



City Council Public Hearing Minutes

The City of Kent, Ohio
Wednesday, June 2, 2021

At 6:55 p.m., Mayor Jerry T. Fiala called the **Public Hearing to order to allow for public comment on a proposed zoning map amendment of parcel #17-031-21-00-001-000 (107 Lake Street) from 1155 I: Industrial to 1146 C-D: Commercial-Downtown** to order. Roll call was taken.

PRESENT: Mr. Jack Amrhein; Mr. Michael DeLeone; Mr. John Kuhar; Ms. Gwen Rosenberg; Ms. Heidi Shaffer Bish; Mr. Roger Sidoti; Mr. Robin Turner; Ms. Tracy Wallach

ALSO PRESENT: Mr. Jerry T. Fiala, Mayor and President of Council; Mr. Dave Ruller, City Manager; Ms. Hope Jones, Law Director; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Administration Director; Mr. Jim Bowling, City Engineer; Ms. Rhonda Hall, Budget and Finance Director; Mr. Gary Bishop, IT Manager; Mr. John Tosko, Fire Chief; Mr. Nick Shearer, Chief of Police; Ms. Angela Manley, Parks and Recreation Director; and Ms. Amy Wilkens, Clerk of Council

ABSENT: Mr. Garret Ferrara

MOTION to excuse Mr. Garret Ferrara from the hearing made by Mr. Amrhein **SECONDED** by Mr. DeLeone and **CARRIED** with a voice vote of 8-0.

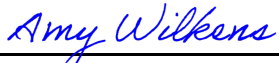
Ms. Susel started by stating in accordance with 1111.05 of the Kent Zoning Code, the public hearing is being held to allow for public comment on a proposed zoning map amendment to parcel #17-031-21-00-001-000 (107 Lake Street) from 1155 I: Industrial to 1146 C-D: Commercial-Downtown. This item will be discussed during the committee meeting this evening.

Mayor Fiala asked for comments from the audience.

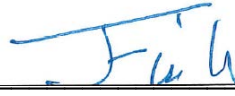
Mr. Don Schjeldahl is the owner of the brewery and owner of the parcel in question. He thanked Ms. Bridget Susel for all of her hard work and feels all of the development on North Water Street is pushing the Downtown District north. The intersection of Crain, Lake Street, Water Street and Fairchild is poised to become a new center of activity. The brewery has been open since November of 2020 and is doing very well, seeing acceptance in the neighborhood which is exactly what was anticipated. The rezoning will allow them to expand services to include on site food preparation and expanded retail sales. It will better serve the community and rejuvenate the area. He appreciates consideration of this rezoning.

There were no further members of the public signed in to speak.

Hearing no further business, Mayor Fiala adjourned the Public Hearing at 7:04 p.m.



Amy Wilkens
Clerk of Council



Jerry T. Fiala
Mayor and President of Council



Committee of the Whole Meeting Minutes

The City of Kent, Ohio
Wednesday, June 2, 2021

Due to the COVID-19 pandemic, this meeting was held virtually using the Zoom platform and was live streamed on the City of Kent YouTube Channel.

Mayor Fiala called the Committee of the Whole of Kent City Council to order at 7:04 p.m.

PRESENT: Mr. Jack Amrhein; Mr. Michael DeLeone; Mr. John Kuhar; Ms. Gwen Rosenberg; Ms. Heidi Shaffer Bish; Mr. Roger Sidoti; Mr. Robin Turner; Ms. Tracy Wallach

ALSO PRESENT: Mr. Jerry T. Fiala, Mayor and President of Council; Mr. Dave Ruller, City Manager; Ms. Hope Jones, Law Director; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Administration Director; Mr. Jim Bowling, City Engineer; Ms. Rhonda Hall, Budget and Finance Director; Mr. Gary Bishop, IT Manager; Mr. John Tosko, Fire Chief; Mr. Nick Shearer, Chief of Police; Ms. Angela Manley, Parks and Recreation Director; and Ms. Amy Wilkens, Clerk of Council.

ABSENT: Mr. Garret Ferrara

There was one (1) item on the Agenda.

1. Board and Commission Applications

Mayor Fiala introduced the first item on the agenda, the review of applications for Boards and Commissions and asked Clerk Wilkens to review the list of candidates.

Clerk Wilkens ran through the list of vacancies for the Boards, Commissions and Committee that were advertised. There is one vacancy each on the Board of Zoning Appeals, the Civil Service Commission, the Design and Preservation Committee, Loan Review Board and PARTA Board. There was only one applicant, Karen Beck, who is applying for a second term on the PARTA Board. There are two vacancies on the Storm Water Review Board and no applicants.

The Salary Review Committee has been advertised and posted. There have been five applicants; Jeff Roeger, Tom Pascarello, Benjamin Tipton, Marie Schnee and Don Schnee.

Ms. Heidi Shaffer said she has someone she recommended to apply and is happy to see the deadline is until June 9th as she will reach out to her to see if she has applied.

Mr. Kuhar asked if Tom Pacarello resides in Kent. Clerk Wilkens confirmed he lives on River Trail Drive.

Ms. Wallach asked if the applicants will be coming in front of Council to be interviewed.

Mayor Fiala said that has been altered due to COVID 19 but hopefully when we get back to in person meetings we can go back to doing this.

Seeing no further business or questions for this committee, it adjourned at 7:08 p.m.



Amy Wilkens
Clerk of Council

ACTION RECOMMENDED:

1) N/A



Community Development Meeting Minutes
The City of Kent, Ohio
Wednesday, June 2, 2021

Due to the COVID-19 pandemic, this meeting was held virtually using the Zoom platform and was live streamed on the City of Kent YouTube Channel.

Chair Kuhar called the Community Development Committee of Kent City Council to order at 7:08 p.m.

PRESENT: Mr. Jack Amrhein; Mr. Michael DeLeone; Mr. John Kuhar; Ms. Gwen Rosenberg; Ms. Heidi Shaffer Bish; Mr. Roger Sidoti; Mr. Robin Turner; Ms. Tracy Wallach

ALSO PRESENT: Mr. Jerry T. Fiala, Mayor and President of Council; Mr. Dave Ruller, City Manager; Ms. Hope Jones, Law Director; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Administration Director; Mr. Jim Bowling, City Engineer; Ms. Rhonda Hall, Budget and Finance Director; Mr. Gary Bishop, IT Manager; Mr. John Tosko, Fire Chief; Mr. Nick Shearer, Chief of Police; Ms. Angela Manley, Parks and Recreation Director; and Ms. Amy Wilkens, Clerk of Council.

ABSENT: Mr. Garret Ferrara

There was one (1) item on the Agenda.

