

**KENT PLANNING COMMISSION
BUSINESS MEETING
JULY 20, 2021**

MEMBERS PRESENT: Chris Clevenger-Morris
 Jeff Clapper
 Nickolas Bellas

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, Mr. Bellas, and Mr. Clapper were present. Mr. Bruder and Ms. Edwards were not present.

MOTION: *Mr. Clapper moved to excuse both Michael Bruder and Amanda Edwards from the July 20, 2021 Planning Commission Meeting.*

Mr. Bellas seconded the motion. The motion carried 3-0.

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

None

VI. Old Business

None

VII. New Business

**A. PC21-015 Paigemax Subdivision
NE Corner of Fairchild Ave and Newcomer Road
Preliminary Plan Review of a Proposed Subdivision**

The applicant is requesting a preliminary plan review of a proposed subdivision. The subject property is zoned R-2: Medium Density Residential Zoning District

Mr. Sahr introduced the project as presented in the staff report. Mr. Sahr explained that each of the 7 proposed lots of the 5.510 acre parcel will have a dedicated driveway; 5 of which will exit onto Newcomer Rd. and 2 onto Fairchild Ave. He stated that the utilities are in the planning stages and are not required or available for this review. Mr. Sahr stated that no signage is proposed and each lot will be independently responsible for lighting, landscaping, and trash service and construction will be permitted as allowed through the Residential Code of Ohio. He stated that reviews by Architectural Review Board and Board of Zoning Appeals were not required. Mr. Sahr reviewed KCO 1183.04: General Procedures for a Major Subdivision with the Commissioners.

Mr. Morris informed the applicant that because there are only 3 Commissioners present at this meeting, he has the option to have the case heard when more members are present. He stated that this decision can be made at any point before a motion has been made.

Ben Koberna, 7394 St. Rt. 43, Kent, stated that they are proposing to subdivide 5.5 acres into 7 single family building lots that are 95 - 100 feet wide by 240 feet or more deep. He stated that the proposal meets all of the zoning requirements for the City of Kent. He stated that they will extend the City waterline on Fairchild Ave. 495 feet onto Newcomer Rd. per City requirements. He stated that sublots 1-5 on Newcomer Rd. will connect to Summit County sewer and sublots 6-7 will be serviced by an extended City sanitary sewer from the intersection of Quay Blvd. and Fairchild Ave. He stated that from a design philosophy they are trying to preserve as many trees as possible. He stated that they have received a lot of interest and support for the project.

Mr. Bellas questioned the square footage of future homes on the lots.

Mr. Koberna stated that they are planning some minor deed restrictions regarding aesthetics and house size. He stated that he believes that the smallest should be around 1750 sq. ft.

Mr. Bellas stated that he is hoping they can keep as many of the mature trees as possible.

Mr. Koberna stated that they are trying to preserve as much privacy as possible.

Public Comment

None

Planning Commission Discussion

Mr. Morris stated that he is excited about the idea of some new construction in that area.

Mr. Clapper agreed and is glad to see that the old house has been removed.

Mr. Bellas agreed with the others and added that the proposal doesn't seem too compacted. He stated that he is pleased with what is being proposed.

MOTION: *In the case of PC21-015, Paigemax Subdivision, NE Corner of Fairchild Ave. and Newcomer Rd., Mr. Clapper moved that the Planning Commission approve the preliminary subdivision plan as presented.*

Mr. Bellas seconded the motion. The motion carried 3-0.

VIII. Other Business

None

IX. Adjournment

MOTION: *Mr. Clapper moved to adjourn. The motion was seconded by Mr. Bellas. The motion carried 3-0. The meeting adjourned at 7:15 p.m.*