



CITY OF KENT, OHIO

DEPARTMENT OF SAFETY

October 11, 2010

Dear Safety Director's Community Advisory Committee Members,

Thanks to all of you who were available to attend the July meeting, in which we reviewed a lot of the budgetary concerns of the city, and how they may impact the Fire and Police Departments. I know that we discussed a wide range of items and concepts in a brief amount of time, but I hope you could get some sense of the concern we have in order to continue to provide high levels of service

Our next meeting is scheduled for October 19. To continue our discussion of local safety services, we will present to you the programs and concepts that will be incorporated into the police department's community outreach programs during the next two years. These are primarily our programs to work with the neighborhoods, and with resident groups. These are the programs that enable the department to create deeper, more meaningful relationships with many of the residents and businesses in the community. Many of these programs have been funded through various grant funds, which have been programmed in this fashion as one of the most effective means to serve the community.

On the second page of this letter, you will see a list of the programs that will be covered in the discussion the morning of the meeting. We're looking forward to see all of you at the Fire Department training room at 7:30 AM.

Respectfully,

James A Peach
Police Chief
2010063

James A. Williams
Fire Chief

William Lillich
Safety Director

Future meeting date:
December 21, 2010

Portage Area Fire & EMS Study group "Blended Services Report"

PUBLIC SAFETY COMMUNITY ADVISORY MEETING OF OCTOBER 19, 2010

Police Department Community Outreach (Community Policy) Programs

Overview of Programs & Purpose

- Problem solving in neighborhoods
- Enhance communication between police & community
- Promote Trust & confidence in the Police Department
- Assist neighborhood groups in finding ways to remedy problems

Programs & Practices

1. Patrol officers on each of the shifts are assigned to a given fixed area
 - Communication & coordination with KSUPD & Student Affairs
2. CDBG Community Policing Efforts
 - Low & Middle Income Neighborhoods
3. 2007 & 2009 JAG Grants
4. Bike Patrol
5. Joint Patrol (KSU & KPD) efforts - Status
 - Student Neighborhoods - new joint practices
6. 2009 JAG Recovery Grant
 - Comprehensive Community Policing Training
 - Bike Patrol Training
 - Police Citizen Academy
7. Question & answer session

CITY OF KENT
HEALTH BOARD MEETING
October 12, 2010 5:30 PM
KENT CITY HEALTH DEPARTMENT OFFICES
325 S. DEPEYSTER STREET
KENT, OH 44240
Phone (330) 678-8109 Fax (330) 678-2082

AGENDA

- I. MINUTES September 14, 2010, Meeting

- II. OPEN COMMENTS

- III. REPORTS
 - A. Statistical Report for September 2010
 - B. Expenditures & Encumbrances September 2010
 - C. Commissioner's Report for September 2010

- IV. OLD BUSINESS

- V. NEW BUSINESS
 - A. Mayor of Ravenna Joe Bica Jr. to discuss potential future opportunities.

 - B. Proposed Health Board Resolution 2010 #3 Raising Food Service and Retail Food Establishment license fees

 - C. Medical Directors Contract

- VI. EXECUTIVE SESSION

- VII. ADJOURN MEETING

If you require assistance to attend this meeting, please contact the Health Department at (330) 678-8109.

JBF/trr

cc: Health Board
City Manager
Clerk of Council
Health Staff
Chairman of Health & Public Safety
Mayor
News Media
Post
File

Kent City Health Department
325 S. Depeyster Street
Kent, Ohio 44240
HEALTH BOARD MINUTES
September 14, 2010

Members Present

Doug Wagener
Susan Roxburgh
Jack Amrhein
John Gwinn
Pam Freeman
Chris Woolverton

Others Present

John Ferlito
John Bradshaw
Anthony Bartholomew, D.O.
Fritz Seefeldt – Haymaker Farmer's
Market Manager

President John Gwinn called the Health Board meeting of September 14, 2010, to order.

The minutes from the August 2010 meeting were distributed and reviewed by the Health Board members prior to the meeting.

Motion: A motion was made by Doug Wagener and seconded by Pam Freeman to approve the August 2010 minutes. No objections. The motion passed.

Open Comments:

John Gwinn stated that there have been some discussions amongst Board Members the last several months regarding the Farmer's Market. Mr. Fritz Seefeldt was invited to attend the meeting to discuss some items that the Board has concern with: 1) identification of the vendors selling produce and 2) the dogs that are being brought to the market, not only by the vendors but also by the public.

Fritz Seefeldt stated that he voluntarily manages the arrangements for the Haymaker Farmer's Market. He stated that the issue with dogs has been brought up to him at vendors meetings as well as by email from the public. His dilemma is, the property that the market is held on is out of doors and owned by the Wheeling and Lake Erie Railroad. Several local businesses lease the property (Pufferbelly, the Kent Historical Society, and a number of bars along Franklin Ave), and allow the use of the site for the Farmer's Market free of charge. He can control what the vendors do, and is willing to tell them that they cannot bring their dogs with them to the market. As far as the public bringing their dogs, he has no way of enforcing that upon them. He can only suggest that signs be posted on the City Right of Way along the curb, prohibiting dogs. But how that is enforced is another subject. Mr. Seefeldt stated that maybe if the Board of Health would recommend that people leave their dogs at home through an article in the Record Courier newspaper, that may lessen the number of dogs being brought to the market.

Chris Woolverton stated that to protect the health of Kent Citizens, the Health Board should prohibit any animals of any kind from being anywhere in the City were Food is

being served. Dander and feces from their fur can be shed onto food products. If we are talking about reducing the transmissibility of disease on produce we have to protect the produce.

Recommendation: A recommendation was made by the Board of Health to not allow pets in the area of the farmer's market, near any food products as a means of reducing the risk of possible disease.

Fritz Seefeldt stated that Board's second concern is that vendors are not providing their business name and address at their vending site. Fritz stated, the Farmer's Market by-laws, does address the issue of signage and it is required for vendors to post such a sign in their area. Some of the female vendors are not comfortable with putting their home address on a sign, and he found on occasion that vendors forget to bring their sign, but it is required. In recent months, however, it has not been strictly enforced. A possible solution would be to make a uniform sign for each vendor at the expense of the Market and require the sign be uniformly hung at their vending area.

John Gwinn asked Fritz what the rule is regarding where the produce is raised? Mr. Seefeldt stated, in terms of the Market rules, the produce is required to be locally grown, but that can mean anything in our geographic area in the radius of 100 miles. Since the market has been growing in size and popularity, there are vendors from as far as Holmes County and Carroll County. According to the rules, people can sell what they grow, produce or bake themselves and may also supplement their stand with items from their neighboring farmers. An example of this is, we have a vendor from Mantua who sells a wide range of produce he grows himself, however, he does not grow corn, so he purchases it from his neighbor to sell it at the market. Chris Woolverton mentioned that there was a vendor previously who was selling tomatoes that he had purchased at a retail establishment in Cleveland and was selling them as locally grown. Fritz stated that is not something they allow but he is sure that it can happen.

John Gwinn thanked Fritz Seefeldt for coming to the meeting to discuss the Farmer's Market and addressing their concerns. Mr. Gwinn also thanked Mr. Seefeldt for his hard work in running a great Farmer's Market.

John Gwinn and John Ferlito will be working together on creating signage for the above recommendation regarding pets near produce at the Farmer's Market. Mr. Seefeldt stated that he will also put that information on the Farmer's Market website. There will be 6 more Farmer's markets this year.

The Health Board returned to normal business:

Statistical Report for August 2010: No Issues

VENDOR	ITEM DESCRIPTION	AMOUNT
Treasurer, State of Ohio	ODH Transmittal fees for Food Service Operations in August	\$28.00
Treasurer, State of Ohio	Child abuse and family violence prevention transmittal fees for August 2010	\$1,143.69
Ohio Div. of Real Estate	Burial permit fee transmittal for August 2010	\$77.50
Ohio Dept. of Agriculture	Pesticide applicators license renewal for J. Bradshaw	\$35.00
Ohio Dept. of Agriculture	Pesticide applicators license renewal for J. Ferlito & T. Beckett	\$105.00
Record Courier	Legal notice for Health Board Resolution changes	\$47.20
Matthew Bender	EPA laws & regs	\$425.94
Taylor Technologies	Pool Testing Chemicals	\$38.20
Enviroscience	Bioassay Testing for NPDES permit	\$1,500.00
Fisher Scientific	Additional Blanket PO for Lab Supplies	\$1,000.00
	TOTAL	\$4,400.53

Travel & Reimbursements		
NE District, OHHA	Quail Hollow Conference Registration for J. Ferlito, T. Beckett & J. Demboski to attend October 13 & 14 th	\$660.00
AOHC	Fall conference for Health Commissioners pre-registration for J. Ferlito	\$315.00
		\$975.00

Expenditures and Encumbrances for August 2010:

Motion: A motion was made by John Gwinn to approve the Expenditures and Encumbrances for the month of August 2010. All members voted aye. The motion passed.