1. Installation of the South End Neighborhood Monument Sign in ROW

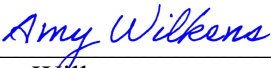
Chair Kuhar introduced Ms. Bridget Susel to talk about the South End Neighborhood Monument sign project. A group in the area has been working to collect donations to make a larger, more present sign that designates the South End area. Smaller signs were posted on polls in and around three locations on the boundary of the historic South End. Ms. Doria Daniels started this effort and with Mr. Howard Boyle's support they collected enough money to have three monument signs installed. These signs do comply with the City's zoning code sign requirements. There will be flower beds around them that will be maintained by the residents. Two of the three signs will be on City property and will be the City's responsibility if for some reason they are not maintained by the residents. The donations were collected by the Portage Foundation but the limits on the Foundation do not allow them to distribute money directly to individuals, so they reached out to the City to act as the fiscal agent, accepting the donation on behalf of the group in order to pay Advanced Display for the design and installation of the three monument signs. Ms. Susel is asking Council to accept the donation from the Portage Foundation to move forward with sign installation before the neighborhood's planned picnic.

There were no questions from City Council members and no questions from the public.

MOTION TO APPROVE THE CITY AS A FINANCIAL AGENT made by Ms. Wallach
SECONDED by Ms. Rosenberg and **CARRIED** by a voice vote of 8-0.

Mayor Fiala encouraged all in attendance to visit the community gardens on Walnut Street.

Seeing no further business, the Community Development Committee Meeting adjourned at 7:11 p.m.



Amy Wilkens
Clerk of Council

ACTION RECOMMENDED:

- 1) Authorize the acceptance of the sign donation, and installation of the sign in the City Right of Way, as presented with the emergency clause.



Health and Safety Committee Meeting Minutes

The City of Kent, Ohio
Wednesday, June 2, 2021

Due to the COVID-19 pandemic, this meeting was held virtually using the Zoom platform and was live streamed on the City of Kent YouTube Channel.

Mr. Amrhein called the Health and Safety Committee Meeting of Kent City Council to order at 7:12 p.m.

PRESENT: Mr. Jack Amrhein; Mr. Michael DeLeone; Mr. John Kuhar; Ms. Gwen Rosenberg; Ms. Heidi Shaffer Bish; Mr. Roger Sidoti; Mr. Robin Turner; Ms. Tracy Wallach

ALSO PRESENT: Mr. Jerry T. Fiala, Mayor and President of Council; Mr. Dave Ruller, City Manager; Ms. Hope Jones, Law Director; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Administration Director; Mr. Jim Bowling, City Engineer; Ms. Rhonda Hall, Budget and Finance Director; Mr. Gary Bishop, IT Manager; Mr. John Tosko, Fire Chief; Mr. Nick Shearer, Chief of Police; Ms. Angela Manley, Parks and Recreation Director; and Ms. Amy Wilkens, Clerk of Council.

ABSENT: Mr. Garret Ferrara

There was one (1) item on the Agenda.

1. Mask Mandate and Public Gatherings

Mr. Amrhein started the meeting and commented he did not see Joan Seidel on the Zoom Meeting. Mr. Dave Ruller said that Ms. Seidel is taking a well-deserved vacation and that Ms. Hope Jones will be leading the discussion this evening.

Ms. Hope Jones started by stating that June 2, 2021 is the first day the State of Ohio is unmasked and mass gatherings are no longer limited to just ten people. The Unified Command Team of Kent discussed this and agreed it is time to repeal its mask and mass gathering ordinances. She added if Council agrees and they send out of Committee, there will be a Special Council Meeting tonight so the two ordinances can be rescinded.

Ms. Wallach asked if this would be for indoor areas, including City buildings.

Ms. Jones, said masks will not be required to be worn inside City buildings. Last year, Mr. Ruller put in place several Executive Orders that included temperature taking, masking, public in buildings, etc. Yesterday, Mr. Ruller signed a directive under this Executive Order, lifting all the directives regarding COVID and what is expected in City buildings. She added the ordinances do, however, still recognize there may be businesses that may still want to take certain actions to protect their customers. Businesses can do as they please.

Mr. Kuhar asked if the burning ban is over. Chief Tosko agreed it would be as it was part of the original directive.

Ms. Shaffer Bish asked if this applies to bars and restaurants and if their employees and customers no longer have to mask and can walk around. Ms. Jones said it would take us back to pre- COVID life.

Mr. Ruller clarified that a business can choose on their own to ask customers and/or employees to wear a mask. In City buildings, all plexiglass partitions will remain in place and we still will have sanitation and ionization efforts in place, and if someone wants to wear a mask, they are free to do so. He wants to go on record to say there should be no “mask shaming” and if someone wants to wear a mask, that is fine. Each department can decide if it’s important in the delivery of its services to have some protection in place, such as the Fire Department.

Mr. Kuhar asked if ambulances and Health Care facilities are still wearing masks. Ms. Hope Jones confirmed this. She added now that the buildings have been opened up, signage will say if you are vaccinated you are not required to wear a mask and if you are unvaccinated, we request you wear a mask. There is no enforcement to this but hope the better side of people prevail. Chief Tosko added surgical masks will be worn to all calls and any call that requires intervention, a N95 mask will be worn, along with goggles and gowns.

Mayor Fiala asked if the ordinance covers PARTA and mass transportation. Ms. Jones said she believes because they are mass transit, they will have to follow the Ohio Department of Health’s guidelines.

MOTION TO APPROVE RESCINDING THE MASK AND MASS GATHERING ORDINANCES made by Mr. Kuhar, **SECONDED** by Mr. Sidoti and **CARRIED** with a voice vote of 7-0-1, with Ms. Wallach voting “NO”.

Ms. Wallach said she would feel more comfortable leaving the mask ordinance in place until the end of July, as the virus is still prevalent.

Ms. Shaffer Bish said right now there is confusion in the community but thinks businesses are looking to Council for guidance. Because of the Governor’s position, some people may think that the pandemic is over. She said this is a house keeping item at this point to repeal our own masking and social distancing ordinances. She has been out in the public and has seen some masked and some not. Her work place has lifted it and they are pretty conservative. Her only concern is the ‘what if’ things picked up and if we would have a way to help people feel safer, which we could look to the CDC or State of Ohio for leadership.

Ms. Wallach added she wanted to be more specific, she wants to continue masking inside government facilities. Businesses can do what they want to do.

Seeing no further business or questions for this committee, it adjourned at 7:22 p.m.

Amy Wilkens

Amy Wilkens
Clerk of Council

ACTION RECOMMENDED:

- 1) Rescind the public masking and mass gathering restrictions previously passed by Kent City Council.**



Land Use Committee Meeting Minutes
The City of Kent, Ohio
Wednesday, June 2, 2021

Due to the COVID-19 pandemic, this meeting was held virtually using the Zoom platform and was live streamed on the City of Kent YouTube Channel.

