

**KENT PLANNING COMMISSION  
BUSINESS MEETING  
MAY 18, 2021**

**MEMBERS PRESENT:**                   Chris Clevenger-Morris  
  Jeff Clapper  
  Amanda Edwards  
  Michael Bruder

**STAFF PRESENT:**                   Eric Fink, Asst. Law Director  
  Bridget Susel, Community Development Director  
  Tim Sahr, Development Engineer

**I.    Call to Order**

Mr. Morris called the meeting to order at 7:00 p.m.

**II.   Roll Call:**

Mr. Morris, Ms. Edwards, Mr. Bruder, and Mr. Clapper were present. Mr. Bellas was absent.

**MOTION:**     *Ms. Edwards moved to excuse Nickolas Bellas from the May 18, 2021 meeting. Mr. Clapper seconded the motion. The vote carried 4-0.*

**III. Reading of Preamble**

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

**IV.   Administration of Oath**

Mr. Fink instructed those members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. Mr. Fink administered the Oath, "Do you solemnly swear or affirm that the testimony that you are about to give this evening is the truth, the whole truth, and nothing but the truth, so help you God? Please say "I do." The participants responded, "I do."

**V.    Correspondence**

Mr. Morris confirmed that all of the Board members received the email from Mr. Sahr today with the additional photometric and parking plans for tonight's cases.

**VI.   Old Business**

None

**VII. New Business**

**A. PC21-008 Kent City Schools  
1400 North Mantua Street  
Site Plan Review & Conditional Zoning Certificate**

**The applicant is requesting a Conditional Zoning Certificate and Site Plan Review and Approval to construct a new building, a building addition and a parking lot expansion. The subject property is zoned R-2: Medium Density Residential Zoning District.**

Mr. Sahr introduced the project as presented in the staff report. He stated that the subject property is surrounded by residential uses, industrial research uses, and an open recreation space. He stated that the applicant is proposing a new gymnasium addition to the north side of the existing high school, a new field house at the south end of the athletic stadium, and to restructure the parking and drop-off lanes. Mr. Sahr explained that in an R-2 zoning district, schools are conditionally permitted per section 1131.02(b) and are subject to the conditions in Section 1171.01(1)(2)(3)(5)(6)(11), which he read to the Board. He stated that the school already holds a conditional zoning certificate for this use and is seeking an expansion of that certificate. He stated that there are approximately 485 parking spaces on site with additional parking at Stanton Middle School and the Davey Facility to the north. He stated that they have addressed staff's concerns regarding the parking. He stated that they are proposing new water and sanitary sewer lines and the preliminary technical plan review has found them to be reasonable. He stated that there will be a new storm water collection system installed and preliminary reviews indicate that it will be adequate. He stated that further information will need to be considered for all three utility changes during technical review. Mr. Sahr stated that there isn't a sign plan to review at this time, however staff has recommended that the applicant submit a Comprehensive Sign Plan for the Planning Commission to review. He stated that there will not be any landscaping changes and the dumpster will remain in the same location. He stated that there is a lighting plan that has been proposed. He stated that the Architectural Review Board reviewed this project on May 4, 2021 and recommended approval of the design with the request that additional windows be installed on the south side of the field house. He stated that no variances are required.

Ms. Susel asked for clarification for why there are not currently windows proposed on the south side of the field house.

Mr. Sahr stated that it is his understanding that most of the field house constitutes restrooms and locker rooms and the absence of the windows was to provide privacy.

George Joseph, Superintendent, Kent City Schools, 321 N. Depeyster St., stated that currently the parking is unsafe. He explained that the student/visitor parking is separated from the school by Roosevelt Drive. He stated that the proposed changes moves the parking area next to the building and reroutes Roosevelt Drive around the parking; the changes will make is safer.

Brad Gellert, Then Design Architects, 470 River St., Willoughby, Ohio, reviewed the proposed changes as presented. He reiterated Mr. Joseph's comments regarding the parking safety and the proposed changes. He explained that the original drawing shows an additional parking lane in front of the school that was added so that people wouldn't park in the fire lane. He stated that they understand that front yard parking is not allowed and are open to eliminating this parking or seeking a variance at a later time if they feel it is still

needed. Mr. Gellert illustrated the parking lot flow of the buses and other traffic on a shared screen. He stated that they are installing secured entrances at all of the schools. He stated that the new gym addition will provide a new competition gym as well as varsity locker rooms, multi-purpose room, and wrestling room. He stated that there will be parking in the rear of the addition, an extended fire lane, and an access road all the way around for the fire department. Mr. Gellert stated that a stadium event requires 1,095 parking spaces. He stated that there are 179 spaces at Stanton Middle School, 549 spaces at Roosevelt without the proposed front lane parking, 150 spaces in the grass parking area, and 628 spaces through a parking agreement with Davey Tree for 12 events; a total of 1,327 parking spaces. Mr. Gellert stated that the sheds will be removed from the service area of the property to make way for the new addition. He stated that they can return for a detailed review of the signage if the Commissioners would like. Mr. Gellert reviewed the proposed field house drawings as presented. He stated that the south side of the field house is essentially lockers and plumbing with a few very high windows for lighting so adding windows will be a challenge.

Mr. Clapper questioned the comparison of new versus old parking spaces for the student parking lot. He stated that it seems like the proposed student lot is considerably smaller than the existing lot.

Mr. Gellert stated that he believes that they have increased the parking by 100 spaces for day to day use with the parking behind the new gym addition and it is more conveniently located.

