/Garbage - Yard	In Violation	12/11/2025	12/22/2025		\$0.00			
	<i>Description: Tarps everywhere, ramshackle structures, tarp on shed, unsheltered debris</i>								

CODE CASES OPENED BY ASSIGNED TO (12/01/2025 TO 12/31/2025)

Case #	Case Type	Case Status	Project	District	Main Address	Parcel	Assigned To	Opened Date	Closed Date
	Violation	Violation Status	Citation Issued	Compliance Date	Resolved Date	Violation Fee Total			
CE2025-0524	Code Enforcement	Closed - Resolved		R-3: High Density Residential	117 E Oak St, Kent, OH 44240	17-013-20-00-032-000	Kevin Shaffer	12/11/2025	12/24/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn <i>Description: Couch on tree lawn</i>	In Violation	12/11/2025	12/22/2025		\$0.00			
CE2025-0526	Code Enforcement	In Progress		R-3: High Density Residential	999 Silver Meadows Blvd, Kent, OH 44240	17-028-10-00-127-000	Kevin Shaffer	12/15/2025	
	1315.01 - Revocation of Permits; Penalties <i>Description: Deck replacement without permit</i>	In Violation	12/15/2025	12/24/2025		\$0.00			
CE2025-0528	Code Enforcement	Closed - Resolved		R-3: High Density Residential	202 Lake St, Kent, OH 44240	17-031-22-00-162-000	Kevin Shaffer	12/18/2025	12/26/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn <i>Description: Mattresses on sidewalk</i>	In Violation	12/18/2025	12/30/2025		\$0.00			
CE2025-0529	Code Enforcement	Closed - Resolved		R-3: High Density Residential	551 Harris St, Kent, OH 44240	17-011-20-00-005-000	Kevin Shaffer	12/18/2025	12/24/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn <i>Description: Carpeting/excessive trash on tree lawn (2 days after trash day)</i>	In Violation	12/18/2025	12/30/2025		\$0.00			
CE2025-0530	Code Enforcement	In Progress		R-2: Medium Density Residential	1181 Norwood St, Kent, OH 44240	17-010-60-00-040-000	Kevin Shaffer	12/22/2025	
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn <i>Description: Mattress and bedframe on tree lawn - Neighbor complaint.</i>	In Violation	12/22/2025	01/02/2026		\$0.00			

CODE CASES OPENED BY ASSIGNED TO (12/01/2025 TO 12/31/2025)

Case #	Case Type	Case Status	Project	District	Main Address	Parcel	Assigned To	Opened Date	Closed Date
	Violation	Violation Status	Citation Issued	Compliance Date	Resolved Date	Violation Fee Total			
CE2025-0531	Code Enforcement	Closed - Resolved		R-3: High Density Residential	125 University Dr, Kent, OH 44240	17-024-33-00-037-000	Kevin Shaffer	12/23/2025	12/29/2025
	1414.01 - Accumulation of Rubbish/Garbage - Yard <i>Description: Party trash by garage</i>	In Violation	12/23/2025	01/05/2026		\$0.00			
CE2025-0532	Code Enforcement	In Progress		R-3: High Density Residential	302 University Dr, Kent, OH 44240	17-024-33-00-092-000	Kevin Shaffer	12/23/2025	
	1414.01 - Accumulation of Rubbish/Garbage - Yard <i>Description: Party trash</i>	In Violation	12/23/2025	01/05/2026		\$0.00			
CE2025-0533	Code Enforcement	Closed - Resolved		R-3: High Density Residential	712 Vine St, Kent, OH 44240	17-013-20-00-089-000	Kevin Shaffer	12/23/2025	12/31/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn <i>Description: Trash on tree lawn</i>	In Violation	12/23/2025	01/05/2026		\$0.00			
CE2025-0534	Code Enforcement	In Progress		R-3: High Density Residential	712 Vine St, Kent, OH 44240	17-013-20-00-089-000	Kevin Shaffer	12/23/2025	
	521.13 - Nuisances - Upholstered Furniture <i>Description: Upholstered furniture on porch</i>	In Violation	12/23/2025	01/05/2026		\$0.00			
CE2025-0535	Code Enforcement	In Progress		R-2: Medium Density Residential	551 Valleyview St, Kent, OH 44240	17-006-11-00-099-000	Kevin Shaffer	12/24/2025	
	1103.07(B) - Zoning Use Violation - Occupancy <i>Description: Rooming house violation - son and 2 unrelated tenants</i>	In Violation	12/24/2025	01/06/2026		\$0.00			