Commissioner's Report

John Ferlito distributed an agreement for the board to review transferring the enforcement of air pollution laws to the Summit County Health District. Since the Akron City Health District is merging with Summit County Health District. Akron City Health District is whom the Kent City Health Department contracts with for Air Pollution Enforcement at this time.

John Ferlito met with City Council Members Erik Valenta, Garret Ferrara and the Mayor Jerry Fiala regarding the Health Boards recommendation in principle to allow a change in the City Ordinance for hens. John stated that he explained the Health Board's position on the issue. Both councilmen have received many calls on this matter and both feel strongly that two acres are needed to raise chickens.

John Ferlito scheduled the Mayor of Ravenna, Joe Bica Jr. for the Health Board meeting on October 12, 2010 at his request to introduce himself to the board and to discuss potential future opportunities for the City of Ravenna and the City of Kent working together.

Old Business

CluckKent requested a recommendation letter from the Health Board to present to Council regarding the Health Board's position on the ordinance change for allowing the raising of hens in the City of Kent. Mr. Gwinn stated that the Board could not identify any health concerns that would prohibit the raising of chickens. Mr. Gwinn also stated that the Board has already endorsed the proposal "in principle" during the August Health Board Meeting. Their discussions on the issue were recorded during the meeting and are part of the August 2010 minutes. No letter of recommendation is necessary.

The Townhall II quarterly report was submitted to the Board for the months of April, May & June 2010. Jack Amrhein asked John Ferlito if there is any new information regarding the financial standing of Townhall II. John Ferlito stated that they had gotten some funding and will be able to hold their own until the end of the year.

John Gwinn stated that he has had several conversations with individuals regarding the Community Health Survey data and what the information will be used for. Mr. Gwinn stated his intention to write a letter to Mr. Kolickey regarding community survey data that would provide useful and beneficial information to a wider range of community groups.

New Business

The distributed agreement for the board to review transferring the enforcement of air pollution laws to the Summit County Health District instead of Akron City Health District since the two are merging.

Motion: A motion was made by Susan Roxburgh and seconded by Pam Freeman to approve the Air Pollution Control Agreement with Summit County. There was no objection. The motion passed.

Chris Woolverton stated that in lieu of FEMA's declaration that September is National Preparedness Month and Governor Strickland's Executive Resolution stating that September 21, 2010, is Ohio Get Ready Day, the College of Public Health will sponsor a Get Ready table at the University to help educate people about being prepared in case of emergencies. Cards will be distributed with emergency contact numbers as well as points on how to be ready in case of emergency.

John Ferlito stated that the next Health Board Meeting will be October 12, 2010. Susan Roxburgh will be out of Town.

Motion: A motion to enter into Executive Session at 7:34 p.m. for the Health Commissioner to discuss a legal matter with the Board of Health. The Board will also discuss the evaluation of the Health Officer in this executive session.

The motion was approved by roll call; Freeman-Aye; Roxburgh-Aye Amrhein-Aye; Wagener-Aye; Woolverton-Aye; Gwinn-Aye.

Motion: The Health Board returned from Executive Session at 7:59 p.m., After discussing a legal matter and the Health Officer evaluation with nothing to report, the Board returned to business by roll call: Freeman-Aye; Roxburgh-Aye; Amrhein-Aye; Wagener-Aye; Woolverton-Aye; Gwinn-Aye.

Motion: A motion was made by John Gwinn and seconded by Doug Wagener to adjourn the meeting of September 14, 2010. There was no objection. The meeting was adjourned.

Approved:

John Gwinn, President

John Ferlito, Secretary

KENT HEALTH DEPARTMENT STATISTICAL REPORT 2010

	September 10	YTD 2010	September 09	YTD 2009
HEALTH DEPT. \$ COLLECTED				
FamAbuse fund	\$ 333.00	\$ 3,489.00	\$ 331.50	\$ 3,313.50
Vital Stats	\$ 1,887.00	\$ 19,771.00	\$ 1,657.50	\$ 16,567.50
Child Abuse	\$ 666.00	\$ 6,978.00	\$ 663.00	\$ 6,627.00
State VS	\$ 1,998.00	\$ 20,934.00	\$ 1,105.00	\$ 11,045.00
B Perm Rev	\$ 16.50	\$ 137.50	\$ 12.50	\$ 124.00
B Perm State	\$ 82.50	\$ 687.50	\$ 62.50	\$ 620.00
Food Estab.	\$ 0.00	\$ 10,346.25	\$ 185.00	\$ 10,527.00
Food Service (6 Temps)	\$ 210.00	\$ 40,212.90	\$ 316.00	\$ 38,386.80
FSO Vending	\$ 0.00	\$ 655.00	\$ 0.00	\$ 823.00
Home Sewage	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Housing	\$ 10,065.00	\$ 64,060.00	\$ 9,495.00	\$ 60,290.00
Swim Pools	\$ 0.00	\$ 3,262.50	\$ 0.00	\$ 3,225.00
SolWst(Trks)	\$ 0.00	\$ 855.00	\$ 0.00	\$ 795.00
Tattoo Parlors	\$ 0.00	\$ 300.00	\$ 0.00	\$ 100.00
*Misc(Xerox, etc.)	\$ 0.00	\$ 44.70	\$ 5.00	\$ 267.40
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
**ST Subsidy	\$ 0.00	\$ 5,456.82	\$ 0.00	\$ 8,564.09
TOTAL COLLECTED	\$ 15,258.00	\$ 177,189.17	\$ 13,833.00	\$ 161,255.29
TO STATE				
FamAbuse fund	\$ 323.03	\$ 3,384.23	\$ 321.55	\$ 3,214.08
Food Estabs	\$ 0.00	\$ 1,008.00	\$ 28.00	\$ 1,008.00
Bur.Permits	\$ 82.50	\$ 687.50	\$ 62.50	\$ 620.00
Child Abuse	\$ 646.02	\$ 6,768.66	\$ 643.11	\$ 6,428.19
State VS QTRLY	\$ 0.00	\$ 2,358.00	\$ 3,365.00	\$ 11,045.00
Food Service	\$ 0.00	\$ 3,416.00	\$ 28.00	\$ 3,580.60
Food Vendors	\$ 0.00	\$ 138.00	\$ 0.00	\$ 168.00
Swim Pools	\$ 0.00	\$ 925.00	\$ 0.00	\$ 925.00
Wells	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 1,051.55	\$ 18,685.39	\$ 4,448.16	\$ 26,988.87
TOTAL ASSETS	\$ 14,206.45	\$ 158,503.78	\$ 9,384.84	\$ 134,266.42
+Admin fee to Vital Stats	\$ 29.95	\$ 314.11	\$ 29.84	\$ 298.24
-3% FamAbuse	\$ 9.97	\$ 104.77	\$ 9.95	\$ 99.43
-3% ChildAbuse	\$ 19.98	\$ 209.34	\$ 19.89	\$ 198.81

INSPECTIONS

Animal Bites (4)	7	68	12	71
Complaints	40	454	70	435
Food Estabs	22	174	16	147
Food Service	67	670	63	627
FSO Vending	10	41	24	65
Home Sewage	0	0	0	0
Housing	187	1,223	220	1,370
Schools	0	32	0	3
Solid Waste	0	27	.3	34
Swimming Pls	10	128	0	117
Septic Haul.	0	0	0	0
Tattoo Parlors	0	14	0	3
Other	0	0	0	0
TOTAL	343	2,731	408	2,872

PERMIT/lic.

Food Estabs	0	36	1	38
Food Service (6 Temps)	6	160	1	128
FS Vending	0	23	0	29
Home Sewage	0	0	0	0
Housing	55	388	62	429
Solid Waste	0	48	0	38
Swim Pools	0	14	0	15
Septic Haul.	0	0	0	0
Tattoo Parlors	0	3	0	3
Other	0	0	0	0
TOTAL	61	672	64	680

MOSQ.CONT.