Vice-Chair Shaffer Bish called the Land Use Committee of Kent City Council to order at 7:23 p.m.

PRESENT: Mr. Jack Amrhein; Mr. Michael DeLeone; Mr. John Kuhar; Ms. Gwen Rosenberg; Ms. Heidi Shaffer Bish; Mr. Roger Sidoti; Mr. Robin Turner; Ms. Tracy Wallach

ALSO PRESENT: Mr. Jerry T. Fiala, Mayor and President of Council; Mr. Dave Ruller, City Manager; Ms. Hope Jones, Law Director; Mr. Eric Fink, Assistant Law Director; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Administration Director; Mr. Jim Bowling, City Engineer; Ms. Rhonda Hall, Budget and Finance Director; Mr. Gary Bishop, IT Manager; Mr. John Tosko, Fire Chief; Mr. Nick Shearer, Chief of Police; Ms. Angela Manley, Parks and Recreation Director; and Ms. Amy Wilkens, Clerk of Council.

ABSENT: Mr. Garret Ferrara

There were two (2) items on the Agenda.

1. Zoning on Lake Street

Ms. Bridget Susel referred to the topic presented at the Public Hearing of the request a map amendment to allow for a change in the parcel at 107 Lake Street from an Industrial classification to Commercial Downtown (CD). The parcel would be extending that district one more parcel north. Four members present during the Planning Commission meeting and three members voted in favor of the recommendation, with one abstention. She went on to explain beer production is allowed as an industrial use, however they are not allowed to have a restaurant. In order to make any future modifications to allow for either food or retail sales, the zoning classification would need to be changed.

Mr. Kuhar asked Ms. Susel if this would be considered spot zoning. She said it would not, that the criteria for amendment are laid out in Chapter 1111 of the Zoning Code. It is changing from Industrial to Commercial Downtown.

Mr. Kuhar asked what the car sales and body shop was considered. Ms. Susel said it was not sales but body work, so they did heavy automotive restoration work, zoned industrial. Mr. Kuhar said it used to be Commercial, selling Hudsons and Ramblers.

Mr. Kuhar asked if production is allowed in a commercial zone. Ms. Susel said it is, but there are limits. Under the new proposed Zoning Code, microbreweries have been added, as many produce beer for outside sales. In order to make it mixed use, there needs to be a classification to include the same classification used for a restaurant. An example would be the Bell Tower Brewery which has a microbrewery component, but the restaurant is the primary use. With this map amendment, the microbrewery would be considered a non-conforming use, which was allowed pre-zoning. When it would change to accommodate a restaurant, the restaurant would be equal to or greater than the beer production. This would be looked at in the Technical Plan review when the change is made to incorporate either retail or a restaurant. It would become a mixed used facility in order to allow these types of models. She said this is a map amendment, so this zoning district will stick with the parcel, not with the business, but it allows for the business to adjust whether it is a mixed-use classification or a restaurant, depending on how they would reconfigure the building and after meeting with Community Development staff.

Mr. Sidoti asked for clarification if this parcel is continuant with the current downtown zoning. Ms. Susel said that is correct and that it would extend it one more parcel north. She assured Council this is not spot zoning, as this would not have gotten to the Planning Condition stage.

Ms. Shaffer Bish asked if there were any members of the public wishing to speak.

Mr. Don Schjeldahl of 122 N. Mantua, Kent, Ohio, who is the owner of North Water Brewery, said he appreciates all of the help from Ms. Susel and the Community Development Department, helping them through this zoning change. They now have the ability to expand their services to include more retail and a restaurant. This will help revitalize this part of the community.

MOTION TO AUTHORIZE THE PROPOSED ZONING CODE CHANGE FROM INDUSTRIAL TO COMMERCIAL DOWNTOWN, WITH THE EMERGENCY CLAUSE made by Mr. Sidoti **SECONDED** by Mr. Kuhar and **CARRIED** by a voice vote of 7-0-1, with Mr. DeLeone abstaining.

2. Proposed Zoning Code Updates

Ms. Susel referenced the March 17th discussion and the two items Council requested staff review and bring back additional options for proposed language changes. During the review, staff noted they did not include a land use “Assisted Living Facility”, which was referenced in the City Manager Communication.

She began by referencing the solar energy request in regards to the ground mounted solar energy systems. Ms. Susel looked at specifications, a change needed to be made to allow for this use. The maximum tilt height for ground mounted systems language was changed to allow the height in a commercial zoning district up to thirty-five feet and up to twenty feet in a residential zoning district, or the height of the screening, whichever is less.

The Assisted Living Zoning changes were missed by staff and were made aware of this when they received a call from a developer regarding an assisted living facility. It was under the definition of group home and nursing home, which is outdated terminology. She said she could answer any questions to this change in terminology.

She also referenced changes to duties under the Architectural Review Board because of inquiries from Council and the public. Staff drafted changes to this section (**Attachment #1**). Items “NEW” are labeled items B and C- accepting or exempting public art from their authority will be discussed tonight. The ARB met yesterday and discussed this topic as well. During the discussions, members reflected consensus that the board does believe another board with more experience in fine arts would be better suited to review and issue decisions on the look and styling of art on private building and spaces. The ARB has a concern of the placement of art not occur on the front façade of a building, particularly a building that has a unique, historic or architectural characteristic. The suggestion was made to use a separate board, but they are not interested in creating a new City board. Main Street Kent (MSK) has a public art advisory board comprised of artists, educators, art organization leaders, architects, local historians and graphic designers, so the plan would be to use the MSK public art advisory board. They would submit their vote to the City for verification against the zoning code, and they would then issue a public art permit that would be part of that companies file so the work can go forward.

Mr. Kuhar asked for clarification on the use of the word façade. Ms. Susel said she was referencing the front of the building. He asked if this is in the Downtown Historic District. She replied it would include any public art and did not specify any district. He asked if it is already on the front of the building, its grandfathered in. She said yes, it is existing. The wall murals that are downtown currently have all been reviewed and issued a Certificate of Appropriateness (COA) from the ARB.

Ms. Wallach asked about signs on businesses and if they have to go through ARB. Ms. Susel said signs are not part of public art. Once a logo is placed on something it becomes a sign and becomes subject to the sign regulations and is subject to review of the ARB.

Mr. Sidoti asked if the recommendation being made is for the Arts Board from Main Street Kent to serve as the art board. He asked if this could be put in writing that will fit in the zoning code. This would help the average person reading this understand how the process works. Ms. Susel said they looked at adding this language and looked at section 1106 and creating a subsection specifically to public art where this would be specified and list the criteria, no sign, no obscene and no front façade.