CODE CASES OPENED BY ASSIGNED TO (12/01/2025 TO 12/31/2025)

Case #	Case Type	Case Status	Project	District	Main Address	Parcel	Assigned To	Opened Date	Closed Date
	Violation	Violation Status	Citation Issued	Compliance Date	Resolved Date	Violation Fee Total			
CE2025-0536	Code Enforcement	Closed - Resolved		R-3: High Density Residential	250 Cherry St, Kent, OH 44240	17-007-10-00-100-000	Kevin Shaffer	12/26/2025	12/31/2025
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn <i>Description: Trash on tree lawn - over a week</i>	In Violation	12/26/2025	01/07/2026		\$0.00			
CE2025-0540	Code Enforcement	In Progress		R-4: Multifamily Residential	1541 Benjamin Ct, Kent, OH 44240	17-007-20-00-023-000	Kevin Shaffer	12/31/2025	
	1414.01 - Accumulation of Rubbish/Garbage-T reelawn <i>Description: Furniture on tree lawn - move-out</i>	In Violation	12/31/2025	01/12/2026		\$0.00			
CE2025-0541	Code Enforcement	In Progress		Blank/Unknown	352 W Elm St, Kent, OH 44240		Kevin Shaffer	12/31/2025	
	1107.12 - Parking: Use of Front and Rear Yards <i>Description: Parking in yard - white van</i>	In Violation	12/31/2025	01/12/2026		\$0.00			
TOTAL CASES OPENED FOR KEVIN SHAFFER:								38	
TAMMY FROST									
CE2025-0527	Code Enforcement	Closed - Resolved		C-D: Commercial Downtown	345 S Depeyster St, Kent, OH 44240	17-024-40-00-070-001	Tammy Frost	12/17/2025	12/22/2025
	521.15-16 - Snow and Ice Removal <i>Description: Plow blocked the sidewalk with snow.</i>	Resolved	12/17/2025	12/22/2025	12/18/2025	\$0.00			
TOTAL CASES OPENED FOR TAMMY FROST:								1	
GRAND TOTAL OF CASES:								40	

**Indicates an Emergency*



Sustainable Kent News

The latest on sustainability efforts in Kent



Sustainability Commission

INSIDE

Chronicling Implementation of the Climate Action Plan (CAP)

City Hall: LEED Silver Specifications

Around the City

City of Kent Community Development Department - Furnace and Hot Water Tank Replacement Program

Kent Environmental Council – Renewable Energy and Battery Storage Are Booming – Plus Local Issue Info

Kent State University’s Free Electronics Recycling Event

Calendar

Find upcoming events and other items of interest



Happy Winter everyone! This is a great time of year to think about energy efficiency and ways to help you stay warm and save money! A handy list of tips from the U.S. Environmental Protection Agency offers ways to help prevent pollution through energy efficiency activities with some highlights as follows:

Turn down the Thermostat. Ideally, keep your home heated to 68 degrees Fahrenheit during the day and 60 at night. Use extra blankets and sweaters instead of turning up the heat. Likewise, in the summer, dress cool to save on air conditioning costs and energy.

Lower your water temperature. Turn your heater down to 120 degrees Fahrenheit. You'll cut your water heating costs by 6-10 percent.