Sites Treat.	1	38	0	9
Adulticide	0	7	0	3
Tot Man Hrs	27.0	174.3	30.0	147.0

COMPLAINTS

Received	26	197	27	209
Abated	21	183	24	199

LEGAL,COMPL.

Filed	0	2	0	1
Pre-trials	0	0	2	4
Trials	0	0	0	0

COMM.DISEASE

26	286	52	578
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VNA CLINICS IMMUNIZATIONS

0	46	11	123
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BIRTH/DEATH CERTS. ISSUED

222	2328	221	2209
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**KENT CITY PLANNING COMMISSION
REGULAR BUSINESS MEETING
OCTOBER 19, 2010**

**COUNCIL CHAMBERS
KENT CITY HALL
325 S. DEPEYSTER STREET
7:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

a) Excuse Absence

III. READING OF PREAMBLE

IV. ADMINISTRTION OF OATH

**V. MINUTES September 21, 2010 Regular Meeting
 September 14, 2010 Joint Summary Report *(no action required)***

VI. CORRESPONDENCE

VII. OLD BUSINESS

**A. PC10-016 EDWARDS COMMUNITIES DEVELOPMENT CO.
 South Lincoln Rezoning Amendment**

The applicant is seeking a recommendation to rezone an irregular shaped parcel with mostly frontage on South Lincoln Street and also frontage on East Summit Street and Morris Road from R-3: High Density Residential to U: University District.

- 1) Public Hearing
- 2) Planning Commission Discussion/Action

VIII. NEW BUSINESS

**A. PC10-018 DINA HARLEY
 1129 Morris Road
 Conditional Zoning Certificate and Site Plan Review**

The applicant is seeking a Conditional Zoning Certificate and Site Plan approval for a home occupation to operate a massage therapy business in her home. The subject property is zoned R-3: High Density Residential.

- 1) Public Hearing
- 2) Planning Commission Discussion/Action

- B. PC10-019 ED KINTZ
1000 Mogadore Road
Site Plan Review**

The applicant is seeking Site Plan Review and Approval in order to construct self-storage units. The subject property is zoned I: Industrial District.

- 1) Public Comments**
- 2) Planning Commission Discussion/Action**

- C. PC10-020 STODDARD'S FROZEN CUSTARDS
1321 W. Main Street
Site Plan Review**

The applicant is seeking Site Plan Review and Approval in order to construct a drive-up window to service clients at the ice cream store. The subject property is zoned IC-R: Intensive Commercial Residential District.

- 1) Public Comments**
- 2) Planning Commission Discussion/Action**

IX. OTHER BUSINESS

X. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: October 13, 2010
TO: Kent City Planning Commission
FROM: Jennifer Barone, PE, Development Engineer
RE: Staff Report for the October 19, 2010 Planning Commission Meeting

The following items appear on the agenda for the October 19, 2010 Planning Commission meeting:

OLD BUSINESS:

The rezoning of several parcels on South Lincoln Street was tabled by the applicant at the September 21, 2010 meeting. Since that meeting, Staff has met with the applicant and the engineers for the project to discuss the sanitary sewer capacity and the traffic impacts, specifically what the studies would entail. No new information has been provided to date. Staff's position has not changed. The following is reiterated from the September 21, 2010 staff report.

CASE NO: PC10-016 SOUTH LINCOLN STREET REZONING

APPLICANT: Edwards Communities Development Company

SITE LOCATION: An irregular shaped parcel which mostly fronts on South Lincoln Street and also has frontage on East Summit Street and Morris Road.

STATUS OF APPLICANT: Douglas Partners LLC (Dan Siegel) owns the majority of the properties with 4 parcels owned by other individuals.

REQUESTED ACTION: Rezoning request from R-3: High Density Residential to U: University

ZONING: Currently R-3: High Density Residential

<u>TRAFFIC:</u>	The parcels are accessed from South Lincoln Street, East Summit Street & Morris Road.
<u>SURROUNDING LAND USES:</u>	The property is surrounded by residential uses (single family, rooming house and multi-family).
<u>APPLICABLE CODE SECTIONS:</u>	Chapters 1117 and 1147 of the Kent Codified Ordinance

ANALYSIS:

The applicant is requesting the rezoning of eight (8) separate parcels of land consisting of 10.061 acres of land. The requested rezoning proposes that the current R-3 Zoning classification of the properties in question be changed to the U: University zoning classification. According to the cover letter submitted by the applicant, the project they would like to build on the property involves the construction of 612 beds of upscale student housing. The applicant does not give an indication of how many actual units of housing will be built, but if there were 4 beds per unit, this would equate to 153 dwelling units. If there were only two bedrooms per unit, this would equate to 306 dwelling units. According to the applicant's calculations (Cover letter, first paragraph, Pg. 2) the current R-3 zoning would only permit a maximum of 80 dwelling units. With only two unrelated persons per dwelling unit as per the current code and zoning, the applicant could only build about 160 beds. As such, the proposed project is about 3.8 times larger than the maximum permitted by the current zoning.

Chapter 1117 of the Kent Zoning code spells out the process for zoning amendments. In Section 1117.03, there appear to be two criteria that the applicant needs to address in making such a request. Under subsection (e), the applicant is required to submit evidence that, "the proposed amendment would materialize in an equal or better Zoning Ordinance than that existing." Subsection (h) under 1117.03 indicates that there should be evidence, "that the existing Zoning Ordinance is unreasonable with respect to the particular property, and that it deprives the property owner of his/her lawful and reasonable use of the land." For the purposes of this Zoning Ordinance, a limitation upon the financial gain from the land in question shall not constitute unreasonable zoning. The Planning Commission and ultimately, City Council will need to review the applicant's submission and determine whether the applicant has addressed subsection's (e) and (h). In addition, the Commission and City Council should consider the enclosed recommendation from city staff when formulating their recommendation (Planning Commission) and decision (City Council).

Staff has reviewed the applicant's cover letter and is of the opinion that it lacks any substantive evidence or information that justifies the rezoning being requested based on the provisions of subsections (e) or (h) of Section 1117.03. The applicant attempts to make several points in support of the argument for rezoning in the cover letter submitted, however it is not clear which of those points are directed specifically at addressing subsections (e) or (h).

It is staff's opinion that subsection (e) is intended to set a parameter for the review of a zoning amendment that requires the Planning Commission and the City Council to make a determination that a zoning amendment creates a better zoning regimen for both the applicant and the community. Clearly, the proposed amendment would be productive for the applicant by allowing the applicant to construct a project at the size and density they desire.

However, the proposed change raises some questions from the City's side which are potentially problematic for the City and residents of the area. The developer should be required to address these questions before the City considers the merit of this rezoning request, and whether supportive arguments in relation to subsections (e) and (h) are reasonable.

In discussing this project with other city staff, several concerns were raised by the Division of Engineering with regard to traffic impact and the impact of the new, additional dwelling units on the sanitary sewer system. The water pressure in that area to serve the domestic supply is also in question. Copies of letters from the Engineering staff (enclosed with this report) indicate concerns about traffic impact and the capacity of the sanitary sewer system in the area.

Furthermore, the proposed request appears to be aimed at using a zoning district classification (the U: University District) as a mechanism to bypass the current zoning in place for the subject properties. The U District allows the developer of a property to construct housing without regard to density, number of dwelling units, open space or required parking. While the zoning code and purpose of the U District do not preclude it from being used for private purposes related to the University, the potential extension of the U District beyond its current delineation on properties not owned and controlled by the University needs to be carefully weighed and sparingly used. In situations where there is doubt or question as to the potential impact of the project on city services and utilities, these issues should be addressed prior to rezoning rather than once the rezoning has been given. It should also be noted that while a number of uses and operations in the City can be connected in some way to the university, especially residential uses, this connection alone would not justify rezoning large areas of the City into the U District.

With regard to Subsection (h), it would appear that many of the applicant's arguments attempt to address how the project that the applicant wants to build on the site is not financially feasible due to the existing R-3 Zoning (see end of paragraph at top of Pg 2 of applicant's cover letter). While the applicant has provided a visual rendering of what the buildings in the project might look like and samples of what they have built in other communities, no specific plans have been submitted for the Kent site as part of this application. Staff acknowledges that such plans are not required to be submitted as part of a rezoning application; however, the applicant's proposal would be better served by showing some preliminary plans of what would be built on the Kent site rather than showing what has been built elsewhere. The City has no way of knowing if the other facilities shown are comparable in site size or layout with the Kent site.