Mr. Sidoti asked if there would be something under the ARB that would reference this change. Ms. Susel said this would be codified in the zoning code as procedure and the Architecture Review Board will be informed in writing as well. She indicated the ARB is comfortable and agreeable to these changes. Mr. Sidoti asked if Council would have control over this board, if there was a conflict. She said currently the ARB handles appeals or it can be moved to appeal with Council. Mr. Sidoti said the goal should be to make it easy to follow, and this throws a ‘monkey wrench’ into the process and would want it simplified. Ms. Susel explained this board through MSK has

been working as such for years ad hoc as the conduit and funneling projects through the City process. This would make them the official final review.

Mr. Amrhein asked for clarification of Council making final decisions on art on buildings. Mr. Sidoti said things have ended up with Council if there is a conflict and sometimes have to make decisions. He wants to make sure the process is clear to avoid these situations of having to decide what is or isn't good art. He said citizens are confused as to how these decisions are made and he is not sure if the zoning code is the place but that it needs to be very clear. Ms. Susel said having it listed as an exception should help with clarification and reference to a hyperlink which would be linked back to Section 1106.

Mr. Kuhar asked if this regulation would have any constitutional issues under freedom of expression. Mr. Eric Fink said this is still considered a zoning issue because zoning regulations are allowed to regulate this, so it does not raise a Constitutional question.

Ms. Susel said the second issue in regards to the ARB is the exterior color exception. This item was discussed with the ARB is not supported by its members. She summarized their thoughts by stating that any appropriate review of a building's exterior cannot happen if the color of the exterior is not a part of the aesthetic consideration. They do not think it can be separated. Ms. Susel said the proposed item which would exempt from ARB to allow for paint color to be exempt from their authority. She said staff does not have one specific recommendation as to how to balance ARBs concerns with the request from Council.

Ms. Rosenberg asked if we do not have a historic district and Ms. Susel confirmed this. Ms. Rosenberg asked what are the guidelines the ARB is using to accept or reject colors. Ms. Susel replied the guidelines of the zoning code were designed in consultation when Main Street was being created. The Design Guidelines were done in 2008 and 2009. In 2009 Council adopted the guidelines, not as part of the zoning code, but as guideless to recommend City assisted projects only. Then in 2010/2011 the Planning Commission reviewed the guidelines and in the zoning code update instituted the process of issuing a Certificate of Appropriateness through the ARB which gave them the quasi-judicial authority to approve or deny a project. Prior to that it was a recommendation only to the Planning Commission. Then in 2012 the City implemented the Certified Local Government process to try to establish a historic district. When the property owners in the district couldn't get 51% to approve it, they were only able to get approved as a Certified Local Government with the understanding it would be a voluntary, per building request for historic designation. The guidelines were created for a historic district but one did not exist.

Ms. Rosenberg asked if building owners who go before ARB get to specify they do not choose to be a part of the historic consideration in terms of color or if the same "palate" is applied to everyone that comes before ARB. Ms. Susel replied that the Design Guidelines do not specify a color choice, but instead talk about colors that are appropriate during that time.

Ms. Rosenberg asked if that in order to codify this, we would need to spend money as a City and redo the Design Guidelines to get more specific guidance. Ms. Susel agreed that being able to hire a consultant to redo the Design Guidelines would help match how the downtown was developed.

Mr. Amrhein asked if we even could separate architecture from color. Ms. Susel said that is a question staff is not willing to answer but could relay what was stated by the Architecture Review Board who did not think this could be done.

Mr. Kuhar asked if it would be difficult to change it to a recommendation rather than exact control of the color choice. Ms. Susel replied currently there is not a specified palate or limitation on colors, however the color choice does come up as an issue of discussion in some cases. It would be difficult to exempt or exclude certain colors, remembering the ARB's authority for issuing a Certificate of Appropriateness. Without this Certificate in the West River Overlay District, the project cannot go forward, not even to Planning Commission, until the COA is issued. Outside of the Overlay District, those are recommendations to the PC and they can choose to accept or not accept them. Mr. Kuhar suggested excepting the authority of all colors and just have them make recommendations. Ms. Susel said this would need to be looked at in the context of the Zoning Code application and may not be the best option.

Mr. Sidoti asked if the Art Committee that will be making these decisions have the final say as to what art would be appropriate on the side of the building. Ms. Susel replied they would only be reviewing public art and would make a recommendation to move forward. He then asked when new buildings are built, how would they separate the colors from the materials. Ms. Susel clarified the public art is completely separate and distinct. It is public art and has nothing to specifically relate to issues being addressed with color. The ARB agrees it is difficult to separate color and material. These are two separate issues, one of public art and then one of colors.

Ms. Susel said any appeals will be changed from going to the Board of Zoning Appeals to now going before City Council. Prior to 2011, the ARB would make a recommendation, but did not submit a Certificate of Appropriateness. Ms. Rosenberg asked if this code change being suggested is basically undoing this. Ms. Susel said, yes, at some level it is.

Ms. Bridget Tipton of 458 West Main Street had a comment for City Council (**Attachment #2**)

Ms. Wilkens read a letter to Council from Mr. Peter Paino (**Attachment #3**).

There were no other questions or comments from the audience.

Ms. Shaffer Bish asked Ms. Hope Jones if each of the items brought before council tonight needed a separate motion. Ms. Jones said only the items that needed an amendment, otherwise they could all be grouped together.

Ms. Susel said the zoning code has not been adopted and anticipates needing to bring this back.

Ms. Wallach asked for clarification of what is being approved according to colors.

Ms. Susel said yes, Council asked for changes to the authority of the Architecture Review Board and draft language for two exceptions- one being public art and the other being color.

Ms. Wallach asked how many instances people found useful and used the recommendation of the ARB if they did not need the COA. Ms. Susel said they would only receive a recommendation if they are considered conditional use and have to go before Planning Commission. The recommendations are not typically incorporated into a site plan review for approval. They read them and consider them, but are typically not considered.

Mr. Sidoti asked if it would be more appropriate to develop more guidelines. Ms. Susel this would need to be done by consultants to redo guidelines and it would be very helpful to everyone. Mr. Sidoti suggested making an additional investment to consider looking at and possibly redoing the design guidelines. Ms. Susel said she is aware of the budgetary constraints and is not in the CD budget, so it would need to be an additional appropriation request from Council. If Council approves, she would work with the BF and City Manager to issue a request for qualifications to have those done quickly. She said the existing guidelines would stay in place until they are redone.

