

**KENT PLANNING COMMISSION  
SPECIAL BUSINESS MEETING  
FEBRUARY 9, 2020**

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

**STAFF PRESENT:** Eric Fink, Asst. Law Director  
Bridget Susel, Community Development Director  
Jennifer Barone, Development Planner

**I. Call to Order**

Ms. Edwards called the meeting to order at 7:05 p.m.

**II. Roll Call:**

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

**III. Election of Officers**

Mr. Fink summarized the positions and their responsibilities. After Planning Commission Discussion, the appointment of officers is as follows:

**MOTION:** *Mr. Clapper nominated Chris Clevenger-Morris as Planning Commission Chairperson. Mr. Bruder nominated Amanda Edwards. The vote carried 4-1 for Mr. Morris as Chairperson.*

**MOTION:** *Mr. Bruder nominated Amanda Edwards as Planning Commission Vice Chairperson. No other nominations were heard. The vote carried 5-0.*

**MOTION:** *Mr. Edwards nominated Jeff Clapper as Planning Commission Secretary. No other nominations were heard. The vote carried 5-0.*

**IV. 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.

**V. Administration of Oath**

The Oath was not needed as there were no applicants or members of the audience in attendance.

**VI. Correspondence**

None

**VII. Old Business**

None

**VIII. New Business**

- A. PC21-003 Kent Codified Ordinances  
Chapter 11: Planning and Zoning Code Chapters 1107 – 1175 (Full Replacement) Part 2 of 2 proposed chapters 1106-1113 (new chapters that were renumbered)**

**The proposed Planning and Zoning Code Amendment is being forwarded to the Commission for review and recommendation to Council.**

Section 1106.02(c)

Mr. Bellas questioned the origin of the requirements.

Mr. Fink stated that this is the Federal FFA requirements for ratio, TV, wireless tower heights.

Page 146

Mr. Clapper stated that he feels that the compact car section should be deleted as cars seems to be getting bigger.

Ms. Barone explained that this section will limit the number of compact car parking spaces but it does not require them.

Ms. Susel added that item #3 in this section provides the Planning Commission with the authority to modify the width of the aisles.

Page 144

Ms. Edwards questioned the bicycle rack requirement for multi-family dwelling units.

Ms. Susel stated that it should read “50 or less” and language will be added.

Page 150

Ms. Susel read the proposed parking plan requirement language that Mr. Fink created. She stated that the language is based on the proximity to the use within a reasonable distance to the entrances of the structures. She stated that the ability to defer parking spaces for future use has been added.

Mr. Fink stated that the language provides the Planning Commission with a level of authority and discretion where issues such as topography, future uses, etc. may dictate a certain result. Mr. Fink stated that subsections A and B have remained unchanged from the current code.

Page 207 111.02D(1)(2)

Mr. Bellas questioned the difference between a major and minor site plan review.

Ms. Barone stated that a minor site plan review is based on a specific square footage and/or number of parking spaces as shown in the chart and a major site plan review is anything greater than a minor. She stated that anything that is in a conditional use automatically goes to a major site plan review.

Ms. Susel stated that the requirements that are applicable to all site plans are now grouped under subsection C: requirements for all site plans.

Page 168

Mr. Morris questioned if #18 should be blank.

Mr. Susel stated that #18 was moved to another section and that blank line can be removed.

Pages 175-176

Mr. Morris questioned where the electronic signage is located.

Ms. Edwards stated that the definition of electronic signs states that it can only be used for gas stations, which is why it is not listed under prohibited signs.

Mr. Clapper directed everyone to page 180 for the information.

Page 230

Ms. Bellas pointed out a small typo under section A; a space is needed.

Mr. Morris suggested formatting for Appendix A.

Ms. Susel explained that Appendix A is not part of this process. She stated that they will contract with a consultant to redo the entire Design Guidelines at a future date.

Mr. Morris stated that he appreciates the visual aids that have been added.

Mr. Bellas stated that he feels that this reads better than the previous sections.

**MOTION: In Case PC21-003, Mr. Bruder moved that the Planning Commission recommend that City Council hold a public hearing and review the proposed zoning code text for proposed chapters 1106-1113 with the intent to adopt the amended Zoning Code in its entirety.**

***The motion was seconded by Mr. Clapper.***

***The motion carried 5-0***

**IX. Other Business**

None

**X. Adjournment**

**MOTION: Mr. Clapper moved to adjourn. The motion was seconded by Ms. Edwards. The motion carried 5-0. The meeting adjourned at 7:36 p.m.**