In 2005, the current owner of a large portion of the subject site, Dan Siegel, in conjunction with Douglas Partners LLC, submitted plans for the construction of 84 units of 1-3 bedroom town homes and garden apartments on a smaller portion of the site (8.508 acres).

This project required several zoning variances, including a variance regarding the overall density of the project, and was granted those variances along with the Planning Commission's approval of a Conditional Zoning Certificate. That project did provide the required amount of open space. While the project was never built for reasons not clear to the City, we can only presume that the time and effort put into the design by the developer and their architect showed that the project was viable and buildable under the R-3 Zoning. This would seem to refute the statement at the end of the first full paragraph on Page 2 of the applicant's cover letter indicating that building anything new under the current R-3 Zoning classification is impractical, if not impossible. In our opinion, the zoning is not unlawful or unreasonable and does not deprive the owner of a reasonable use of the land.

In the final part of the applicant's cover letter, the applicant gives an opinion on the state of student housing and changes that are occurring in the market and how the current zoning may be driving student housing to be built farther from the campus. The letter also states that the applicant's proposed project could potentially take stress off of some of the older neighborhoods with regard to illegal conversions and the further deterioration of the housing. Our experiences with the student housing market over the years do not support the applicant's perceptions of the market or how this project would impact that market.

It is staff's experience that there are two separate and somewhat independent elements of the student housing market. One of those elements consists of larger landlords and property owners who own multiple properties and whose goal it is to be longer term owners of such housing. Their clients are those students who look for a place to rent and their sole purpose is to find housing. While occasionally these landlords and corporate managers will attempt a single family house conversion, they are not the driving force behind the neighborhood conversions.

The second element of the market is the one-time investor, usually a parent, who is looking not only for housing for their student but is also looking at making the provision of housing for that student a positive investment opportunity. The theory here is that a house can be purchased, their child or children can live in it along with two to four other students and that the rent collected will make the monthly payments and expenses on the home. Once the use of the home is completed it can be sold, sometimes recouping part or all of the original investment, plus a profit. To them, this is preferable to paying rent or room and board on or off campus. Many of the problem enforcement properties from the standpoint of illegal conversions have come from this element of the rental market.

The applicant does raise one interesting point towards the end of the letter about how this project could begin the process of revitalizing other areas in the city, especially with regard to student housing. Staff would agree that the City may be reaching a point with

some of its older student housing stock where it needs to evaluate the best ways to deal with the issue in the future. This evaluation needs to be based on sound planning and community input and any zoning changes that are proposed should be consistent with that planning.

There are also several points separate from the cover letter that need to be addressed in the application submittal. The applicant indicates that he has assembled options to purchase the subject properties from their current owners and that said options provide the applicant the right to pursue the rezoning. Staff would request a copy of all said options so as to document this assertion by the applicant. Second, it appears that the property owned by Larry Neiman (see tax map included in application) would be completely enclosed and surrounded by the U District if the rezoning was approved. Mr. Neiman's property is not part of the proposed amendment and would remain R-3, as it is presently zoned. Having that parcel remain R-3 when everything around it is changed to U (if the amendment is approved) results in a "spot" zoning situation.

RECOMMENDATION:

Staff cannot support the rezoning in principal insofar as it is substantially different from the current R-3 Zoning, and is not based upon any notion of planning or an attempt to address a master plan for the area in question. Furthermore, concerns about potential negative impacts on traffic in the area and the capacity of the sanitary sewer system have only initially been raised and should be addressed before a responsible recommendation or decision on the zoning amendment can be made. While it would be more appropriate for the City and the applicant to take some time to review the specific questions that have been raised and more generally determine whether a mutually beneficial master plan can be devised, the applicant is entitled to decisions within the time frame allotted by Chapter 1117. As such, unless the applicant chooses to withdraw or postpone their request, staff recommends that the proposed zoning amendment be sent to the City Council by the Planning Commission with a negative recommendation and that City Council reject the request in full.

The following verbiage for the motion may be used:

I move that in Case PC10-016, that the Planning Commission recommend to Kent City Council not to approve the zoning map amendment as proposed until such time that a master planning for the area can be addressed and adequate capacity in the City utilities has been demonstrated.

NEW BUSINESS:

CASE NO:

PC10-018

APPLICANT:

**DINA HARLEY – Home Occupation
(Massage Therapy)**

SITE LOCATION:

1129 Morris Road

STATUS OF APPLICANT: The applicant owns the property.

REQUESTED ACTION: Conditional Zoning Certificate and Site Plan Review & Approval for a message therapy - home occupation use.

ZONING: R-3: High Density Residential

TRAFFIC: The site is accessed from Morris Road.

SURROUNDING LAND USES: The property is surrounded by residential uses on all sides.

APPLICABLE CODE SECTIONS: Chapter 1113, 1119, 1133 and 1171 of the Kent Codified Ordinance

ANALYSIS:

PROJECT DESCRIPTION:

The applicant is seeking approval of a home occupation to operate a massage therapy business in her home. The business is currently in operation. Like many others, the applicant was unaware that Planning Commission approval was required and would like to comply with the Kent Codified Ordinances. This business came to Staff's attention via a parking violation.

The plan shows the area being used for the business (286 SF) as being between the foyer and the family room and includes a full bathroom. The proposed area to be used is 16% of the total livable area (1857 SF) which is less than 25% maximum allowed by code, and less than the 33 1/3% of the single floor (the house is a ranch style).

The proposed hours of operation for this business would be from 9:30 AM to 6:00 PM, Monday through Friday and occasional weekend day between 10:00 AM and 3:00 PM. No signage is proposed. The applicant currently sees between 10 – 15 clients per week with a maximum potential of 20 clients per week. No noise or odors are anticipated from this operation. The applicant will be the only person working at the establishment.

The proposed use appears to meet the specific conditions set forth in Section 1171.01 (19) of the Zoning Code as presented.

TRAFFIC/PARKING:

Traffic generated by this business will be minimal since there is only one client at a time. The driveway does need to be modified to allow a proper configuration. Staff is working with the applicant on this matter.

UTILITIES:

No changes to the utilities are proposed.

STORMWATER:

No changes to the utilities are proposed.

SIGNAGE:

No signs are proposed.

LIGHTING/LANDSCAPING/DUMPSTER:

No changes are proposed.

ARCHITECTURAL ADVISORY BOARD:

This project was not reviewed by Architectural Advisory Board.

VARIANCES:

No variances are required.

RECOMMENDATION:

Staff is recommending approval with the condition listed below.

Assuming that the Commission is satisfied that the proposed use is consistent with the general standards set forth for Conditional Uses in Chapter 1113 of the Zoning Code, the Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to approve this project, the following language may be used:

I move that in Case PC10-018, the Planning Commission approve the Conditional Zoning Certificate and Site Plan to operate a massage therapy business as a home occupation subject to the following:

1. Modification of the driveway to meet current codes.

List of Enclosures for This Project:

1. Applicant Cover Letter and site & floor plans dated September 9, 2010.
2. Aerial Topo and Zoning Map.

<u>CASE NO:</u>	PC10-019
<u>APPLICANT:</u>	ED KINTZ -- SELF STORAGE UNITS
<u>SITE LOCATION:</u>	1000 Mogadore Road
<u>STATUS OF APPLICANT:</u>	The applicant owns the property.
<u>REQUESTED ACTION:</u>	Site Plan Review & Approval to install self storage units.

ZONING: I: Industrial

TRAFFIC: The site is accessed from Mogadore Road.

SURROUNDING LAND USES: The property is surrounded by other industrial uses on the north, south, and east sides and by the railroad and Cuyahoga River on the west side.

APPLICABLE CODE SECTIONS: Chapter 1119 and 1155 of the Kent Codified Ordinance

ANALYSIS:

PROJECT DESCRIPTION:

The applicant is seeking approval to construct self storage units. This property is currently home to a multi-tenant building, owned by the applicant. PLEASE NOTE THE PLANS APPEAR TO HAVE BEEN REDUCED AND DO NOT SCALE PROPERLY.

The applicant wishes to construct four buildings that will house public storage units. The applicant is proposing to have a total of 55 units. The units will be in two sizes: 10' x 20' and 5' x 10'.

