

**Proposed  
Village of Kent City  
Planning Commission Meeting  
April 1, 2010**

- I.** Roll Call- The Chairmen called the meeting to order at 7:05pm  
Members Present: Darrell Rotier, Hillary Hilbrand, Steve Buckner, Ed Lain, John Petruska, Sally Walton  
Members Absent: Dave Michell  
Others Present: Tom Knauf Zoning Administrator
- II.** Approval of Minutes from March 4, 2010  
Motion by Steve Buckner to approve minutes as written  
Seconded by John Petruska  
Vote: Ayes 6 Nays 0 **Motion Passed**
- III.** Approval of April 4, 2010 agenda  
Motion by John Petruska to approve agenda as written  
Seconded by Steve Buckner  
Vote: Ayes 6 Nays 0 **Motion Passed**
- IV.** Public Hearing – NONE
- V.** Public Comment - NONE
- VI.** New Business
- A. Election of Planning commission Officers for 2010-11 (effective in May)  
Motion by John Petruska as  
Darrell Rotier – Chairman  
Ed Lain – Vice Chair  
Hillary Hilbrand – Secretary  
Seconded by Steve Buckner  
Vote: Ayes 6 Nays 0 **Motion Passed**
- B. Speedway/Blockbuster Kiosk  
Tom handed out “sitemaps” showing that this movie dispenser would be outside by the ice machines. The owner of the movie company wanted to know if he needed a zoning permit to put one in front of the store. When Tom received the call he looked back at site plan and there was nothing in the plan to show one of these, the question arose is the corner too busy without it? What about the parking problem would it cause more of a situation for that corner? John noticed that in the plan it mentions canopy- the canopy is attached to the machine- it is also to be handicapped accessible- it shows wheelchairs able to move in but with the parking lot right there it would take up one space of parking- John talked to Rose and she was under the impression that the machine was to be inside which would make more sense and that all Speedways have a contract with this business-the only way that the Planning Commission can dictate is that if the sidewalk changes and parking spots are removed-it is stated in the little

'site plan' that a cement block would be poured and there is no room for that and that might have to be a special land use permit because it would be changing the structure of the parking lot.

- C. The owner of the Mobil station contacted Tom Knauf and stated that he needed something to attract business- he was thinking of a picnic table out front in the grass or a free standing sign- he would also like to put an antique car out by M37. The Planning Commission has agreed that the picnic table and the car would not be a problem as long as the trash is taken care of and the car is not an eyesore, and if the picnic table becomes too much of a loitering spot for kids and trouble is starting then it should be removed-Tom suggested that the owner of the Mobil station bring in a written plan requesting what we would like and bring it in to discuss so changes can't be made without Planning Commissions knowledge.

## VII. Old Business

### A. Master Land Use Plan – re-visited

1. Review of Master Land Use Plan led by PC Chair (done March 4, 2010 meeting)

2. Assigned responsibilities (review of March discussion)

- i. John Petruska – Commercial Land Use Goals 1 & 2 done

- ii. Darrell Rotier – Industrial pg. 6 done

- iii. Steve Buckner Utilities pg. 7 done

- iv. Ed Lain – Gals 2 &3 on Residential pg. 4 done

3. Remainder of items

1. Dave Michell- Residential Goal 1 pg. 3 and Parks and Recreation

- a. Darrell says that objective #4 should stay in that Village Planning Commission should still talk to the Township Planning Commission-otherwise objectives 1, 2,3,5,6, 7, and 8 are all being attended too. Kent City streetscape is in motion with new sidewalks and roads and beautification, so some should be rewritten. John mentioned that Kent City is not attractive to Commercial because no city water- the Village should really think about putting in water to help grow with commercial

- b. Objective 5 Planning Commission should work with the developers when the site plan is being done and through in the Villages expectations of the development, like bigger lot sizes and landscaping was mentioned.

- c. Parks and Recreation

1. Objective 1 is done maybe just update

2. Objective 2 Grants, funds has been accomplished with the help of the Recreation Master Plan

3. Objective 3 has started with the new memorial park at Ball Creek and the Memorial Committee

4. Objective 4 the land that the Village had has been sold. Does the Village need more parks for the size?

5. Objective 5 this objective has never been done that money has been more for the sewer.

6. Objective 6 consider a pocket park- like along Ball Creek just a little road side stops maybe a grill and a trash can

7. Objective 7 should not plan on elimination of the railway right away

2. Hillary Hilbrand – Other Goals for the Village pg. 8

1. Objective 1 is good and the PC should keep it in with the growth of Kent City

2. Objective 2 Hillary states that there is already a Recreation Committee and that a new Committee needs to be appointed and that it should be separated from the Master Plan

3. Objective 3 A village manager would be nice and it has been said that the position would pay for itself but the village also talks about saving money- It would be nice to help take the pressure off other Village Employees but is the cost worth it at this time Hillary does not think so- but this objective should stay in incase the growth of the Village needs it

4. Objective 4 is a good objective-Hillary thinks that it is being done- in depth she is not sure- communication has taken place but Township is not that open minded

5. Objective 5 this is a good objective and Hillary thinks that it would not only benefit Kent City as well as Casnovia the only problem is splitting the bill for everything- Hillary thinks that each PC should meet and talk about the common goals and needs for each village

6. Objectives 6, 7 have been kept up and that they should still stay in Master Plan

7. Objective 8 these should be and are amended every 5 years with the Master Plan

#### **VIII. Zoning Administrators Report/Handouts**

Tom wants the Planning Commission to get through the Master Plan and have the completed by July then move on to Wind Energy Systems and the Medical Marijuana situations- Tom would like the Planning Commission to keep the handouts and read over them and be ready to discuss them when MP is done.

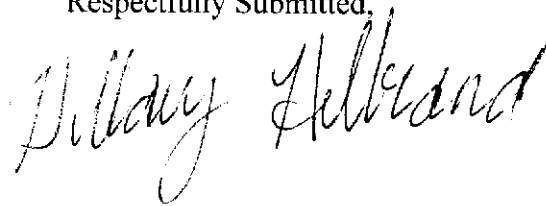
#### **IX. Commissioner Remarks**

Sally Walton commented that her neighbors on Fruit Ridge Lori and Kim are wondering way they are receiving village taxes. They were told that when the farm land was bought and Zoned to village that the farm house would not be considered part of the village. Sally told them that about the PC meeting on April 4. 2010 and that they should attend- Sally was told that next time she speaks with them to have them call the office.

#### **X. Adjournment- Chairman called the meeting to an end at 8:46pm**

Motion by John Petruska  
Second by Steve Buckner  
Vote: Ayes 6 Nays 0 **Motion Passed**

Respectfully Submitted,

A handwritten signature in cursive script that reads "Hillary Hilbrand". The signature is written in black ink and is positioned below the typed name.

Hillary Hilbrand, Secretary  
Planning Commission