Purchase Energy Efficient Products and Equipment. By looking for the Energy Star label on products and equipment, you can reduce your energy bill by 30 percent and your electric lighting charges by 40 percent while cutting pollution. [Learn about Energy Star.](#)

Replace your showerhead. By using a low-flow showerhead, you reduce water consumption and energy usage to heat the water. They pay for themselves in only four months.

Turn unused appliances and equipment off. Turn off equipment and lights at night and on the weekend, unplug appliances when they are not in use.

Clean or replace filters regularly. Be sure to check furnace, air conditioner and heat pump filters regularly. By cleaning your heating, ventilation and air-conditioning equipment, your units will last longer, avoid costly down time and improve indoor air quality....

(full list of tips available at <https://www.epa.gov/p2/pollution-prevention-tips-energy-efficiency>)

Continue reading below to learn about features Kent’s City Hall utilizes to help with its energy efficiency and overall sustainability, programs available to help with furnace and hot water tank replacements, and information regarding the current status of renewable energy and associated battery storage sectors.

Should you ever have questions, comments, and/or suggestions related to the City’s Climate Action Plan or other sustainability work, please feel free to contact the City’s Sustainability Coordinator, Julie Morris, at: julie.morris@kentohio.gov.

CHRONICLING IMPLEMENTATION OF THE CLIMATE ACTION PLAN

Kent's City Hall Facility: LEED Silver Specifications

The City of Kent has been thinking about sustainable design and building practices for a long time! In November of 2008, the City passed a resolution requiring that all new construction of City buildings, in excess of 5,000 square feet, meet LEED Certification at the Silver Level, unless a waiver is granted. The full resolution can be read by clicking the following link: <https://www.kentohio.gov/media/zrraiwic/2008-202-resolution-leed-silver.pdf>.

The City's Climate Action Plan discusses this same Resolution ([see page 14 of the CAP](#)) and notes that in 2018, the Kent Police Department moved into a new building that was built to LEED Silver Standards, with Kent's new City Hall, which opened in April of 2025, planned to be built to Silver standards as well.

LEED, which stands for Leadership in Energy and Environmental Design, is a globally recognized green building rating system administered by the U.S. Green Building Council, that according to its [website](#), "offers a framework for healthy, efficient, and cost effective green buildings, providing environmental and social benefits". Essentially, certain criteria must be met across different categories to earn points that determine the rating level of a project, ranging from Certified to Platinum.

The LEED program updates its standards regularly, and Kent City Hall was built with sustainable design elements in accordance with LEED version 4. The architects who helped design Kent City Hall, Brandstetter Carroll, Inc., provided the City with a list of the following sustainable design elements that were incorporated into City Hall and work structurally to help it be the beautiful and efficient building we use today.

PROJECT NOTES KENT
CITY HALL PROJECT
NO. 18023

SUBJECT: LEED v4 Credentials



August 6, 2025

Sustainable Design Elements

The following sustainable design elements have been incorporated into the new Kent City Hall in accordance with LEED v4 guidelines.

Location and Transportation

- Sensitive Land Protection
 - Project site is located on land that has been previously developed.
- Surrounding Density and Diverse Uses
 - Main entrance is within a 1/2-mile walking distance of at least eight (8) existing and publicly

available diverse uses listed in Appendix 1 Table 1. Only two uses in each type may be counted.

APPENDIX 1. USE TYPES AND CATEGORIES

Table 1. Use Types and Categories

Category	Use type
Food retail	Supermarket
	Grocery with produce section
Community-serving retail	Convenience store
	Farmers market
	Hardware store
	Pharmacy
	Other retail
Services	Bank
	Family entertainment venue (e.g., theater, sports)
	Gym, health club, exercise studio
	Hair care
	Laundry, dry cleaner
	Restaurant, café, diner (excluding those with only drive-thru service)
Civic and community facilities	Adult or senior care (licensed)
	Child care (licensed)
	Community or recreation center
	Cultural arts facility (museum, performing arts)
	Education facility (e.g., K–12 school, university, adult education center, vocational school, community college)
	Government office that serves public on-site
	Medical clinic or office that treats patients
	Place of worship
	Police or fire station
	Post office
	Public library
	Public park
	Social services center
Community anchor uses (BD&C and ID&C only)	Commercial office (100 or more full-time equivalent jobs)
	Housing (100 or more dwelling units)