TRAFFIC/PARKING:

The northern entrance to the site will be closed due to a poor sight distance to the north when trying to exit the property. The applicant has shown the parking layout to provide 29 spaces. The required number of spaces exceeds this number which will require the applicant to request a variance from the Board of Zoning Appeals.

The applicant intends to fence the property to limit access for security reasons. The Fire Department is requesting that the main gate have a minimum 25' opening for emergency vehicle access.

UTILITIES:

No changes to the utilities are proposed.

STORMWATER:

The storm water will be collected in an oversized pipe for underground storage and discharged to the ditch that runs along the railroad to Plum Creek. The requirements for water quality best management practices apply to the site. The appropriate measure(s) will be determined during technical plan review.

SIGNAGE:

No signs are proposed at this time.

LIGHTING/LANDSCAPING/DUMPSTER:

The lighting and dumpster locations are shown on the plans. The lighting on the building is existing, and two lights attached to the self storage units are proposed.

ARCHITECTURAL ADVISORY BOARD:

This project was not reviewed by Architectural Advisory Board.

VARIANCES:

The applicant appeared before the Board of Zoning Appeals (BZA) to request the following variances on September 20, 2010:

1. A 18-foot variance from the 50-foot minimum front yard setback requirement to allow new storage building units to be constructed 32 feet from the front property line (Section 1155.04(a)),
2. A 24-foot variance from the 25-foot minimum side yard setback requirement to allow new storage building units to be constructed 1 foot from the northeast property line (Section 1155.04(c)),
3. A 24-foot variance from the 25-foot minimum side yard setback requirement to allow new storage building units to be constructed 1 foot from the southwest property line (Section 1155.04(c)), and
4. A 24-foot variance from the 25-foot minimum rear yard setback requirement to allow new storage building units to be constructed 1 foot from the rear property line (Section 1155.04(b)).

The project was tabled by the applicant and new plans are scheduled to be discussed at the October 18, 2010 BZA meeting. Staff believes the plan may require a couple additional variances, number of parking spaces as mentioned previously and front yard parking.

RECOMMENDATION:

Staff is recommending approval with the condition listed below.

The Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to approve this project, the following language may be used:

I move that in Case PC10-019, the Planning Commission approve the Site Plan to construct self storage units at 1000 Mogadore Road subject to the following:

1. Technical Plan Review.
2. Granting of variance(s) from the Board of Zoning Appeals (BZA).
3. The gate shall open to a width of 25' for emergency vehicle access.

List of Enclosures for this Project:

1. Applicant Cover Letter and survey dated August 23, 2010.
2. Site Plan dated October 7, 2010.
3. Aerial Topo and Zoning Map.

CASE NO: PC10-020

APPLICANT: STODDARD'S FROZEN CUSTARDS

SITE LOCATION: 1321 West Main Street

<u>STATUS OF APPLICANT:</u>	The applicant owns the property.
<u>REQUESTED ACTION:</u>	Site Plan Review & Approval to install a drive-thru window on the west side of the existing building.
<u>ZONING:</u>	IC-R: Intensive Commercial - Residential
<u>TRAFFIC:</u>	The site is accessed from West Main Street.
<u>SURROUNDING LAND USES:</u>	The property is surrounded by residential properties to the north and commercial uses on the east, south & west.
<u>APPLICABLE CODE SECTIONS:</u>	Chapter 1119 and 1143 of the Kent Codified Ordinance

ANALYSIS:

PROJECT DESCRIPTION:

The applicant is seeking re-approval to construct a drive-up window to service clients at the ice cream store. Approval was granted April 4, 2005 but has expired since the project was not initiated. The plans are identical.

The project consists of constructing a small drive-thru window along the west side of the building. No additional seating will be installed in the addition. Orders will be placed and picked up at the window. There is no order board or speaker proposed.

TRAFFIC/PARKING:

The parking is to remain essentially the same. Seven parking spaces are being added northwest of the building just east of Evergreen Drive to adjust for the five spaces being lost along the west side of the building and the two in front of the building where the landscape planters are being placed.

An easement is provided through the western part of the property to provide access to a private driveway known as Evergreen Drive. This private driveway provides access to several homes that are located to the north of the site.

The primary issue related to this project involved finding an acceptable way to coordinate traffic flow through the property in view of the propose drive-thru, to make sure that adequate access was still available around the entire building and that the parking/traffic flow on the west side of the property did not conflict internally or create external problems along West Main Street. The drive-thru may create some conflict given that the existing drive on the west side of the property has been historically used for both ingress and egress and that cars using the drive-thru would be moving counter to the flow of normal traffic if the west driveway continues to be used for ingress. To resolve this problem, the west driveway will be marked and signed as exit only driveway. Access will be maintained for Evergreen Drive.

UTILITIES:

No changes to the utilities are proposed.

STORMWATER:

No changes to the utilities are proposed.

SIGNAGE:

No signs are proposed at this time.

LIGHTING/LANDSCAPING/DUMPSTER:

No changes are proposed.

ARCHITECTURAL ADVISORY BOARD:

This project was reviewed by the Architectural Advisory Board in 2005. Their recommendation was to have the joints of the block on the addition be filled flush so that the joints are not visible. This will allow the new addition to blend better with the existing building.

VARIANCES:

No variances are required.

RECOMMENDATION:

Staff is recommending approval with the conditions listed below.

The Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to approve this project, the following language may be used:

I move that in Case PC10-020, the Planning Commission approve the Site Plan for a drive-thru window addition at 1321 West Main Street subject to the following conditions:

1. Technical Plan Review.
2. Compliance with the recommendation of the Architecture Review Board.

List of Enclosures for this Project:

1. Applicant Cover Letter dated September 20, 2010.
2. Site Plan received October 20, 2010.
3. Aerial Topo and Zoning Map.

cc: Gary Locke, Community Development Director
Jim Bowling, City Engineer
Eric Fink, Assistant Law Director
Heather Phile, Development Planner
Applicants
PC Case Files

VOLUNTEER GENERATION

September 2010

Annual Volunteer Fair



This year's Volunteer Fair, held on the first and second floors of the Kent Student Center on Sept. 14, was successful in bringing over 35 organizations and campaigns to students on campus. Community service groups filled the second floor, while student-run organizations occupied the first floor. Interested visitors could choose from a host of volunteer efforts, ranging from Hiram Farm and Haven of Rest, to United Way Students and the United Christian Ministries.

One nonprofit organization

students visited was Medwish International, which collects unused medical supplies and, after its "Saturday Surfs," redistributes this medical aid to any of 85 countries. Most recent recipients of Medwish assistance have been Haiti and South Africa. Andres Perez-Chamorro, a volunteer coordinator for the group, said that students could benefit from internship opportunities as well. Kady Dalton and Steve Wargo, two student visitors to the fair, noted that they were pleased to see so many medical service organizations for Pre-Med majors.

An organization relying heavily on the emotional impact of its efforts in the community was Springtime of Hope, a Hudson-based group represented by its executive director Karea McNeill. Springtime of Hope began in 2005 by contributing humanitarian aid to the poor of Appalachia, Kentucky, who struggled with drug and alcohol abuse. In 2008, volunteers

decided to bring the Christian-based campaign back to north-east Ohio by providing hot meals, tents, sleeping bags, and even a "shoebox Christmas" to the homeless of the greater Akron area. McNeill stated that the purpose was to "transform lives," and she cited a local man named Jeff who had spent 25 years on the street; now, Jeff lives in his own apartment and receives support from Springtime of Hope.

Student organizations garnered attention as well. Campus Kitchen, a budding group seeking new volunteers, hopes to recover local food, prepare it, and serve it on a nutritional basis to the less-fortunate through community partners. Kent State's Campus Kitchen group will be the first of its kind in Ohio.

For further information on how to connect with any of the organizations represented, or to serve at the scheduled events, please contact Ann Gosky (agosky@kent.edu).

Community Service:

- Volunteering
- Community-based learning
- Academic service-learning
- Community development

KENT STATE.

Freshman Day of Service

On the afternoon of Aug. 28, new Kent State freshmen visited community agencies in Cuyahoga, Portage, Summit, and Stark counties, providing several helpful hours of service for non-profit agencies and the clients they serve. The Freshman Day of Service joined about 120 participants with 16 community partners to engage new students in these rewarding service projects. The effort was a great success.