After further discussion on motions to be made and how to proceed, the following motions were made:

MOTION FOR THE COMMUNITY DEVELOPMENT DEPARTMENT TO EXPLORE COSTS TO CONTINUE REORGANIZATION OF ZONING CODE IN REFERENCE TO DESIGN GUIDELINES, WITH AND EMERGENCY CLAUSE MADE BY Mr. Sidoti SECONDED BY Mr. Amrhein and CARRIED by a voice vote of 8-0-0.

Mr. Sidoti added we have invested substantially in the code already and would like to continue to make it better for all.

Mr. Amrhein said you can't really make good decisions when there isn't a distinct guideline and often times getting someone's opinion. This is something that is not functional.

MOTION TO NOT SEPARATE COLORS FROM ARCHITECTURE AND FOR IT TO STAY WITH THE ARCHITECTURAL REVIEW BOARD MADE BY Ms. Wallach SECONDED BY Mr. Sidoti and CARRIED with a voice vote of 6-0-2 with Ms. Rosenberg and Mr. Kuhar voting "NO".

Ms. Wallach said this will help with decisions being made.

Mr. Sidoti said he would feel more comfortable making these types of decisions in the future after receiving help and guidance from consultants reviewing the design guidelines.

Mr. Amrhein said from a historical perspective, we really need to consider this in a historical area in particular.

Mr. Kuhar said the separation of colors is a good thing because a lot of the decisions being made are opinions. He said the people invested in the community make decisions even when they are not forced to do so.

MOTION TO ACCEPT ADDITIONS TO THE ZONING CODE IN REGARDS TO SPECIFICATIONS TO SOLAR POWER made by Mr. Kuhar SECONDED by Mr. Sidoti and CARRIED by a voice vote of 8-0-0.

MOTION TO ACCEPT CHANGES PROPOSED REGARDING PUBLIC ART made by Ms. Rosenberg, SECONDED by Ms. Wallach and CARRIED by a voice vote of 8-0-0.

Ms. Rosenberg said it was well done and thanked Ms. Susel. She added it was good to hear from Ms. Tipton and that the ARB feels the same. Ms. Wallach agreed.

MOTION TO ACCEPT CHANGES TO CODE TO LANGUAGE IN REGARDS TO ASSISTED LIVING made by Ms. Rosenberg SECONDED by Mr. Amrhein and CARRIED by a voice vote of 8-0-0.

MOTION TO STRIKE THE WORDING ‘MUST REVIEW’ FROM THE ARCHITECTURAL REVIEW BOARD PROCESS IF THE ADDRESS IS OUTSIDE OF OVERLAY DISTRICT made by Ms. Rosenberg SECONDED by Mr. DeLeone and CARRIED by a voice vote of 6-2-0 with Ms. Shaffer Bish and Ms. Wallach voting “NO”.

Seeing no more actions from this Committee, it adjourned at 8:52 p.m.



Amy Wilkens
Clerk of Council

ACTION RECOMMENDED:

- 1) Authorize the Zoning Code Map Amendment from Industrial to Commercial Downtown at 107 Lake Street.**
- 2) Authorize the Zoning Code Update**



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: May 25, 2021
TO: Dave Ruller, City Manager
FROM: Bridget Susel, Community Development Director *BDS*
RE: Zoning Code Update: Continued Discussion

During the March 17, 2021 Committee discussion of the proposed update to the City's Zoning Code, Council requested that the administration draft proposed alternative language for the following sections/topic areas for further Council discussion:

"Section 1106.18 SOLAR ENERGY:"

- Height maximum for "ground-mounted solar energy systems."

"Section 1111.04 ARCHITECTURAL REVIEW BOARD:"

- Architectural Review Board responsibilities and duties for review of:
 - 1) public art;
 - 2) exterior façade color.

The Community Development Department also noted that the land use "Assisted Living Facility" should be added to the Zoning Code update to provide a land use category that is an alternative to the existing land use category "Residential Facilities." (see 1105.50).

The proposed alternate language for "Section 1106.18," "Section 1111.04," and "assisted living facility" are attached for review.

I am respectfully requesting time at the June 2, 2021 Committee session to discuss the above listed proposed amendments to the City of Kent's Zoning Code in greater detail and answer any other questions Council may have regarding the draft Zoning Code update, as presented on March 17, 2021.

Thank you.

Cc: Hope Jones, Law Director
Amy Wilkens, Clerk of Council
Community Development Dept. Zoning and Planning staff (Fink, Heckman, Sahr)

Attachments

Council Committee Meeting
Land Use Committee
June 2, 2021
Attachment #1

“Section 1106.18 SOLAR ENERGY”

(A) Ground-Mounted Solar Energy Systems (10 kW or less). Ground mounted and freestanding solar energy systems of 10kW or less for the on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:

- (1) Location and Setbacks.** Solar energy systems must be located in the rear of the principle building. Solar energy systems must also meet the minimum setbacks of the zoning district.
- (2) Height.** The height of the solar energy system and any mounting equipment must not exceed ~~ten (10)~~ **twenty (20) feet in a residential zoning district or thirty-five (35) feet in a commercial or industrial zoning district**, when oriented at maximum tilt or the height of the screening, whichever is less.

(H) Powers and Duties. The Architectural Review Board has the following specific responsibilities and duties:

- (1) Review.** The Architectural Review Board must review all new construction, exterior building structural or cosmetic modifications to a building's exterior, building and site modifications, and all permanent signs not in the public right-of-way that are located within an Architectural Design Review Overlay District(s).
 - (a) Where a zoning and/or building permit(s) is required for such a project projects, the City is prohibited from issuing a building or zoning permit until after the Architectural Review Board must issues a Certificate of Appropriateness prior to the issuance of a building or zoning permit.
 - (b) In cases where a project requires review by the Planning Commission outside an Architectural Design Review Overlay District(s), the Architectural Review Board must review the project and issue a recommendation to the Planning Commission for proposed conditions.
- (2) Certificates of Appropriateness.** The Architectural Review Board has the responsibility of reviewing all proposed projects, building modifications, modifications to existing signage as well as all new signage within an Architectural Design Review Overlay District(s) for the purpose of issuing Certificates of Appropriateness.
- (3) Each of the following circumstances are exempt from the jurisdiction of the Architectural Review Board regardless of whether the property is within an Architectural Design Review Overlay District(s):**
 - (a) ~~(c) As an exception, where no exterior alterations are proposed, the structure is owner occupied, A residential structure that is both owner-occupied and the structure is used as a single-family residential dwelling unit , the project is exempt from the requirements of the Architectural Review Board even if the property is within an Architectural Design Review Overlay District(s) ; OR~~
 - (b) Art visible from any public right-of-way, including but not limited to, wall murals and sculptures. Art will be reviewed for compliance with the City's sign code to ensure that the proposed art does not contain a logo, an obscene image, or language that violates this Code's sign regulations; OR
 - (c) Any structure's exterior paint color, siding color, or brick color; OR
 - (d) Ordinary maintenance ~~As an exception,~~ although nothing in this Section or within any of the approved Design Guidelines of Error! Reference source not found. is to be construed so as to prevent the ordinary maintenance or repair of any building or structure which is subject to review under the provisions of this Section, provided such work involves no alteration to the exterior architectural features of the building, structure, or sign which would be subject to review.

