

**KENT PLANNING COMMISSION
BUSINESS MEETING
MARCH 17, 2020**

MEMBERS PRESENT: **Peter Paino
Chris Clevenger-Morris
Jeff Clapper**

STAFF PRESENT: **Bridget Susel, Community Development Director
Jennifer Barone, Development Engineer
Eric Fink, Assistant Law Director**

I. Call to Order

Mr. Paino called the meeting to order at 7:04 p.m.

II. Roll Call:

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

MOTION: Mr. Morris moved to excuse Ms. Edwards and Mr. Bruder. The motion was seconded by Mr. Clapper. Motion carried 3-0.

III. Reading of the Preamble

The Planning Commission operates in accordance with the provisions of the Kent City Charter, the Kent Zoning Code and Subdivision Regulations, all of which establish the powers and duties of the Commission. Members of the Planning Commission are appointed by Kent City Council and serve without compensation. Certain cases such as Conditional Zoning Certificates, Special Zoning Permits, Overlay District Projects and Zoning Amendment require Public Hearings before the Planning Commission. During the Public Hearing, any person wishing to address their concerns to the Commission will be provided the opportunity. Once the Public Hearing is closed, it shall be the discretion of the Chair whether to allow any additional public comment. Cases such as Site Plan Reviews and Subdivision Projects do not require a Public Hearing. However, the Chair will allow public comment on each case as it is taken on the agenda. In each instance where the Commission receives public comments or conducts a Public Hearing, those persons wishing to address their concerns to the Commission will be required to do so under oath or positive affirmation. The oath or affirmation shall be administered to all who wish to speak at the beginning of the Planning Commission Meeting. Once a decision has been made by the Planning Commission on a case, the Case is closed for the Commission, as there is no provision to reopen a case. With the exception of cases falling under the Subdivision Code, any decision of the Planning Commission may be appealed to the City's Board of Zoning Appeals in accordance with the Chapter 1109 of the Zoning Code. Anyone interested in appealing a decision of the Planning Commission is advised to seek private legal counsel.

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

None

VI. Old Business

None

VII. New Business

- A. PC20-006 Dominion Energy
502 Rellim Dr.
Conditional Zoning Certificate and Site Plan Review & Approval**

The applicants are seeking Conditional Zoning Certificate and Site Plan Review and Approval to construct a natural gas regulating station. The subject property is zoned R-2: Medium Density Residential Zoning District.

Ms. Barone presented the staff report as provided to the Commissioners. Ms. Barone noted that the Board of Zoning Appeals granted the setback variance last night. She explained that the proposed regulation station is replacing an existing one located in a vault within the right-of-way; the proposed facility is adjacent and above grade in an easement. She also explained that Dominion Energy is not allowing their employees to attend meetings at this time therefore no one is here to speak on behalf of Dominion.

Public Comment

None

Board Discussion

Mr. Paino stated that while the address is 502 Rellim, the work will be located on S. Lincoln. Mr. Paino questioned if the neighbors had any comments.

Ms. Barone stated that they have not heard from any neighbors.

Mr. Clapper questioned the fencing.

All discussed that there is an existing fence and that Dominion will be adding a matching fence around the regulating station with landscaping.

No other questions were heard.

MOTION: *Mr. Morris moved that in Case PC20-006, the Planning Commission approve the Conditional Zoning Certificate and Site Plan to construct a natural gas regulating station, 502 Rellim Drive subject to the following:*

1. Technical Plan Review

The motion was seconded by Mr. Clapper.

The motion carried 3-0.

- B. PC20-007 Skullz Salon
113-115 Cherry St.
Conditional Zoning Certificate and Site Plan Review & Approval**

The applicants are seeking Conditional Zoning Certificate and Site Plan Review and Approval to convert the building to a beauty salon. The subject property is zoned R-C: High Density Multifamily - Commercial Zoning District.

Ms. Barone presented the staff report as provided to the Commissioners.

Amanda Boyd, co-owner of Skullz Salon, stated that they have been in business for 13 years and are looking to relocate outside of downtown due to the need for parking that is more than two hours. Ms. Boyd explained that there are three different exterior material types: yellow vinyl siding, partially painted brick façade, and painted cinder block. She stated that their goal is to neutralize the exterior with their brand colors: black, gray and white as depicted in the documents.

Public Comment

None

Board Discussion

Mr. Paino questioned staff about the adequacy of the parking lot.

Ms. Barone stated that staff is good with the proposed parking lot.

Mr. Paino noted their parking agreement with the plaza owners.

Ms. Boyd stated that they will use the plaza parking primarily for employee parking.

Mr. Clapper asked which color the ARB thought would be more consistent with the neighborhood.

Ms. Boyd stated that they did not say.

Mr. Morris stated that he doesn't feel that there is a color that is consistent with the neighborhood given that there are multiple businesses and designs.

Ms. Boyd stated that they are working with Metis Construction for the alterations. She stated that they plan to invest \$150 - \$200,000 into the buildings renovation.

Mr. Paino stated that because there are only three commissioners present tonight and a unanimous vote would be required for approval, the applicant has the right to request the case be postponed until a date when more members are present.

MOTION: *Mr. Morris moved that in Case PC20-007, the Planning Commission approve the Conditional Zoning Certificate and Site Plan to convert the building to a beauty salon at 113 – 115 Cherry Street subject to the following:*

- 1. Technical Plan Review*
- 2. Install a rack that will accommodate at least one (1) bicycle*

The motion was seconded by Mr. Clapper.

The motion carried 3-0.

VII. Minutes

March 3, 2020

MOTION: *Mr. Morris moved to approve the March 3, 2020 minutes. The motion was seconded by Mr. Clapper.*

The motion carried 3-0.

IX. Other Business

None

X. Adjournment

MOTION: Mr. Morris moved to adjourn. The motion was seconded by Mr. Clapper. The motion carried 3-0. The meeting adjourned at 7:25 p.m.