Volunteers set out from campus to other parts of the greater Akron/Canton area and northeast Ohio. The

participants visited Haven of Rest Ministries in Akron; gathered produce and assisted with Let's Grow Akron, an urban garden movement; participated in a building project with Hammer and Nails in Canton; and sorted medical supplies for countries in need at Medwish International in Cleveland.

Locally, other students volunteered at the Salvation Army and Goodwill organizations in Kent, as well as Habitat for Humanity. Freshmen were also on hand to provide a unique program for 30 members of Portage County

Power Corps at the Student Rec Center. The day was a valuable introduction for these new students to the spirit of volunteerism that characterizes Kent State.



Students and staff pose after sorting medical supplies at Medwish International in Cleveland

Inside this issue:

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Kent State United Way	3
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Spotlight: Kristin Mulcahy and Invisible Children

"I love I.C. so much because it is an organization that does not just ask for your money.... It asks for you."



Kristin Mulcahy

Kent State is an active campus, and the students here involve themselves in a wide range of volunteer activities with benefits near and far. One extraordinary example of the volunteer spirit that defines Kent State is Kristin Mulcahy, a sophomore with a passion for helping children and changing the world for

the better. At Kent, Kristin focuses her efforts on the Invisible Children organization.

Invisible Children began in 2003 following the exposure of a rebel group in northern Uganda known as the Lord's Resistance Army, which abducts children and forces them into brutal sectarian combat in that embattled country. A grassroots movement began to help the plight of these and other child soldiers and to mediate an enduring peace in Uganda. I.C. is one of many programs seeking to rebuild what over two decades of civil strife destroyed in that part of Africa.

Kristin became involved in this crusade during her senior year of high school, when she read an article and watched a stirring documentary on the deplorable situation in Uganda. Shortly thereafter, she created a group at her own school to support Invisible Children and educate the public. Last year, Kristin and others traveled to Washington, D.C., where they actively lobbied

support for the L.R.A. Disarmament and Northern Uganda Recovery Act. Now, as a law, this act will help make it the responsibility of the United States government to bring humanitarian support to the people of Uganda.

At Kent, Kristin's I.C. organization is partnered with a school in northern Uganda named Laiybi, which benefits from funds raised on campus and here in the community. On Sept. 28 at 8pm, I.C. will sponsor an evening documentary as well as a special guest speaker named Jimmy, who attended school at Laiybi after service as an abducted soldier. It promises to be a memorable evening.

Kristin is a driving force behind the movement. "I always tell people that I love I.C. so much because it is an organization that does not just ask for your money," she notes enthusiastically, "but it asks for you." Kristin also believes that the mission of I.C. is applicable to fighting injustice across the globe.

A Century of Community Involvement

Now completing its centennial year, Kent State has boasted a long history of community activism. Never was this more apparent than during the era of the Second World War. The Office of War Activities directed campus activities to aid the war effort, and most of the volunteers were young female students, many of them undoubtedly with family members overseas.

Over 10,000 returning veterans enrolled at Kent State under the G.I. Bill.



Kent State University, Johnson Hall, Special Collections and Archives

In the months following the successful conclusion of World War II, over 10,000 returning veterans enrolled at Kent State under the G.I. Bill. Most of these men were older, seeking a college education to make up for years spent fighting in Europe and the Pacific. This sudden influx of new students was a watershed moment in the university's history, forever transforming Kent State from a teacher's college into the large public institution we know so well today.

University leaders were not afraid to accept the veterans, but it quickly became clear that few provisions were in place to accommodate such an enormous flood of incoming students. Desperate to effect a positive outcome for those who had already sacrificed so much, community members and students aligned with dissatisfied veterans in organizing a "Bed for a Vet" protest. Dem-



Kent State University, Johnson Hall, Special Collections and Archives

onstrators picketed in the city of Kent, and the result was a level of community involvement that could not be ignored. Wills Gym was lined with makeshift cots and coat racks, and temporary barracks were constructed in an assembly that came to be called Terrace Lodge (site of today's Terrace Hall). Thus, by engaging the students and the community, veterans had forever changed Kent State. The same spirit of activism and community service that they inspired survives to this day.

Spotlight: Kent State United Way

Helping to instill a spirit of volunteerism and donation makes Kent State United Way essential to the success of many campaigns on campus. This organization, founded by students in the fall of 2007 and led by President Chris Hook, seeks to assist the less fortunate of Portage County through events such as food drives and spaghetti dinner fundraisers. Students gained information about the group during the annual Volunteer Fair on Sept. 14.

From Oct. 1 through Oct. 20, Kent State United Way will oversee the collection of donations across campus. On Oct. 23, in conjunction with the United Way of Portage County and the Volunteer Administrators Network, K.S.U. United Way is sponsoring a concluding food drive

from 10 a.m. to 2 p.m. in Risman Plaza. From there, the group will canvass the Kent community for non-perishable donations bound for Portage County food centers. This effort is part of the annual "Make a Difference Day," the largest single day of community service nationwide.

Last year, K.S.U. United Way led the same food drive and collected over 7,500 pounds of donations from the campus and community. Now, as part of a friendly challenge to Robinson Memorial Hospital, the group is seeking to top 10,000 pounds in non-perishable food.

Boxes and informational material will be distributed across campus just prior to the Oct. 1 start date of the food drive. Special thanks is due

to the Mail Services Department for its help in collecting food from the bins.

Further information is available from staff contact Vicki Ladd (vladd@kent.edu) and Chris Hook of United Way (chhook@kent.edu).



Local chapter

Real Blue United Way

**Last year,
K.S.U. United
Way collected
over 7,500
pounds of
donations.**

Super Service Saturdays

Take part in this important community service opportunity, held every other Saturday and usually involving 30 to 40 students. Activities in the past have included building a house, collecting food for the hungry in the area, and sorting through donations at local clothing centers. Transportation is free and provided from the ESC bus stop, and activities usually last from morning through early afternoon. Interested students can join the program for one Saturday or all.

Current sites and projects include: Coleman Professional Services, Safer Futures, Kent Community Dinner, Loaves and Fishes, Ronald McDonald House, Akron Canton Food Bank, Medwisch International, Haven of Rest Ministries, Hammer and Nails, Adopt-a-Senior (Raking Leaves / Minor Home Repair), Hiram Farm, Maplewood Career Center, Goodwill (in several communities), Robinson Memorial Hospital, Miller Community House, and River Clean-up, to mention just

a few. Registration is required to participate. Upcoming dates include Oct. 2, 16, and 23; Nov. 6 and 20; and Dec. 4 and 11 (see calendar of events for more details). Visit the website:

<http://www.kent.edu/emsaservice/volunteer/super-service-saturday.cfm>

For more information, please contact Amber Colello:

acolello@kent.edu / 330-672-8010

**Fostering
student
activity and
community
involvement...**

Conversation Partners Program

Learn about the world without even leaving campus by enrolling in Conversation Partners, a campus effort bringing together non-native English speakers and native English speakers. We help to bridge the cultural divide by broadening individual and group language skills, meeting new friends, and sharpening professional abilities. Conversation Partners is a one-semester (or more) involvement program where students meet once a week for about an hour, attend various

campus or community events, and reflect on their experiences. Engaging with others in this program is a valuable opportunity for students in any field of study to gain a cross-cultural experience. The program is open to all Kent State students, faculty, and staff, and it operates on a flexible schedule for individual pairs of participants. Have fun and experience a rewarding involvement with other students through cross-cultural exchange. We are particularly in need of domestic

English-speaking participants. The application can be accessed online: <http://www.kent.edu/emsaservice/conversation-partner.cfm>

For more information, please contact Christy Burke:

cburke10@kent.edu/330-672-2480



www.kent.edu

**Embracing
diversity and
bridging the
cultural
divide...**

KENT STATE

Office of Community Service, Learning
and Volunteerism

Fulfillment Management & Student
Affairs

250 Kent Student Center

Ann Gosky, Senior Special Assistant
Phone: 330-672-8004
E-mail: agosky@kent.edu

Visit us on the web:

www.kent.edu/emsa/service

...and don't forget to sign up for
the Volunteer listserv!

*Last year, 2,900
Kent State students
participated in
more than 43,400
volunteer hours
and contributed
over \$879,000
worth of service to
the community!*

*This newsletter was
compiled by Zack
Fry, a writing intern
at EMSA. Zack is a
history major and
writing minor who is
currently completing
a senior honors thesis
dealing with the
American Civil War.*

Calendar of Upcoming Events

Sept. 28, 2010 – Invisible Children sponsors a documentary film and visiting speaker from Uganda.

