

**Village of Kent City
Planning Commission Meeting
June 4th 2009**

1. Roll Call- The meeting was called to order at 7:04pm.
Members Present: Darrell Rotier, John Petruska, Hillary Hilbrand, Dave Michell, Steve Buckner and Rick Merdzinski.
Members Absent: Ed Lain
Other Present: Tom Knauf, Zoning Administrator, Mr. Bob Brott, Ms. Barron
2. Approval of Minutes from May 7th 2009
Motion by John Petruska, 2nd by Steve Buckner to approve the March 5th meeting minutes with no changes.
Vote: Ayes 6 Nays 0 **Motion: Passed**
3. Approval of June 4, 2009 agenda with changes to add new item D (outbuilding discussion) and move original D to E and item E to item F.
Motion by John Petruska to approve agenda with changes 2nd by Rick Merdzinski
Vote: Ayes 6 Nays 0 **Motion: Passed**
4. Public Hearing – None scheduled
5. Old Business-
 - A. Memorial Committee- Ms. Barron spoke and handed out a list of items they would like for Ball Creek.
 1. Basketball court enlarged and painted (enlarged so it is at least a ½ court.)
 2. Playground Equipment brought in-Steve Buckner mentioned the old equipment behind Mr. Brotts house at the administrative building-the school might be willing to sell. Steve and John will bring it up to Superintendent Smith.
 3. The Memorial Committee would like 2 benches placed by the village before memorial benches. They discussed that one should go on the end of the trail and the other by the playground.
 4. The Memorial Committee would like a well for the flowers, shrub, trees that are placed for easy watering needs.
 5. The Memorial Committee hopes that these Priorities done first will help increase the use of Ball Creek Park.
 6. Buckner suggested that a site plan be brought to the engineer and have him draw up the bigger basketball court and spots where the Memorial Committee has set aside for trees, shrubs etc. and that will take care of the matter of the site plan which Darrel Rotier and John Petruska agreed too.

7. Planning Commission to recommend to the Village Council that to help simplify the project have the site plan drawn up by engineer with the new changes of the bigger basketball court, benches, and designated spots set aside for the donating of trees and shrubs.

- B. Questions regarding Enabling Act – None
- C. Questions regarding hand out materials on May 7, 2009- None at this time
Later discussed in New Business.

6. New Business-

A. Bylaws and Rules Handout-It states that the Planning Commission agenda should have Old Business before New Business.

B. Adopt revised Bylaws and Rules of Procedure as submitted on May 7 with above changes Old Business before New Business

Motion by John Petruska and 2nd by Steve Buckner

Vote: 6 Ayes 0 Nays **Motion: Passed**

C. Sign Ordinance Change- Planning Commission discussed the temporary signage for Community –wide sponsored events (i.e. Fall Festival) It is stated that all events for non-profit may have up to 5 temporary signs. It was stated that Community Wide events or non-profit entities income earned is to be given away. The Village is to not use tax-payer dollars for signs and the Village Council does not want to erode our ordinance and have illegal signs. Which no taxpayer dollars will be spent and if the event is for non-profit the 5 government signs are allowed. Steve Buckner stated the consensus to stick to the government signs and have the Village Council support it under the umbrella. Dave Michell says that the sign ordinance is a big issue and that the Planning Commission needs to keep it as simple as possible and pull it under the umbrella of government signs. The Village needs to be in support of Non-Profit events and the Planning Commission is to propose the Village Council

Planning Commission recommends to the Village Council that Village Council should support Community Wide Events that enhances the image of Kent City allowing government signage like for Fall Festival.

Motion by Steve Buckner 2nd by John Petruska

Vote: 6 Ayes 0 Nays **Motion: Passed**

D. Outbuilding Discussion- It was discussed that the limit for space on lots for outbuildings is 30%- Tom Knauf gave an example of giving out a permit for a garage to a property that already has two buildings- The ordinance does not specify a number just that the yard cannot have over 30% of outbuildings that is including setbacks. It was discussed by John Petruska that the ordinance is straight enough forward Darrell Rotier says Planning Commission is to rely on the ordinance consensus to not make any changes at this time and rely on ordinance wording.

- E. Changes/update to Chapters 18-20- Tom Knauf was titled as Building Inspector in prior handout and that was changed to Zoning Administrator in updated handout. Darrell Rotier suggested that everyone read the handout and updates it is very informative. Tom Knauf brought up the voting issue if one member is on more than one board (i.e. village council and planning commission or planning commission and BZA). That member is only allowed to vote once on an issue that is brought up to both boards. Tom does not think that it is too big of an issue if the member is on Village Council/Planning Commission and BZA.
- F. Schedule Public Hearing for June 30, 2009- July meeting is for June 30, 2009 and Public Hearing is to be held for the changes and updates of the Planning Commission. Darrell Rotier recommends that everyone reads the new and updated handout before Public Hearing.
Motion by Steve Buckner to hold Public Hearing with changes
2nd by John Petruska Vote: 6 Ayes 0 Nays **Motion: Passed**
- 7. Public Comment- NONE
- 8. Zoning Administrator Report- Tom Knauf reports that it is the middle of the grass season and the Village is doing pretty well keeping up the mowing.
- 9. Commissioner Remarks- NONE
- 10. Adjournment- 9:00pm

Respectfully Submitted,

Hillary Hilbrand, Secretary
Planning Commission