Advisory Comments. The Architectural Review Board must advise the City of Kent of any efforts which should be considered directed at the protection of local historic or architecturally significant resources. The Architectural Review Board may provide advisory comments (non-binding) to any project being undertaken in the City which is not otherwise subject to review under the provisions of this Section.

“Assisted Living Facility” added to the following:

Definition (CHAPTER 1102)

Assisted Living Facility: A residential or institutional complex containing dwelling units for assisted living with each dwelling or room occupied by no more than two (2) residents who do not require skilled nursing care. Assisted living facilities may offer meals, housekeeping, social programming and other personalized care and may have common dining, gathering, and recreational areas. Assisted living facilities may offer other specialized services as an accessory use including, but not limited to, memory care or independent living.

Table of Land Uses by District (CHAPTER 1103)

Conditional Land Use in the following Zoning Districts:

- a. R-2: Medium Density Residential (NOTE: only if abuts a higher density residential zoning district);
- b. R-3: High Density Residential District;
- c. R-4: Multifamily Residential District;
- d. R-C: High Density Multifamily - Commercial Residential District;
- e. C-R: Commercial – High Density Multifamily Residential District.

Conditions Applicable to Specified Land Uses (CHAPTER 1105)

- Potential Concerns: On-site security;
- Condition: No more than twenty (20) beds per acre.



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: March 28, 2021

TO: Dave Ruller, City Manager

FROM: Bridget Susel, Community Development Director

RE: Zoning Code Update

Beginning in the summer of 2018, the Community Development Department's zoning and planning staff began working with representatives from consulting group, McKenna, Inc., on completing a comprehensive update to the City of Kent's Zoning Code. McKenna did have a transition in personnel assigned to the project, which delayed progress early on in the project by 2-3 months, and a second delay of 4-5 months occurred in 2020 as a result of the pandemic.

The zoning and planning staff spent many hours meeting internally on the expansive revision and had twelve (12) Zoning Code update work sessions with the Planning Commission, all of which were advertised and open to the public. The work sessions were held between February 2019 and December 2020. The Planning Commission held two (2) separate formal public hearings, the first on January 26, 2021 (Chapters 1101-1106) and the second on February 9, 2021 (Chapters 1107-1114) and voted unanimously at both meetings to recommend Council authorize all of the proposed amendments to the Zoning Code.

Kent City Council held two (2) additional public hearings, both of which provided for a thirty (30) day public comment period before the planned Council Committee discussion on April 7th. The first public hearing was held on March 3, 2021 (Chapters 1101-1106) and the second held March 17, 2021 (Chapters 1107-1114). No public comments were received at either hearing.

The proposed amendments to the Zoning Code include all the pages through and including page 1113-220 (end of Chapter 1113). It should be noted that this Zoning Code update process did not include amendments to "APPENDIX A: Design Guidelines for the Kent Design Overlay District." While staff recognizes the need for the Design Guidelines to be evaluated for proposed revisions, the expertise for such a process requires a different consultation review and will be at a cost level that warrants a separate "Request for Qualification (RFQ)" process. Staff anticipates initiating such a process once the City's budget is more reflective of pre-Covid financial levels.

In order to facilitate Council review of the 220 amended pages, below is a list of summary notes that identifies overall proposed amendments that have been incorporated throughout the Zoning Code, as well as identified amendments specific to each chapter.

Proposed Amendments throughout the Zoning Code

- Inclusion of hyperlinks to allow users to navigate directly to other section references located elsewhere in the Code (NOTE: Some of these hyperlinks will appear as “ERROR” in yellow highlight on the Word version printout because not in an electronic format. All hyperlinks are currently being verified);
- Creation and inclusion of figures, tables, and charts to depict and display requirements that can be difficult to comprehend through text alone (NOTE: Formatting is being verified to ensure spacing and titles are positioned correctly);
- Use of color to differentiate requirements in the new tables and charts and to improve depiction of regulations in the figures.

Chapter 1101: Title, Interpretation, and Conflict

- Updated language to make more succinct and to comply with current legal standards.

Chapter 1102: Definitions

- The “Definition Chapter” was amended in 2013, 2015, and 2016 to remove antiquated language from some definitions, incorporate new definitions that were needed to clarify ambiguous language, and address needed updates and clarification of terms. These more recent updates to the definitions remain in this newer version of the Code;
- Several new definitions were added to facilitate City’s application to a site plan (adjacent, abut, adjoin, etc.);
- Wording in some definitions was updated to simplify and better organize long content (i.e. use of subsets, bullets, etc.).

Chapter 1103: Zoning Districts, Land Use, and Zoning Map

- This chapter reflects a substantive change in format. In the current version of the enacted Zoning Code, every Zoning District has its own separate chapter. Additionally, for some districts, a user is referred to another chapter to review a list of applicable land uses;
- The new Chapter 1103 includes a quick reference “Table of Land Uses by District” that provides a listing of all land uses, identified by district and land use type (permitted (P), conditionally (C), specially (S));
- Conditionally permitted uses listed in the “Table of Land Uses by District” include hyperlinks to the applicable conditions chapter (1105);
- Each Zoning District has a separate table with detailed specifications for allowed uses, setbacks, area, height, additional regulations, etc. listed in table format;
- The consultant’s first draft included a “Chapter 1104” that was comprised of one chart that listed density. Staff had this information incorporated into the separate Zoning District tables and eliminated the consultant’s original Chapter 1104. All subsequent chapters were re-numbered and the final chapter is now 1113 (originally ended with 1114).

Chapter 1104: Supplemental Zoning District Standards and Overlay Districts

- Updated map of “West River Overlay District” to better delineate boundaries and affected parcels;
- Revised the “Preservation Alternate” to allow for greater variation and flexibility in its application to new single-family residential developments with regards to project site area, layout, and configuration of structures on the site.