Oct. 1–20, 2010 – Food Drive, sponsored by Kent State United Way

Oct. 2, 2010 – Super Service Saturday: Akron Canton Food Bank, Hammer and Nails, and Goodwill Kent.

Oct. 2, 2010 – Stop Child Trafficking Walk in Berea, beginning at 8am in the Wallace Lake Picnic Area; for more information, contact Christy Burke (ChristyL.Burke@yahoo.com).

Oct. 16, 2010 – Super Service Saturday: Ronald McDonald House, Hammer and Nails, Akron Canton Food Bank, and Community Dinner.

Oct. 23, 2010 – Make a Difference Day – National Day of Service – Featuring a food drive sponsored by KSU United Way (in conjunction with the United Way of Portage County)

Oct. 23, 2010 – Super Service Saturday: Haven of Rest, Goodwill Streetsboro, Maplewood Career Center, and Hiram Farm.

Oct. 29-31, 2010 – Weekend immersion trip – “Urban plunge” in Cleveland; leaving at 7pm on the 29th and returning at 4pm on the 31st; we will stay in an inner-city neighborhood, studying neighborhood gentrification, exploring the impact of social agencies, and providing direct community service; cost is \$30 and includes lodging, meals, and transportation; for more information, visit: <http://www.kent.edu/emsa/service/volunteer/urban-immersion-service-trips.cfm>, or contact Ann Gosky (agosky@kent.edu).

Nov. 6, 2010 – Adopt-a-Senior – Providing assistance to local seniors by volunteering with small service projects like raking leaves and minor home repair; contact Ann Gosky (agosky@kent.edu).

Nov. 6, 2010 – Super Service Saturday: Medwish, Hammer and Nails, and Adopt-a-Senior in Kent.

Nov. 11-14, 2010 – Weekend immersion trip – Spencer, West Virginia; take part in an educational and social analysis program on the Appalachian region at the Gift of Tears Catholic Working Farm; videos, discussions, guest speakers, and tours highlight local culture; \$150 cost includes food, lodging, and transportation; for more information, visit: <http://www.kent.edu/emsa/service/volunteer/appalachia.cfm>, or contact Ann Gosky (agosky@kent.edu).

Nov. 20, 2010 – Super Service Saturday: Medwish, Akron Canton Food Bank, Community Dinner, and Loaves and Fishes.

Dec. 4, 2010 – Super Service Saturday: Medwish, Haven of Rest, Safer Futures, Loaves and Fishes, and Freedom House for Women.

Dec. 11, 2010 – Super Service Saturday: Goodwill Kent, Coleman Professional Service, and Loaves and Fishes.

Jan. 17, 2011 – Dr. Martin Luther King, Jr. Day – Spend this day honoring the memory of Dr. King with a community service event.

March 19-25, 2011 – Alternative Spring Break trips; look for details soon.

April 16-18, 2011 – Weekend immersion trip – “Urban plunge” in Cleveland; we will stay in an inner-city neighborhood, studying neighborhood gentrification, exploring the impact of social agencies, and providing direct community service; cost is \$30 and includes lodging, meals, and transportation; for more information, visit: <http://www.kent.edu/emsa/service/volunteer/urban-immersion-service-trips.cfm>, or contact Ann Gosky (agosky@kent.edu).





CIVIL SERVICE COMMISSION

CITY OF KENT
221 EAST SUMMIT STREET
KENT, OHIO 44240

TELEPHONE: (330) 878-8101
OR (330) 878-7556
FAX: (330) 878-7580

CIVIL SERVICE COMMISSION SPECIAL MEETING AUGUST 17, 2010 3:00 P.M.

Present: Ronald F. Heineking, Chairperson
Robert Bossar, Co-Chairperson
Anna Lucas, Civil Service Coordinator
James Soyars, Director, Business Services, Kent City School District
Liz Zorc, Human Resource Manager

As the Chair, Commissioner Heineking called the meeting to order. His first order of business was to announce Commissioner Jacqueline Loomis' resignation from the Kent Civil Service Commission. Ms. Loomis' resignation was effective on August 1, 2010. Commissioner Heineking stated that Ms. Loomis had done an excellent job on the Commission and will be missed. He said that a letter from the Commission members would be forwarded to her with special thanks for her years of dedicated service.

Commissioners Bossar and Heineking approved the July 12, 2010 Civil Service Commission Meeting Minutes as prepared.

It was noted that the Secretary II written examination was administered on August 7, 2010. The second part of the Secretary II examination, the typing test, shall be administered on August 28, 2010.

Chairperson Heineking acknowledged the following activity in the Department of Safety Administration: The Firefighter-Paramedic Eligibility List was posted on July 21, 2010 and a revised list was posted on July 27, 2010. The Police Officer Physical Fitness Testing was administered on August 2, 2010. And, on August 12, 2010, the Police Officer List was posted.

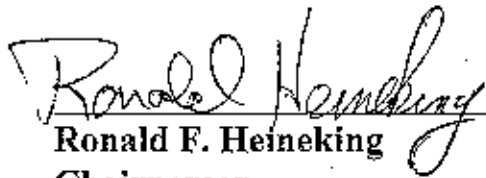
Ms. Melanie Tichy resigned from the position of Part-time Clerk/Dispatcher in the Police Department effective August 29, 2010.

Civil Service Commission Meeting
Minutes – August 17, 2010
page 2 of 2

The Water Treatment Plant Operator Eligibility List was posted on July 26, 2010.

There was no need for an executive session and the meeting was adjourned.

Minutes Approved:


Ronald F. Heineking
Chairperson


Robert Bossar
Co-Chairperson



CIVIL SERVICE COMMISSION

CITY OF KENT
221 EAST SUMMIT STREET
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**THE KENT CIVIL SERVICE COMMISSION
WILL HOLD ITS REGULAR MEETING
ON MONDAY, OCTOBER 11, 2010
AT 3:00 P.M. IN THE COMMISSION OFFICE**

Agenda

- (1) **Civil Service Commission**
August 17, 2010 Civil Service Commission Special Meeting Minutes

- (2) **Kent City School District**
Secretary II Eligibility List – posted August 31, 2010
Personnel Changes
 Ms. Amy Keller – appointed to Secretary II position at Assistant Superintendent's/Personnel Office on September 29, 2010
 Ms. Helen Burdette – Attendance Secretary at Roosevelt High School Retirement effective December 1, 2010
 Ms. Linda Lees, Custodian – Resignation effective September 13, 2010
 Ms. Penney Craig – Account Clerk I – Resignation effective October 4, 2010
 Ms. Traci Monroe – appointed to Stanton and Central as Custodian effective October 4, 2010
 Mr. William Milton – Head Custodian at Davcy – died on August 24, 2010
 Mr. Kenneth Howes – moved to Roosevelt as Lead Custodian on June 7, 2010

- (3) **Health Department**
Employee Retirement
 Ms. Sheryl Banks, Laboratory Technician
 Retirement effective December 31, 2010
Request to Approve the Laboratory Technician Revised Job Description
Request to Establish a Laboratory Technician Eligibility List

- (4) **Safety Administration**
Kent Police Department
 October 2, 2010 Police Chief Assessment Center Results
 to be submitted by the Ohio Association of Chiefs of Police (OACP)

(5) Service Administration

Water Treatment Plant New Hires

**Mitch DeLuke appointed to the position of Water Plant Operator
effective September 7, 2010**

**John Ellison appointed to the position of Water Plant Operator
effective September 8, 2010**

(6) Executive Session

posted: October 7, 2010 – 1:30 p.m.