- Access to Quality Transit
 - Within a 1/4 mile there is access to about 250 weekday bus trips and 130 weekend trips.
- Reduced Parking Footprint
 - Parking footprint was reduced by 60% due to surrounding local public transit and walking and bike paths as well as a code allowance for reduced parking in the downtown area.
- Green Vehicles
 - 2% of parking spaces in the project provide electrical vehicle charging.

Water Efficiency

- Outdoor Water Use Reduction
 - No irrigation is required in this project.
- Indoor Water Use Reduction
 - All plumbing fixtures are low use water consumption fixtures, of at least 25% reduction.

Indoor Environmental Quality

- Enhanced Indoor Air Quality Strategies
 - Exhaust fans provided in all janitorial closets where chemicals may be stored.
 - Carbon dioxide monitoring is provided in all meeting rooms.
- Low-Emitting Materials
 - Low volatile organic compound (VOC) materials and coating were used throughout the project. Such as:
 - Paint
 - Sealant
 - Adhesives
 - Caulk
 - Carpet/flooring
 - Insulation
 - Ceilings
- Interior Lighting
 - Individual lighting controls are provided in at least 90% of individual occupant spaces.
 - Multizone control systems are in place for meeting rooms.
 - Presentation lighting is controlled separately.
 - Lighting controls are visible from the room the lights are in.
 - Occupancy sensors and automated lighting controls are provided in all meeting rooms.
- Daylight
 - Manual glare-control devices (window shades) are provided for all regularly occupied spaces.
 - Horizontal shade fins on the exterior of all large glass expanse are provided.
 - Projected columns on the exterior of the 3-story curtain windows were designed to provide vertical shade.
- Quality Views
 - Building achieves a direct line of sight to the outdoors via vision glazing for 75% of all regularly occupied floor area.
- Acoustic Performance
 - Acoustic panels are installed on all walls in the Council Chamber.

Innovation

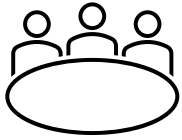
- LEED Accredited Professional
 - Architect Rick Parker LEED AP

VISIT OUR SUSTAINABILITY OVERVIEW WEBPAGE!

The City has a webpage to highlight its sustainability work and keep the community posted about related Climate Action Plan implementation progress, programs, news, events, and more!

Visit: <https://www.kentohio.gov/business-building-development/sustainability-overview/>

AROUND THE CITY



From the City of Kent's Community Development Department

FURNACE & HOT WATER TANK REPLACEMENT PROGRAM FREE TO QUALIFYING HOUSEHOLDS

The Kent Furnace Inspection and Targeted Replacement Program is available to income-eligible homeowners living within Kent City limits.

This program provides:

- 1) FREE furnace inspections, cleaning, tune-up, repairs and possible furnace replacement;
- 2) possible replacement of hot water tank and/or installation of expansion tank;
- 3) one combination carbon monoxide/smoke alarm and additional smoke alarms, as needed;
- 4) referral to additional energy conservation programs; and
- 5) energy conservation education to further increase energy efficiency and reduce heating costs.



Replacement of an inefficient furnace is one of the simplest and most effective ways to improve energy efficiency and reduce the impact on the environment. The Community Action Council of Portage County operates this program through a grant from the City of Kent Community Development Department. Licensed heating and plumbing contractors obtain permits and inspections issued by the City of Kent Building Department.

In order to qualify for the program, you must:

- 1) own and occupy your single-family home;
- 2) meet low-to-moderate income guidelines, and
- 3) complete the application and provide all required documentation.