Chapter 1105: Conditions Applicable to Specific Land Uses

- This chapter reflects a substantive change in format. In the current version of the enacted Zoning Code, the conditions are listed numerically in a separate chapter and a user needs to find the applicable conditions referenced for a proposed land use in the land use chapter, then “flip” to the conditions chapter to see what the specified number reference identifies as the applicable condition;
- The update has all conditionally permitted land uses in one chapter, listed alphabetically, with the specific conditions applicable to that land use listed in the same section as the identified land use;
- Staff incorporated a new subsection identified as “Potential Concerns,” which are not required conditions, but rather, presented to facilitate Planning Commission discussion when evaluating applicable concerns that may need to be addressed through the addition of a condition to a project before determining whether or not to grant site plan approval;
- Conditions were updated to include simplified, clear language;
- In some instances, conditions that had been nonapplicable or challenging to apply to site plans, were stricken.

Chapter 1106: General Provisions

- Wording in some regulations was updated to simplify and better organize long content (i.e. use of subsets, bullets, etc.);
- For the first time, the Zoning Code includes regulations governing solar and wind energy systems.

Chapter 1107: Parking, Loading and Access Management

- For the first time, the Zoning Code includes regulations requiring new developments to connect to any bicycle/pedestrian access network in the nearby right-of-way;
- Updated and expanded applicability of bicycle parking spaces for higher density land uses;
- For the first time, the Zoning Code includes regulations for compact car parking in off-street lots;
- More specificity was added for required parking plan presented for a commercial project (applicable to C-D and N-C Zoning Districts only).

Chapter 1108: Landscaping, Buffering, and Screening

- The City added the first landscaping chapter to the Zoning Code in 2013. While the new chapter ensured landscaping now had minimum requirements for new developments, the chapter was based on one from another community and was cumbersome to use and challenging to apply to the varied site plans for different land uses within the City of Kent;
- The amended chapter simplifies language, includes multiple charts and tables to assist with landscaping requirements, and increases the required number of plants, shrubs and trees for some land uses;
- The entire chapter was reviewed by a landscape architect from Kent State University to ensure it was applicable to NE Ohio weather and native species, reflected correct planting and landscaping principles, and would add appropriate aesthetic improvements to new development projects.

Chapter 1109: Signs

- Language used was updated and simplified for improved understanding and multiple figures were used in this chapter to depict aspects of signs that have historically been confusing (i.e. sign area calculation for odd shaped signs or 3-D objects, canopy vs. awning, etc.);
- “Prohibited Signs” section was updated to better define and/or include language to clarify prohibited signs that have historically created enforcement challenges (i.e. feather signs, bed linens, tarps, plywood);
- “Political Signs” section was updated to reflect current case law regarding the regulation of displaying such signs.

Chapter 1110: Nonconformities

- Extensive revisions added to this chapter to clarify language and categorize the different types of nonconformities applicable to uses, structures, and lots.

Chapter 1111: Administrative Boards and Commissions

- This chapter reflects a substantive change in format. In the current version of the enacted Zoning Code, the Planning Commission, Board of Zoning Appeals, and Architectural Review Board administrative regulations and duties were in separate chapters. This revised version of the Code has all three consolidated into one chapter and the sections for each board or commission are structured in a similar and logical manner;
- The Board of Zoning Appeals section includes new wording that incorporates the most recent case law with regards to variance consideration by the Board of Zoning Appeals.

Chapter 1112: Administrative Procedures

- Updated language to make more succinct and to comply with current legal standards.

Chapter 1113: Violations, Penalties, and Enforcement

- Updated language to make more succinct and to comply with current legal standards.

I am respectfully requesting time at the April 7, 2021 Committee session to discuss the proposed amendments to the City of Kent's Zoning Code (Chapters 1101-1113) in greater detail and request Council authorization of the draft Zoning Code update, as presented.

Thank you.

Cc: Kent City Council
Hope Jones, Law Director
Amy Wilkens, Clerk of Council
Community Development Dept. Zoning and Planning staff (Fink, Heckman, Sahr)

Attachment



Council, Clerk of <councilclerk@kent-ohio.org>

Opportunity for Public Comment at Council Meeting 6/1

Bridget Tipton <bgiatipton@gmail.com>

Wed, Jun 2, 2021 at 4:53 PM

To: Clerk of Council <councilclerk@kent-ohio.org>

Hello, Amy,

My remarks to Council are as follows:

My name is Bridget Tipton and I reside at 458 W Main St. I have a few comments on The 'Proposed Draft Language Amendment to ARB Exceptions for Review of (b) Public Art & (c) Exterior Color.

Some of you might remember when I came before you as part of the application to join the Architectural Review Board. I have now been a member of that board for about a year and a half. I'd like to provide a brief explanation of my background that helps to explain where my opinions are coming from. I have a bachelor degree in Interior Design and Architecture and a Masters degree in Architecture from Kent State. I have ten years of professional experience in the building design industry and teaching at the university.

For item (b) regarding public art, I think it is a great idea to not require this to be approved by the ARB because it will remove an unnecessary barrier for public art and make it more practical and feasible to implement. The guidelines the ARB uses are not useful or applicable to public art. The few murals that have come to the board were difficult to make substantive comments about, because there is very little in the guidelines that is pertinent. I would like you to consider clear limits about where murals can be installed. So far, they have been proposed on the sides, alleyways, and backs of buildings. If this is clearly delineated, then there would be no need for ARB review of an appropriate location.

For item (c) regarding exterior color and material - removing this from the powers and duties of the ARB will make the board ineffective. Color and material are integral to each other and to architecture and design. I do not see how these items can be separated from what the ARB reviews and still have a meaningful process. It is my understanding that the review process is often frustrating and cumbersome for applicants. Projects frequently fail to receive approval on the first and often second presentation. As a board member who is charged with applying the Guidelines, and as a designer who has brought projects to the board in the past, the guidelines are extremely difficult to apply. They are both too narrow in their focus, allowing for only historic-looking projects to be approved and yet too broad and subjective in their interpretation by designers and board members. I can see that by removing color and material the process would be expedited for many projects, however, it does not address the underlying issue of impractical guidelines that are difficult to apply, especially to new construction. This process is a hindrance to business and the Guidelines dilute architectural style. I can see that you are trying to refine this process, because it does need refinement, but the improvement needed is to rewrite the Guidelines entirely not to limit the ARB by removing color and material.

Thank you,
Bridget Tipton

[Quoted text hidden]

[Quoted text hidden]

- > PLEASE NOTE: This message and any response to it may
- > constitute a public record, and therefore may be available
- > upon request in accordance with Ohio public records law.
- > (ORC 149.43)

June 2, 2021

To all City Council Members

Regarding: Architectural Review Board

I recently was made aware of several proposed changes to the Architectural Review Board's Powers and Duties as described in the Zoning Code.

I want to go on record that I have always been a proponent of our City's ARB and in fact, while on Planning Commission, I voiced my opinion that it should be expanded to cover all of State Rt. 43 & 59 into and out of our City to help beautify the entrances into our city.

