

**Proposed  
Village of Kent City  
Planning Commission Meeting  
November 5, 2009**

1. Roll Call- The meeting was called to order at 7:05 pm.  
Members Present: Darrell Rotier, Hillary Hilbrand, Steve Buckner, Ed Lain, Dave Michell, John Petruska  
Members Absent: Rick Merdinzki  
Other Present: Tom Knauf, Dave Thomas, Bob Brott, Scott Mouthoan, Tim Kempwhis
2. Approval of Minutes from June 30, 2009  
Motion by Steve Buckner to approve minutes as written  
Seconded by Ed Lain  
Vote: Ayes 6 Nays 0 **Motion: Passed**
3. Approval of November 5' 2009 agenda  
Motion by Steve Buckner for approval of revised agenda with changes in Item number 6 New Business of lettering of items (changing c to b, a to c, b to d, and c to e.  
Seconded by John Petruska  
Vote: Ayes 6 Nays 0 **Motion: Passed**
4. Public Hearing – NONE
5. Old Business-
  - A. Zoning Ordinance – update packet  
Members were advised to take out old and put in new amendments of Chapter 18 Zoning Board of Appeals and the Enabling Act – no discussion
6. New Business-
  - A. Ball Creek *Memorial* (?) Park Plan (Mr. Brott Chairman)
    - i. Recommended changes to the current plan was discussed by Mr. Tim Kempwhis as to what the architect would like to do and move and what the memorial committee has decided
    - ii. Potential changes in forward years
    - iii. Current drawing best represents current plan  
Darrell suggested that the Planning Commission bring this the Village Council because the village is also to spend money on this project and how the donations are to work.  
This was all discussed in great detail and see attached notes.
  - B. Kent City Lounge (Dave Thomas, Owner)
    - i. Informal discussion regarding change in entertainment at the lounge
    - ii. Gold Productions Venue

iii. Public Meeting needed if current site plan changed

Dave was called by Gold Productions to have a three hour show come to the lounge for women. There is no stripping or nudity and Dave has LLC permits and licenses up to date and has checked with the health department. Dave has come in to verify if this was permit able in the village limits (just to make sure that the bases were covered and that there was not going to be a big problem.) This was discussed and Dave was asked to find new contract/site plan that himself and his wife and third party singed when they took over the lounge that permitted this kind of entertainment. If found then it would be discussed and approved upon later. See Attached for further detail.

C. Re-visit Master Land Use Plan – last update July 2005

- i. Is a Study Committee necessary?
- ii. Potential Changes
- iii. Due by July 2010

Discussed by Planning Commission to get a head start on reviewing master plan, it has not been revised since 2005 and Planning Commission should start reviewing. The master plan was approved in 2005 so now every five years it must be reviewed to see if there should be any changes to zoning and if the plan is accurate to what the village is moving towards. No special meeting date was discussed but should be on the agenda for next scheduled meeting. Master Plan helps keep the money in the village with taxes to help with new projects in the village. Planning Commission to look over and see if they feel changes should be made or what is there looks appropriate. Tom thought maybe a study committee would be helpful as to look at the master plan into extreme detail to help Planning Commission decide if changes or not need to be made.

D. 2010 Calendar for regular Planning Commission Meetings

Steve suggested that the September meeting was the day before Labor Day Weekend and that the meeting be moved to an earlier date like August 31 2010. No changes will be made for the filing date.

Motion by Steve Buckner for change in meeting date in September 2010

Seconded by John Petruska

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

E. Property Maintenance Ordinance

i. Application of code

1. Large amount of items stored in yards; R-1, R-1A, R-2 and R-3
2. Street opposite or side of building not exposed to public view

ii. Review of issues that should be addressed

iii. Initiating complaints

John Petruska stated a couple areas of concern on 17 mile and between 1<sup>st</sup> and 2<sup>nd</sup>. Tom asked that question of how does he enforce the ordinance and be fair. If Tom is driving around and sees a violation does he ignore it does he write a letter. As for instance a neighbor calls and complains Tom goes and checks it out and writes a letter but on the other side of the block

there is also a violation does he write them one also. Discussed that if a complaint is given then write a letter and follow ups. Tom discussed that he will intervene when it is a safety issue he mentioned examples of how building structures were falling onto the sidewalks where kids walk to and from school and abandoned buildings not properly boarded is an invitation to kids being curious that could eventually lead them to be injured. Steve Buckner mentioned that the neighbor's property being a mess is not detrimental to your value of your property. Ed Lain asked the question "can you force people to spend money?" Tom answered yes, like for example is a renter calls and says there is some safety issues he could go in and write up a letter for the rental property owner to fix. Darrell stated that this is a stand alone ordinance given to the Planning Commission pre-written and Planning Commission could ask the Village Council to help make recommendations how on to help Tom with what needs to be looked at on how far Tom should go/ where is the line were Tom is doing his job and taking his job too far.

7. Public Comment- Scott Mouthaan came to the meeting and had a few questions.
  1. Parking Spaces at the Ball Creek Memorial Park. Is 25 parking spaces enough? Suggested that where the Memorial Committee is planning on putting volleyball court should be parking spaces, when little league is going on there is people parked everywhere.
  2. Scott commented on Dave Thomas owner of K.C. lounge could you do a one time annual permit. Let Dave try it this year and if it isn't liked by Village or Dave he does not have to renew for the following year.
  3. Scott questioned the acreage in the C-2 Business district by the new Baptist church and bank and if that vacant land had anything preventing it from being used for agricultural. Tom and John said that greenhouse and landscaping permits could be used. Scott is looking to rent from owner for agricultural use. It was determined that Scott would work with Tom on this.
8. Zoning Administrator Report- was discussed earlier in the meeting and with the print out.
9. Commissioner Remarks- NONE
10. Adjournment- 9:02pm Motion by Steve Buckner Second by Ed Lain  
Vote: 6 Ayes 0 Nays Motion: **PASSED**

Respectfully Submitted,

Hillary Hilbrand, Secretary  
Planning Commission