Elderly applicants, disabled applicants, and families with minor children are given priority. The program is designed to offer a one-time service.

To obtain additional information please contact Kailyn Cyrus, the City's Zoning and Grants Coordinator, at 330-678-8108 or Kailyn.Cyrus@kentohio.gov or the Community Action Council of Portage County (CAC) by telephone at 330-297-1456, or visit CAC's website at <https://www.cacportage.net/>.



Renewable Energy and Battery Storage Are Booming - Plus Local Issue Info
By The Kent Environmental Council

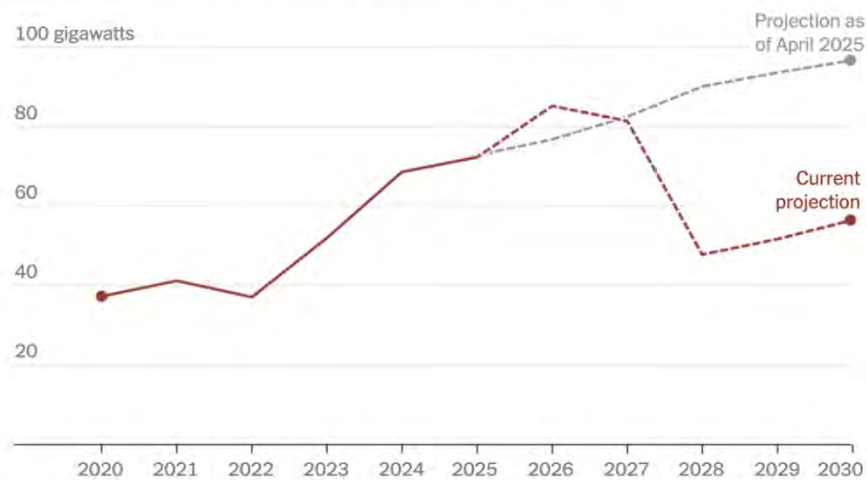
The federal administration will be presiding over a renewable energy boom in the next couple of years. In 2025, solar and wind outpaced coal as the leading source of electricity, accounting for 85% of new power added to the grid in the first nine months.

Companies are expediting the installation of solar panels, wind turbines and batteries before the credits expire or become harder to claim. Major wind and solar projects must be under construction by July 2026 to be eligible for federal tax credits. Battery installations have longer to get started. To hit deadlines, many developers have ordered the transformers, solar panels and other equipment much sooner than they normally would. Only relatively big companies can spend so much money up front. Some of these larger companies may buy up some smaller projects whose backers are strapped for cash. One California company bought \$25 million worth of solar panels it did not need. They are storing them in a rented warehouse. There are so many projects in the pipeline that experts are predicting the boom to last through 2027.

That so many renewable energy projects are poised to be built reflects just how much momentum the renewable sector has -- not just because of subsidies, but also because of tremendous demand for energy. Solar and batteries are much easier than natural gas or nuclear power to install, and are cheaper, while the cost of building gas power plants has soared. This year renewable and batteries will make up about 93% of new capacity added to the U.S. grid.



New U.S. renewable energy and battery capacity



Note: Data includes solar, wind and battery storage projects. Source: BloombergNEF By The New York Times

Source: <https://www.nytimes.com/2025/10/14/business/energy-environment/trump-renewable-energy-batteries.html>

Yes, current policies will likely adversely affect growth here in the U.S. because the One, Big, Beautiful Bill Act (passed in July of 2025) makes changes to energy policies, so greenhouse gas emissions will fall at a much lower rate than previously projected. The International Energy Agency recently almost halved its expectations of how much solar and wind energy capacity the U.S. will add over the next 5 years. Most of that effect will be felt beginning in 2028, the last full year of Trump's presidency. The loss of renewable energy tax credits is likely to raise energy bills because it can take years to build alternatives like gas or nuclear power plants.