Mr. Joseph stated that the northern lot by the gym would be used for mostly staff parking but they could also have student parking. He stated that currently some of the students park in a small lot close to the football field and that parking will still be available. Mr. Joseph agreed that they have added 100 day to day parking spaces not including the spaces in the back.

Ms. Edwards questioned if the ARB was aware of the constraints in adding windows to the south side of the building.

Mr. Sahr stated that the building configuration was discussed including the plumbing locations.

Ms. Edwards questioned the applicant's options for the parking in the front lane that was originally proposed and the Commission's role.

Ms. Susel stated that the front parking cannot be approved by the Planning Commission without a variance from the Board of Zoning Appeals.

Mr. Clapper stated that Section 1167.09 requires hard surface parking and questioned whether the grass parking area is allowed.

Mr. Fink stated that in effect this would be the Planning Commission allowing them to land bank these parking spaces so that they are not creating another concrete sea that is only used 8-12 days out of the year. He further explained that the Commission also has the authority to say that the grass parking is inappropriate; staff reviewed them as being land banked.

Ms. Susel stated that the parking minimum can be met without the spaces in the grass area.

Mr. Morris questioned the grass area parking in inclement weather.

Mr. Gellert stated that due to decreased enrollment trends, the parking condition has become less severe and will potentially continue to improve.

Mr. Joseph stated that they do not allow parking in the grass area if the ground is soggy or muddy; it is typically closed for inclement weather.

**Public Comment**

None

**Planning Commission Discussion**

Ms. Edwards stated that she feels that the proposed project is great and is needed. She stated that she is disappointed about the parking in the front as she would like to see it allowed. She stated that because of the privacy issue, she is okay without additional windows on the south elevation; doesn't feel it is appropriate.

Mr. Clapper stated that he is also happy with the south elevation of the fieldhouse as presented. He stated that the updated photometric plan seems to be good. He stated that the project as presented is good. He does not like the parking in the front of the building due to access concerns.

Mr. Bruder stated that he is in support of the project. He stated that he feels that the improvements to the vehicular safety are long overdue.

Mr. Morris stated that he feels that it is a well thought out plan.

**MOTION:**     ***In the case of PC20-008, Kent City Schools, 1400 N. Mantua St., Mr. Clapper moved to approve the Site Plan and Conditional Zoning Certificate as presented using the updated photometric and parking plans subject to the following condition:***

- 1. Technical Plan Review including review of utilities and storm water system.***
- 2. Submission of a Comprehensive Sign Plan***
- 3. Consolidation of the parcels***
- 4. Documentation to support that the number of parking spaces provided is legally sufficient.***
- 5. Elimination of the parking along North Mantua Street in the front yard as shown on the updated parking plan.***

***Ms. Edwards seconded the motion. The motion carried 4-0 by roll call vote.***

**B. PC21-009 Kent City Schools  
900 Doramor Street  
Site Plan Review & Conditional Zoning Certificate**

**The applicant is requesting a Conditional Zoning Certificate and Site Plan Review and Approval to construct a building addition. The subject property is zoned R-1: Low Density Residential Zoning District.**

Mr. Sahr introduced the project as presented in the staff report. He stated that the subject property is surrounded on all sides by residential uses. He stated that the applicant is proposing to construct two new permanent classrooms to replace two modular classrooms; some playground equipment will be relocated. He explained that in an R-1 zoning district, schools are conditionally permitted per section 1129.02(b) and are subject to the conditions in Section 1171.01(1)(2)(3)(5)(6)(11), which he read to the Board. He stated that the school already holds a conditional zoning certificate for this use and is seeking an expansion of that certificate. He stated that there will not be any changes to traffic, parking, utilities, storm water, signage, lighting, landscaping, or dumpster locations. He stated that the Architectural Review Board reviewed this project on May 4, 2021 and made a recommendation to accept the design as presented.

Mr. Joseph stated that the purpose of this project is to remove one of two double wide portable classrooms and construct two new permanent classrooms; they do not have the financing to construct 4 classrooms at this time.

Mr. Gellert shared the site plan and elevations and described the location of the new classrooms and egresses. He stated that it is more than 100 feet from the residential property lines as required in the conditions of Section 1171.01. He stated that the parapet wall is a little higher to obtain the needed fire separation with the existing building.

**Public Comment**

None

**Planning Commission Discussion**

Mr. Morris stated that he is excited to see the modular removed and the addition of the safety improvements.

Mr. Bruder stated that it is a needed project and is also well done and in compliance. He stated that he is in support.

Ms. Edwards stated that this project is definitely an upgrade and she is happy with the site plan.

Mr. Clapper agreed and stated that it is a step in the right direction.

**MOTION: In the case of PC20-009, Kent City Schools, 900 Doramor St., Ms. Edwards moved to approve the Site Plan and Conditional Zoning Certificate subject to the following condition:**

**1. Technical Plan Review.**

**Mr. Bruder seconded the motion. The motion carried 4-0 by roll call vote.**

- C.     **PC21-012     City of Kent Administration Building**  
                                  **319 S. Water Street**  
                                  **Postponed**

**The applicant has requested that this case be postponed to a future meeting.**

**VIII.   Minutes**

None

**IX.     Other Business**

Zoning Code Update: Ms. Susel stated that the Zoning Code Update was presented to Council. She stated that there are two items that she will be revisiting with them in June: 1) expansion of the solar power to allow for a certain type of unit, and 2) discussion of possible exemption of public art and exterior paint of buildings as it pertains to the Architectural Review Board's authority for Certificates of Appropriateness. She stated that depending on June's discussion, the new code should be formalized and in place by the end of June and ready for use by the Planning Commission in July.

**X.     Adjournment**

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