

**Village of Kent City**  
**Planning Commission Meeting**  
**February 4, 2010**

- I.** Roll Call – Chairman Rotier called the meeting to order at 7:07 p.m.  
Members Present: Darrell Rotier, Hillary Hilbrand, Steve Buckner, Ed Lain, Dave Michell and John Petruska.  
Members Absent: None.  
Others Present: Tom Knauf, Zoning Administrator.
- II.** Approval of Minutes from November 5, 2009  
Motion by John Petruska to approve the minutes as written.  
Seconded by Ed Lain.  
Vote: Ayes 6; Nays 0. **Motion Passed**
- III.** Approval of February 5, 2010 agenda  
Motion by John Petruska to approve the agenda as written.  
Seconded by Steve Buckner.  
Vote: Ayes 6; Nays 0. **Motion Passed**
- IV.** Public Hearing – NONE
- V.** Old Business – NONE
- VI.** New Business
- A. Recreation Plan: Tom started off the conversation by asking the question what is the demand for recreation based on the population of Kent City.  
The Planning Commission was asked to look at the original names on the Recreational Plan. It was stated that there is only one original name on the Recreation Plan still in the Village.  
Does the Recreation Plan show what the Village has now?  
Tom said that the Master Plan has to be updated every 5 years so does that mean the Planning Commission should also look at the Recreational Plan that often?  
Should the Recreational Plan be joined with the Master Plan? Or should the Planning Commission recommend to the Village Council to have this reviewed again with all the studies as before and does this review of the Recreational Plan fall within the Planning Commission’s responsibilities? Darrell suggested that the Recreational Plan should not be joined with the Master Land Use Plan because if sometime in the future the Planning Commission or the Village residence want to add something to the Recreational Plan, it would be easier to change it by itself rather than going through all the steps with the Master Land Use Plan.

John asked if a Community Center was considered or could be included in the Recreational Plan. Tom answered that Community Centers could be included in the Recreational Plan. John was thinking of the possible vacancy of the Baptist Church. Dave Michell stated the Recreational Plan made sense. Things have been accomplished with the plan with all the new Ball Creek Park updates with the walking path and benches. Dave also said the Recreational Plan is invaluable and needs to have community input on what residents would like to see done in the Village. Tom suggested that the Planning Commission not throw out the Recreational Plan and not merge it with the Master Land Use Plan. The Planning Commission should ask other Village members their thoughts.

- B. Re-Visit Master land use Plan – This Plan needs to be updated every 5 years, the last time this plan was updated and adopted was July 2005. It was discussed that without the Master Land use Plan, the Village would not be able to have projects such as the Streetscape funded with grant money. The more the Village plans ahead for growth and development, the more grants and funding the Village is able to get.

Tom discussed that maybe Kent City should join the business section with Casnovia – put in a Class A Highway road and have city water. If Kent City joined with Casnovia, it would show growth and bring in more revenue to the Village. It was also discussed by John if we should show the properties on 17 Mile, do we as a Planning Commission, have to change zoning or listing as possible future commercial use. John also asked if the Village should buy more land.

Potential Changes – assign responsibilities

It was decided that someone needs to take the object of the Master Land use Plan, and John would like it to be on the agenda for next month's meeting. Darrell decided that each member of the Planning Commission take a goal/objective, read it over and come back next month with suggestions of what "you" liked about the Goal/Objective, has this goal/objective been met, and does it still need to be in the current Master land use Plan.

List of each Planning Commission Member and Objective

1. John Petruska – Commercial land Use Goals 1 & 2
2. Dave Michell – Residential Goal 1 on Page 3 and Parks/Recreation on Page 7
3. Hillary Hilbrand – Other Goals for the Village on Page 8
4. Darrell Rotier – Industrial on Page 6
5. Steve Buckner – Utilities on Page 7
6. Ed Lain – Goals 2 & 3 on Residential on Page 4

## **VII. Public Comment – NONE**

- VIII.** Zoning Administrator's Report – Tom stressed a few items on his January report. The Planning Commission needs a new member, and 2 members are needed for the BZA. One member for the BZA has to be from the Planning Commission and may have responsibilities on the BZA – currently there is no Chairman or Secretary.
- IX.** Commissioner Remarks – NONE
- X.** Motion by Steve Buckner to adjourn at 8:55 p.m.  
Seconded by Ed Lain  
Vote: Ayes 6; Nays 0. **Motion Passed**

Respectfully Submitted,

Hillary Hilbrand, Secretary  
Planning Commission