Despite this, individuals as well as companies are starting to recognize the cost savings of moving to sustainable future. Companies are including the cost of preparing for that future in their short-term, mid-term and long-term planning. Many investors are demanding such planning. Renewables also provide homegrown jobs, energy independence, and less risk from volatile global energy prices.

The use of artificial intelligence is on the rise, so much so that 'The Architects of AI' were named the 'Person of The Year' by Time Magazine in its year-end issue. AI is very energy intensive, necessitating savings wherever possible. Forty-five percent of the world's data centers are currently located in the U.S. A typical AI data center uses as much power as 100,000 homes and by 2030 AI data centers could consume 8% of all U.S. electricity. To power these centers, energy providers will need to invest in new sources of power, cooling solutions and infrastructure. And cheaper renewables will be a big part of the mix.

Skyrocketing demand is shaking up the political calculus and will also help push the clean energy momentum this year by streamlining permitting and the process of connecting to the grid as well as by reducing costs for things like permitting and fees.

As people demand affordable, reliable energy, pushing specific energy technologies on ideological grounds is unsustainable. While an energy strategy with a diverse mix of sources is the way forward as demand grows, many believe that market forces will continue to ensure that most new electricity is renewable. This also provides optimism for decreased emissions to help our climate. Also positive is that global renewable capacity is set to rise by 11% in 2025, which puts the global goal to triple renewables by 2030 within reach.

Local Solar Growth – A Current Issue: Portage County Commissioners are currently evaluating a proposal to restrict large solar installations on farmland in all townships. More information can be found in the recent Portager article referenced in the Sources section below should you wish to learn more about the issue. Should you wish to provide your perspective on the issue to the county commissioners, their contact information is as follows:

Phone for all three is 330-292-3600 from 8:00 am until 4:30 pm, or

Emails:

- Mike Tinlin. President, mtinlin@portageco.com
- Sabrina Christian-Bennett-Vice President, schristianbennett@portageco.com
- Jill Crawford, jcrawford@portageco.com

Sources:

1. The New York Times: Renewable Energy Is Booming Despite Trump's Efforts to Slow It, <https://www.nytimes.com/2025/10/14/business/energy-environment/trump-renewable-energy-batteries.html>
2. Fortune: Solar power and battery storage are booming despite Trump policy whiplash as clean energy meets soaring data center demand, <https://fortune.com/2025/12/21/solar-power-battery-storage-trump-policy-clean-energy-data-center-demand/>
3. Time: The Clean Energy Boom You Missed This Year, <https://time.com/7339625/clean-energy-boom-2025/>

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4. Time: The Global Axis of Climate Leadership Has Shifted, <https://time.com/7301792/big-beautiful-bill-trump-global-climate-action/>
5. Time: The Architects of AI are the Person of the Year, <https://time.com/7339685/person-of-the-year-2025-ai-architects/>
6. The Portager: Commissioners considering banning large wind and solar in county's townships, <https://theportager.com/commissioners-considering-banning-large-wind-and-solar-in-county-s-townships>



FLASHES
RECYCLE
ELECTRONICS

FREE OPEN TO CAMPUS + COMMUNITY

Electronics Drive

MARCH 4, 11, 18 & 25 • 7:30AM - 3:00PM

KSU SURPLUS STORE PARKING LOT
475 Terrace Drive

tinyurl.com/KSUElectronics
powered by University Facilities Management & Office of Sustainability

  Office of Sustainability

E-Cycle Drive 2026

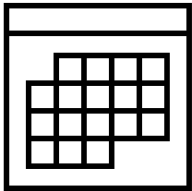
Kent State University Hosts Free Electronics Recycling Event: March 4, 11, 18, and 25

The 2026 E-Cycle Drive at Kent State University is open to students, faculty, staff and the community of Kent. Electronics recycling will be open March 4, 11, 18, 25 from 7:30 a.m. – 3:00 p.m. in the Kent State University Surplus Store parking lot at 475 Terrace Drive. Members of both the campus and city of Kent community can recycle used electronics through [Dynamic Lifecycle Innovations](#) an [R2v3](#) and [E-Stewards](#) certified company, where materials are handled in an environmentally and socially responsible way.

