

VILLAGE OF KENT CITY
PLANNING COMMISSION

Proposed Regular Meeting Minutes

Thursday, June 1, 2017 7:00 PM

Kent City Village Office – Meeting Room

- I. Call to Order
Chairperson Rood Vaughan, called the meeting to order at 7:02 PM.
- II. Roll Call of Commissioners
Members Present: Greg Goss, Staci Bull, Ed Lain, Nate Snoap,
John Petruska, Rood Vaughan, Steve Buckner

Members Absent: Dave Michell
Others Present: Dennis Kaminski, Zoning Administrator
- III. Approval of Agenda
a. With the addition of adding sign ordinances under old business.
Motion by Petruska, Second by Snoap to approve the agenda with the added item.
Vote: 7 Ayes, 0 Nays. **Motion** Passed
- IV. Approval of Minutes of January 5, 2017 Regular Meeting
Motion by Goss, Second by Buckner to approve the minutes.
Vote: 7 Ayes, 0 Nays. **Motion** Passed
- V. Public Time (5 minute limit)
Public Time was opened at 7:04PM – No comments
Public Time was closed at 7:05 PM
- VI. Old Business
a. Sign Ordinance
Motion by Goss to keep the sign ordinance on the agenda for the next meeting.
Second by Bucker.
Vote: 7 Ayes, 0 Nays. **Motion** Passed
- VII. New Business
1. 284 N. Ball Creek – Zoned C1 Non-Conforming
• Dennis Kaminski explained why the property is non-conforming. The property owners want a letter written that states that if their property is damaged over 50% the house can be repaired.

- Steve Buckner and Greg Goss stated that this is a use variance issue and not a dimensional variance issue. Therefore, it should be brought up to the BZA.
- John Petruska questioned if there can be a variance granted with contingencies. Mr. Goss stated that is allowed. The variance protects the bank and the property owner if the property is damaged.
- It was stated that the planning commission can change the ordinance and re-zone the land but that the planning commission cannot grant a variance.
- Mr. Petruska stated that if we re-zone that area the planning commission needs to post a public notice and hold a public hearing.
- Mr. Goss stated that it would not be difficult to change the zoning for that property.

Motion by Goss that this issue be brought before the BZA for a use variance with contingencies. Second by Petruska.

Vote: 7 Ayes, 0 Nays. **Motion** Passed

VIII. Commissioner Remarks - None

IX. Adjournment

Motion by Goss, Second by Petruska to adjourn the meeting.

Vote: 7 Ayes, 0 Nays. **Motion** Passed

Meeting was closed at 7:32 PM by Rood Vaughan, Chairperson

Respectfully submitted,

Staci Bull
Secretary