

**KENT PLANNING COMMISSION
SPECIAL BUSINESS MEETING
FEBRUARY 16, 2021**

MEMBERS PRESENT: 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

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

II. Roll Call:

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

MOTION: Mr. Clapper moved to excuse Amanda Edwards from the February 1, 2021 meeting. Mr. Bruder 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

None

VI. Old Business

Not called.

VII. New Business

**A. PC21-005 JKC Land Company LLC
SE Corner of Harvey St. and Lake St.
Conceptual Site Plan Review**

The applicant is seeking conceptual site plan review to construct 8 single family dwellings on one parcel. The subject property is zoned R-3: High Density Residential zoning district.

Ms. Barone introduced the project as outlined in the staff report. She stated that they are proposing 8 units, which are 4 two-unit buildings with one bedroom, a garage, a front porch, and a rear patio permit. She explained that the structures are industrialized units that would be brought in. She stated that the units are slated as a 55 and older community. She stated that multifamily is a conditional use in the R-3 zoning district. She explained that there would be 4 driveways; 2 off of Harvey Street and 2 off of Lake Street. She stated that the parcel has been used as an unpaved parking area for many years, which is compacted gravel. She stated that because of this, they are not anticipating the need for any kind of storm water management. She stated that further information needs to be reviewed if the project moves forward. She added that the applicant did obtain a rear yard variance from the Board of Zoning Appeals; no other variances were required. She stated that the applicant is only looking for comments so that he can determine if he would like to proceed with the project.

Jerry Cohen, owner, 7204 Valley View, Hudson.
Mark Bittinger, CBLH Design, 20075 Trapper Trail, Strongsville, principal
Anna Jurs, CBLH Design, 20075 Trapper Trail, Strongsville
Kevin Noble, Scheeser, Buckley Mayfield, 1540 Corporate Woods Pkwy, Uniontown

Mr. Cohen stated that the project is for 55 and older. He stated that he is looking for comments so that he will know if there are any issues with the proposed project as he currently has the option to connect to city water while they are working on the street. He stated that if the Commissioners have concerns, he will hold off on the tie in while the streets are open and connect at a later date.

Mr. Bittinger stated that they have been working with Skyline Manufacturer, Sugarcreek, Ohio with the plan and elevations to bring something better than just horizontal vinyl siding. He stated that they are considering a gray material for the body of the building with white trim. He stated that they moved the garages back and the buildings forward for a nicer front elevation.

Ms. Jurs shared the architectural site plan with those present. She noted where the proposed water lines are located.

Mr. Clapper questioned the northeast corner of the property.

Mr. Cohen stated that it is a very flat parcel. He stated that the units are one bedroom with an open floor space plan, a study that can be converted to a spare bedroom, and laundry. He said that they are approximately 900-1000 square feet and are designed to be very nice places with nice finishes, flooring, 9 foot ceilings, very high efficient air conditioning systems, UV light, ample storage, and a large garage; not like a trailer park.

He stated that he has not decided whether these will be condos or apartments. He stated that there is a market for this type of unit for 55 and older.

Mr. Bittinger stated that the units will have a full foundation around the perimeter of the building. He stated that the buildings measure 15 foot 2 inches wide. He stated that they can raise the roof to a 6:12 pitch. He stated that you won't be able to tell that they are modular buildings when they are complete.

Ms. Jurs described some of the architectural elements as presented on the elevations.

Mr. Cohen stated that these were designed with no adjoining walls between neighbors.

Ms. Jurs stated that there is 17 feet between the buildings on Harvey Street and a larger space between the buildings on Lake Street.

Planning Commission Discussion

Mr. Clapper stated that he is concerned about the sight line east of the property on Lake Street.

Ms. Barone stated that staff will review.

Mr. Clapper stated that he isn't sure that he feels that the buildings meet the character of the neighborhood due to some of the existing modern architecture.

Mr. Cohen stated that due to the way the houses are parallel to the street, there wasn't much flexibility.

Mr. Clapper stated that the proposed buildings are nice and they are an upgrade from the vacant lot and the building across the street.

Mr. Bruder stated that he feels that it is nice to see something happening with this parcel. Mr. Bruder questioned trees in the tree lawn and the existing wooded area to the east.

Ms. Susel stated that the wooded area was donated to the schools and has covenant language that doesn't allow for it to be redeveloped.

Mr. Bruder stated that he feels that the wooded area is a nice feature for the residents of the proposed project. He stated that he appreciates the owner's comments about the roofs being a little steeper and likes the 9 foot ceilings. Mr. Bruder asked if the foundation is a vented crawl space.

Mr. Cohen responded yes.

Mr. Bellas questioned the topography and whether they would add some features to make it less flat.

Mr. Bittinger stated that they have discussed this with relation to the spoils from digging the foundations.

Mr. Bellas stated that aesthetically the buildings are okay but he would like a better roof pitch. He feels that it is a nice project for seniors.

Mr. Morris stated that he has serious concerns with traffic. He stated that he agrees with statements regarding the flat topography. He also is concerned with making sure that the style fits with the neighborhood.

Mr. Clapper questioned the Architectural Review Board's role in this project.

Ms. Susel stated that the project does not require a Certificate of Appropriateness so the ARB would provide a recommendation to the Planning Commission.

Mr. Bruder stated that while he appreciates that there are some mid-century modern houses in the area, there are also a fair amount of more traditional pitched roof houses. He stated that he feels that most 55 and older would not want a flat roof structure due to the concerns of leaks.

Mr. Clapper agreed that there is a mix of styles but still didn't feel that this project fit into any of them.

Mr. Cohen stated that he is only looking for somewhat of an assurance that he won't be wasting his money by installing the waterlines and sewer lines while the street is under construction. He stated that if his design is far enough away from the character of the neighborhood, then he can't build this project and won't put the utilities in.

Mr. Morris stated that the Commission can't formally guarantee and that based on the plans before them, they have asked all the questions that they have at this time. He directed the Commissioners to voice any major concerns that they have at this time.

Mr. Cohen stated that he feels somewhat confident in moving forward and thanked everyone for their time.

VIII. Minutes

MOTION: Mr. Clapper moved to approve the November 17, 2020 Planning Commission minutes as presented. Mr. Bellas seconded the motion, however, Mr. Bellas was not present at the meeting. Mr. Bruder seconded the motion. The motion carried 3-0-1 with Mr. Bellas abstaining.

IX. Other Business

Ms. Susel announced Ms. Barone's retirement on March 5, 2021 and introduced Mr. Sahr, who will be the new Development Engineer.

X. Adjournment

MOTION: Mr. Bellas moved to adjourn. The motion was seconded by Mr. Clapper. The motion carried 4-0. The meeting adjourned at 7:37 p.m.