Materials permitted at E-Cycle Drive include: flat screen TVs, personal computers, laptop computers, servers and storage devices, monitors (LCD), iPads and tablets, flat screen TVs docking stations, floppy drives, DVD/CD burners, VCRs, circuit boards, scanners, copiers, printers, cables, wires, extension cords, digital cameras, cellular phones, string lights, DVD players, game consoles, network and telecom equipment and small kitchen appliances. Items that are NOT ACCEPTED include: kitchen appliances larger than a microwave are not acceptable (*Microwaves are accepted*), CRT Monitors, CRT TV's, Projection TV's, Copiers, Medical Equipment, Lab Equipment, Freon Containing Devices, Toner/Ink Cartridges.

Large drop offs by local businesses are accepted but must be scheduled in advance. Call 330-672-8704. For a complete list of accepted items and more information about E-Cycle Drive visit: tinyurl.com/KSUElectronics

E-Cycle Drive is hosted by Kent State University's University Facilities Management and the Office of Sustainability. The public electronics recycling drop-off event contributes to Kent State University's standings in the Campus Race to Zero Waste competition. This is the 17th year Kent State is competing in Campus Race to Zero Waste. For more information visit: www.kent.edu/sustainability.



CALENDAR & ITEMS OF INTEREST

Supporting our local businesses and organizations is a key component of Sustainability! Check out the City's Culture & Community section of the website (www.kentohio.gov/culture-community/) for more details about the following:

- **Haymaker Farmers' Market**
 - Open year-round, every Saturday morning in Kent: Held **outdoors** in downtown Kent on Franklin Ave. from April through November, 9am to 1pm, and **indoors** at the United Methodist Church (1435 E. Main St., Kent in the UMC Pierson Hall) from December through March, 10am to 1pm. Visit www.haymakermarket.com for full details.
- **Main Street Kent**
 - A non-profit organization that focuses on the promotion, beautification, and revitalization of downtown Kent. The City of Kent, Kent State University, local businesses, and community members support Main Street Kent. Check out their full calendar of events here: www.mainstreetkent.org/events/full-calendar/.
- **Kent In Good Company Podcast**
 - Hosted by Kent resident and small business owner, Katy Thomas, head to the Main Street Kent website at the following link to listen and learn more about Kent's local businesses: <https://mainstreetkent.org/discover/in-good-company/>.
- **The Kent Area Chamber of Commerce**
 - Visit www.kentbiz.com/events/eventcalendar for a full listing of Chamber and Community events.
- **Kent Historical Society & Museum**
 - Learn more about our community at Kent's primary history resource and reference center! Visit www.kentohiohistory.org for organization details and events.

- **Kent Parks and Recreation**

- Offers a variety of locations, programs, and events for individuals and families to enjoy. They provide quality recreation and entertainment for the community through parks, sports, fitness, education and cultural arts. Visit their full program and event offerings at:
www.kentohio.gov/culture-community/kent-parks-and-recreation/

- **Main Street Kent's Snow Day – 1/24/2026**

- Join Main Street Kent for the third annual, family-friendly Snow Day complete with live music, fire pits, free s'mores (while supplies last), an ice carving demo and display, free crafts with Kent Parks & Recreation, Kent Jaycees and Portage Parks, winter Olympic Games with Kent State University, and tons of activities and specials at local businesses! The event will run from Noon to 6pm on January 24, 2026. Full details at: [Snow Day! – Main Street Kent](#)

- **Kent Beatlefest – 2/20/2026**

- Come together for the 12th Annual, free, Kent Beatlefest in downtown Kent on Friday, February 20, 2026. Full event details are available at kentbeatlefest.com