

**KENT PLANNING COMMISSION
BUSINESS MEETING
NOVEMBER 18, 2025**

MEMBERS PRESENT: Amanda Edwards
Derek Salustro
Ken Crookston
Earl Clausson

STAFF PRESENT: Bridget Susel, Community Development Director
Tim Sahr, Development Engineer

I. Call to Order

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

II. Roll Call:

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

MOTION: *Mr. Clausson moved to excuse Naser Matar from the November 18, 2025 meeting. Mr. Crookston seconded the motion. The motion carried 4-0.*

III. Reading of Preamble

Ms. Edwards read the Preamble, which describes the purpose and procedures of the Planning Commission as well as the applicant's right to an appeal.

IV. Administration of Oath

Ms. Susel instructed those members of the audience wishing to be heard on the case to be presented at this meeting to raise their right hand. Ms. Susel administered the Oath, "Do you solemnly swear or affirm that the testimony that you are about to give is the truth, the whole truth, and nothing but the truth, if yes, please say "I do." The participants responded, "I do."

V. Correspondence

None.

VI. New Business

A. PC25-013 ED KINTZ
 1000 MOGADORE RD

The applicant is seeking a Comprehensive Sign Plan approval for an existing building at 1000 Mogadore Rd. This property is located within the I:Industrial Zoning District.

Mr. Sahr presented the project as submitted and presented the staff report to the Commission. He stated that the site is located in the I: Industrial District. He stated that the site is accessed from Mogadore Road and is bordered by commercial uses to the north, south, and east and the Cuyahoga River to the west. He stated that the applicable code sections pertaining to this case are 1103.22, 1109.11, and 1111.02 of the Kent Codified Ordinances. He stated that the applicant is seeking a Comprehensive Sign Plan approval to accommodate the variety of tenants on the property. He stated that staff finds that the request for the approval for the Comprehensive Sign plan, as presented, to be in accordance with the applicable referenced code sections.

Ed Kintz, owner, 3225 Congress Lake Rd., Mogadore, OH stated that they are seeking a Comprehensive Sign Plan because they have multiple tenants.

Public Comment

None

Planning Commission Discussion

Mr. Salustro questioned the distance provided on the site plan for the location of the monument sign stating that when he visited the site, the proposed location for the monument sign seems closer to Mogadore Road than the allowed minimum setback of 10 feet from the road based on the site plan provided by the applicant.

Mr. Sahr stated that the setback is from the right-of-way line and while he agrees that the current grass section isn't a full 20-foot depth, there is a level at which the City needs to trust what the designer has provided. He added that he could attempt to determine where the right-of-way lines are but he believes that the intent and what they are approving is that the sign will be 10 feet from the right-of-way line. He added that when the sign is about to be installed, staff can ensure that the sign is erected in the correct location.

Ms. Susel reminded the Commissioners that the right of way may not always align with the grass area and stated that staff will need to see a survey to verify where the right of way line is located. She stated that there have been other properties in the industrial district that have had their right-of-way lines actually located in the street. She suggested that they include a condition that states that staff will verify and affirm that the actual installation is 10 feet back from the right-of-way/parcel line pursuant to the regulations.

Mr. Crookston asked for clarification of the vinyl sign material.

Ms. Susel stated that the signs on the building are existing. Ms. Susel stated that vinyl is an approved sign material.

Mr. Crookston noted that Sign #3 is actually located above the door and not on the door as presented in the drawings.

Mr. Kintz stated that they would like to leave the sign where it is and not move it onto the door so a correction needs to be noted on the submitted proposed Comprehensive Sign Plan.

MOTION: *In the case of PC25-013, Ed Kintz, 1000 Mogadore Rd., Mr. Salustro moved that the Planning Commission approve the Comprehensive Sign Plan with the following conditions:*

- 1. Technical Plan Review.***

2. Confirming the setback of the monument sign to the property line is a minimum of 10 feet.

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

**B. PC25-014 BLACKTAIL EVENTS
124 S. WATER ST.**

The applicant is seeking a Conditional Zoning Use Certificate for a Mixed Use for an existing building located at 124 S. Water St. This property is located within the C-D: Commercial Downtown Zoning District and the Overlay District.