However, the ARB as chartered, is a misguided and rudderless board. First and foremost, the board does not have a clear and well-defined set of architectural guidelines from which to base decisions. The City of Kent Design Guidelines document that is being used to render decisions are not architectural guidelines, but rather preservation guidelines. This is clearly and repeatedly stated throughout this document. Though useful in a limiting basis, this document no way provides, architectural guidelines. I urge the city to find the funds to develop a useful and meaningful document that the board members could use to make reasonable decisions NOT arbitrary personal likes and dislikes regarding a building façade.

I personally feel this document is more needed and more valuable to the city and its residents than any re-visiting of the Bicentennial Master Plan.

I also noted that the proposed changes before you this evening do not include one very important item. Why would City officials continue to require property owners, businesses, developers, and citizens to have to bring their projects before the ARB when their projects are not located within the ARB jurisdiction? This refers to the requirement to come before the ARB as a step in the process to be able to appear before the Planning Commission when the ARB can only make a recommendation. This is an exercise that wastes time and money for both people trying to do business in Kent as well as City staff resources. Why would the city subject an applicant with the additional burden of a meaningless meeting?

City Council should do what is necessary to charter an effective ARB or disband it. Our city deserves a properly chartered ARB, so the ARB members have the necessary tools and direction to render educated decisions, based on sound architectural theory and guidelines. Thank you for your time.

Sincerely,

A handwritten signature in black ink that reads "Peter B. Paino". The signature is written in a cursive, flowing style.

Peter B. Paino



Streets, Sidewalks & Utilities Committee Meeting Minutes
The City of Kent, Ohio
Wednesday, June 2, 2021

Due to the COVID-19 pandemic, this meeting was held virtually using the Zoom platform and was live streamed on the City of Kent YouTube Channel.

Chair Sidoti called the Streets, Sidewalks & Utilities Committee of Kent City Council to order at 8:52 p.m.

PRESENT: Mr. Jack Amrhein; Mr. Michael DeLeone; Mr. John Kuhar; Ms. Gwen Rosenberg; Ms. Heidi Shaffer Bish; Mr. Roger Sidoti; Mr. Robin Turner; Ms. Tracy Wallach

ALSO PRESENT: Mr. Jerry T. Fiala, Mayor and President of Council; Mr. Dave Ruller, City Manager; Ms. Hope Jones, Law Director; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Administration Director; Mr. Jim Bowling, City Engineer; Ms. Rhonda Hall, Budget and Finance Director; Mr. Gary Bishop, IT Manager; Mr. John Tosko, Fire Chief; Mr. Nick Shearer, Chief of Police; Ms. Angela Manley, Parks and Recreation Director; and Ms. Amy Wilkens, Clerk of Council.

ABSENT: Mr. Garret Ferrara

There were two (2) items on the Agenda.

1. AMATS Grant Funding for Street Resurfacing Project

Mr. Bowling has made available funding for construction next year and the other for construction by 2024. The criteria are more restrictive, needing to be on a Federally funded street and certain conditions. They are submitting a proposal to resurface Main and Water Street downtown, Main Street from Mantua to Willow Street and Water Street from Haymaker Parkway to Main Street for fiscal year 2022. For Fiscal Year 2023/2024 they are proposing to submit for Mogador Road resurfacing from Cherry Street to Summit Street.

Ms. Shaffer Bish asked how this work would be impacted by the proposed round about and if this would be work that would eventually need to be torn up. Mr. Bowling replied, no, they would stop the work short of where the East Main Street project would begin.

MOTION TO APPROVE THE AMATS GRANT FUNDING FOR STREET RESURFACING, with an emergency clause, made by Ms. Shaffer Bish, **SECONDED** by Mr. Kuhar and **CARRIED** by a voice vote of 8-0-0.

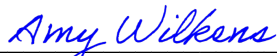
Ms. Shaffer Bish added this is a great use of funding and need to cherry pick what we can. Mr. Kuhar said he could see all of the Industrial business wanting to come in now to the new road.

2. OPWC Grant Funding for Infrastructure Projects

Mr. Bowling said this is the annual request for OPWC Grant Funding and as discussed in the past, the goal is to focus this funding to the funds that are in need, specifically those in water and sewer.

MOTION TO APPROVE THE APPLICATION FOR OPWC GRANT FUNDING FOR INFRASTRUCTURE PROJECTS made by Mr. Kuhar and **SECONDED** by Ms. Rosenberg and **CARRIED** by a voice vote of 8-0-0.

Seeing no further business or questions for this committee, it adjourned at 8:58 p.m.



Amy Wilkens
Clerk of Council

ACTION RECOMMENDED:

- 1) Authorize AMATS Grant Funding for Street Resurfacing Projects**
- 2) Authorize OPWC Grant Funding for Infrastructure Projects**



Finance Committee Meeting Minutes
The City of Kent, Ohio
Wednesday, June 2, 2021

Due to the COVID-19 pandemic, this meeting was held virtually using the Zoom platform and was live streamed on the City of Kent YouTube Channel.

Chair DeLeone called the Finance Committee of Kent City Council to order at 8:58 p.m.

PRESENT: Mr. Jack Amrhein; Mr. Michael DeLeone; Mr. John Kuhar; Ms. Gwen Rosenberg; Ms. Heidi Shaffer Bish; Mr. Roger Sidoti; Mr. Robin Turner; Ms. Tracy Wallach

ALSO PRESENT: Mr. Jerry T. Fiala, Mayor and President of Council; Mr. Dave Ruller, City Manager; Ms. Hope Jones, Law Director; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Administration Director; Mr. Jim Bowling, City Engineer; Ms. Rhonda Hall, Budget and Finance Director; Mr. Gary Bishop, IT Manager; Mr. John Tosko, Fire Chief; Mr. Nick Shearer, Chief of Police; Ms. Angela Manley, Parks and Recreation Director; and Ms. Amy Wilkens, Clerk of Council.

ABSENT: Mr. Garret Ferrara

There was one (1) item on the agenda.

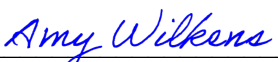
1. Easement for Nursing Home Facility

Mr. Bowling stated that back in July of 2020, City Council approved to provide water to a skilled nursing facility on SR 43 south of city limits. They are providing an easement to allow for maintenance on that easement and are requesting Council's approval.

There were no questions from the public or from City Council.

MOTION TO ACCEPT THE EASEMENT FOR THE NURSING HOME FACILITY made by Mr. Kuhar SECONDED BY Mr. Sidoti and CARRIED by a voice vote of 8-0-0.

Seeing no further discussion of this committee, it adjourned at 9:00 p.m.



Amy Wilkens
Clerk of Council

ACTION RECOMMENDED:

- 1) Authorize the easement for the nursing home facility.