Mr. Sahr presented the project as submitted and presented the staff report to the Commission. He stated that the site is located in the C-D: Commercial Downtown District. He stated that the site is accessed from S. Water St. and Franklin Ave. and is bordered by commercial uses on all sides. He stated that the applicable sections for this case are 1103.18, 1104, 1107.09, and 1111.02. He explained the proposed layout of the building as: 1. the first floor of the west elevation, fronting on Franklin Avenue is the restaurant "Taco Tonto's" with no proposed changes; 2. the first floor of the east elevation fronting on S. Water Street is a proposed new event space to be called "Blacktail Events;" and 3. the second floor contains two existing residential apartments with no proposed changes. He stated that the owner is pursuing the "Mixed Use" designation to identify all existing and new uses in order to bring the property into compliance with the current Zoning Code. Mr. Sahr stated that the applicant has provided a parking plan for review that identifies available on-street parking as the available parking. Projects located in the C-D District do not need to provide for on-site parking. He stated that the applicant plans to add a refuse bin storage enclosure as detailed in the plans. He stated that no changes to the site, landscaping, or exterior lighting are planned as part of the request. He stated that at this time the applicant is not requesting a sign review. He stated that the project is in the Overlay District and the changes to the east façade of the building have been reviewed and found compliant with Section 1104 and the 2023 Design Guideline Recommendations. He stated that no variances have been requested as part of this submittal. He concluded that staff finds the request for approval of a Conditional Use Permit, as presented, to be in accordance with the applicable sections of the City of Kent Zoning Code.

Ms. Susel stated that if approval is granted, a condition requiring the issuance of a license to occupy the right of way will be needed.

Bridget Tipton, 458 W. Main St., Architect, stated that they have an amendment to the proposed project application. She stated that a condenser will need to be located where the trash enclosure is proposed so they do not want to building the enclosure. She stated that the enclosure will no longer work in that location. She stated that they are seeking the mixed use to reflect the way the building has been used for many years. She stated that the building hasn't been renovated since the mixed use was added as a land use in the Zoning Code.

Mr. Clausson questioned if the application was specifically for Blacktail Events.

Ms. Susel responded that the mixed use designation was included in the Zoning Code in 2021 and this request for a conditionally permitted "mixed use" approval brings the property into compliance and records an accurate report of the types of uses in the building. She explained that the businesses can change at any time in the future, however if the use changes from the approved mix uses, Planning Commission approval is required again. She stated that two of the building uses exist, but the banquet facility is a new use.

Mr. Clauson questioned if there is a parking management plan.

Ms. Susel stated that they do have a parking management plan, which is basically the use of on-street parking in and around the area and also the same plan as other downtown projects.

Mr. Crookston stated that the plans refer to an occupancy of 80 people and questioned the impact on the parking plan.

Ms. Susel stated that the downtown area parking plan has always been the on-street parking and other existing available parking lots. She stated that the number of people that will utilize the space at one time is unpredictable as well.

Mr. Crookston stated that he is disappointed about the removal of the trash enclosure.

Ms. Tipton stated that the previous use and the proposed use are both A-2, which could allow a maximum occupancy of 99 people for the entire first floor including Taco Tantos.

Ms. Susel questioned what will be included in the license to occupy for the alley.

Ms. Tipton stated that the license to occupy is for the existing stairs to the second floor residences and the condenser.

Public Comment

None

Planning Commission Discussion

Ms. Edwards stated that she is also disappointed that the trash enclosure needs to be removed as well but understands that it is a bigger issue than one property. She feels that it is a great project.

MOTION: *In the case of PC25-014, Blacktail Events, 124 S. Water St., Mr. Salustro moved that the Planning Commission approve the Conditional Zoning Use Certificate for a Mixed Use with the following conditions:*

- 1. Technical Plan Review.*
- 2. Issuance of a License to Occupy for identified work to be located in the right of way.*
- 3. Acknowledging that the trash enclosure as presented is no longer part of the project.*

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

VII. Meeting Minutes

A voting quorum for the July 15, 2025 Meeting Minutes was not present. The minutes will be reviewed at a future meeting.

MOTION: *Mr. Salustro moved to approve the August 19, 2025 Meeting Minutes as presented.*

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

VIII. Other Business

None

IX. Adjournment

MOTION: *Mr. Clausson moved to adjourn. The motion was seconded by Mr. Salustro. The motion carried 4-0. The meeting adjourned at 7:36 p.m.*