AGENDA

CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARINGS & BUSINESS MEETING
OCTOBER 18, 2010
7:00PM
COUNCIL CHAMBERS – KENT CITY HALL
325 SOUTH DEPEYSTER STREET

I. CALL TO ORDER

II. PLEDGE

III. ROLL CALL

IV. PREAMBLE

V. ADMINISTRATION OF THE OATH

VI. OLD BUSINESS

A. BZ10-019 ED KINTZ
1000 Mogadore Road

Sections: 1155.04(a), 1155.04(b), and 1155.04(c)

Requests: The applicant is requesting the following:

- 1) A 18-foot variance from the 50-foot minimum front yard setback requirement to allow new storage building units to be constructed 32 feet from the front property line (Section 1155.04(a)),
- 2) A 24-foot variance from the 25-foot minimum side yard setback requirement to allow new storage building units to be constructed 1 foot from the northeast property line (Section 1155.04(c)),
- 3) A 24-foot variance from the 25-foot minimum side yard setback requirement to allow new storage building units to be constructed 1 foot from the southwest property line (Section 1155.04(c)), and
- 4) A 24-foot variance from the 25-foot minimum rear yard setback requirement to allow new storage building units to be constructed 1 foot from the rear property line (Section 1155.04(b)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VII. NEW BUSINESS

**A. BZ10-020 DEBORAH SHEPHERD
302 WEST ELM STREET**

Section: 1161.21(a)

Requests: The applicant is requesting a 2-foot variance from the 4-foot maximum fence height in a front yard to allow a 6-foot tall fence in the front yard along Walnut Street.

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VIII. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: OCTOBER 8, 2010
TO: KENT CITY BOARD OF ZONING APPEALS
FROM: HEATHER PHILE, DEVELOPMENT PLANNER *[Signature]*
RE: STAFF REPORT FOR THE OCTOBER 18, 2010 BOARD OF ZONING APPEALS MEETING

The following case appears on the agenda for the October 18, 2010 Board of Zoning Appeals meeting:

OLD BUSINESS

CASE NO.: BZ10-019

APPLICANT: Ed Kintz

SITE LOCATION: 1000 Mogadore Road

STATUS OF APPLICANT: The applicant is the owner of the property.

REQUESTED ACTION: The applicant is requesting the following:

- 1) A 18-foot variance from the 50-foot minimum front yard setback requirement to allow new storage building units to be constructed 32 feet from the front property line (Section 1155.04(a)),
- 2) A 24-foot variance from the 25-foot minimum side yard setback requirement to allow new storage building units to be constructed 1 foot from the northeast property line (Section 1155.04(c)),
- 3) A 24-foot variance from the 25-foot minimum side yard setback requirement to allow new storage building units to be constructed 1 foot from the southwest property line (Section 1155.04(c)), and
- 4) A 24-foot variance from the 25-foot minimum rear yard setback requirement to allow new storage building units to be constructed 1 foot from the rear property line (Section 1155.04(b)).

ZONING: This property is currently located in the I: Industrial Zone District.

TRAFFIC: The property is accessible from Mogadore Road.

SURROUNDING LAND USES: The property is surrounded by other industrial uses on the north, south, and east sides and by the railroad and Cuyahoga River on the west side.

APPLICABLE CODE SECTIONS: 1155.04(a), 1155.04(b) and 1155.04(c)

ANALYSIS:

The property is located at 1000 Mogadore Road. This property is currently zoned I: Industrial. This property is currently home to a multi-tenant building, owned by the applicant.

The applicant wishes to construct four buildings that will house public storage units. The applicant is proposing to have a total of 61 units. The units will be in two sizes: 10' x 20' and 5' x 10'.

In order to make the building fit onto the site and have adequate space for vehicular traffic, the applicant is requesting four setback variances. The first request is relief from the 50-foot front yard setback. The applicant's site plan shows the building along the southwest property line to be approximately 32 feet from the front property line. The other three variances deal with relief from the 25-foot minimum side and rear property lines to allow the storage buildings to be 1 foot from the property lines. The applicant explains that the property is bordered by railroads on the northeast and rear property lines. The applicant has talked with the neighbor to the southwest, (Allen Drain) and they are not opposed to the variance requests. The applicant also explains that there will be better traffic flow around the site with the buildings in this configuration and would also be a means of income that will enable him to further renovate the existing building.

UPDATE SINCE SEPTEMBER 20, 2010 MEETING:

Mr. Kintz requested to table his request to look at redesigning the layout of the storage buildings, adding a parking area, and to address other issues brought up by the Board. To date, no new plans have been submitted.

NEW BUSINESS

CASE NO.: BZ10-020

APPLICANT: Deborah Shepherd

SITE LOCATION: 302 West Elm Street

STATUS OF APPLICANT: The applicant is the tenant at the property.

REQUESTED ACTION: The applicant is requesting a 2-foot variance from the 4-foot maximum fence height in a front yard to allow a 6-foot tall fence in the front yard along Walnut Street (Section 1161.21(a)).

ZONING: This property is currently located in the R-3: High Density Residential Zone District.

TRAFFIC: The property is accessible from West Elm and Walnut Streets.

**Staff Report to the Board of Zoning Appeals
October 18, 2010 meeting**

SURROUNDING LAND USES: The property is surrounded by residential uses on all sides.

APPLICABLE CODE SECTION: 1161.21(a)

ANALYSIS:

The property is located at 302 West Elm Street. This property is currently a single family dwelling that is rented by the applicant. The property owner has given permission to allow the applicant to pursue the variance.

The applicant would like to have a 6-foot fence around her back yard to keep her dogs from getting loose. The applicant explains that they have a show dog that has done well at the County Fair and has won several ribbons and prizes. The dog is able to jump over a 4-foot fence; therefore, they would like to keep a 6-foot fence. This property is located on the corner of West Elm and Walnut Streets. Since this property is on a corner, it has two front yards. One of the lengths of the fence is along Walnut Street, which would create a maximum height for the fence to be 4 feet.

This request comes from a violation letter that was sent in March of 2008 regarding the fence being erected without a permit and exceeding the height requirement in the front yard. The matter was not resolved and was turned over to the law department for further action in June of 2008. The property owner and the law department have been in negotiations regarding the fence ever since. After some confusion on where the fence needed to be relocated, the applicant is now requesting the variance to be able to keep the fence at 6 feet in height along Walnut Street. The applicant has explained to Staff that moving the fence to be in compliance with the ordinance will make getting onto the rear deck difficult as the fence would be up against the stairs. The fence does sit back from the street and would not impact traffic coming around the corner. The applicant has also expressed that they are looking for a new home, as this property is getting too small for their family. They will be taking the fence with them when they vacate the property.

A similar fence was installed around the front yards on another corner of Walnut and West Elm that went before the BZA in 2003. This application was denied and the property owners have cut down one side of the fence to 4 feet. A follow up letter will be sent out to see when the other side of the fence (along Walnut) will also be cut down to 4 feet or removed.

cc: Applicants
Case files
Gary Locke, Community Development Director
Jennifer Barone, Development Engineer
Eric Fink, Asst. Law Director

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

October 14, 2010

To: Dave Ruller, City Manager
Bill Lillich, Safety Director
Gene Roberts, P.E., Director of Public Service
James Bowling, P.E., City Engineer
Jim Peach, Chief of Police
Jim Williams, Fire Chief
Jack Hogue, Central Maintenance Manager
Bob Brown, Water Reclamation Plant Manager
Steve Hardesty, Water Treatment Plant Manager
Gerald Shanley, Assignment Supervisor/City Arborist

From: Patrick B. Homan, Engineering Technician

RE: East Summit Street Pavement Resurfacing
Longmere Drive Reconstruction

Tentative Start Date: 10/18/2010

Anticipated Completion Date: Both streets should be completed in 2-4 weeks. The latest completion date should be November 19th, 2010.

Project Location

Summit Street	From 250' East of Loop Road to SR261.
Longmere Drive	From Middlebury Road to West Main Street

Project Description

Summit Street:

The contractor will be removing and replacing the top 2" of the asphalt pavement.

Longmere Drive:

The contractor will be removing and replacing 6" of asphalt pavement.

Project Traffic Disruptions and/or Detours

SUMMIT STREET RESURFACING, LONGMERE DRIVE RECONSTRUCTION

Summit Street:

Traffic will be maintained by the contractor although the traffic will be reduced down to one lane in either direction where the work is taking place. Motorists can expect temporary delays from 5 to 15 minutes. The work being performed is a moving construction zone so portions of the street may be inaccessible for small durations of time. Access for emergency vehicles and safety forces will be maintained on Summit Street. It should be noted that Summit Street may be closed temporarily to through traffic in order to install the 1.5" surface course. "Road Closed to through traffic" signs and detour signs will be posted if the road is closed for paving. The road closure will vary in length from 2 hours up to 8 hours and will be reopened at the end of the day. If the contractor decides to close the road, a press release will be sent to everyone to inform them of the date and time of the closure.

Longmere Drive:

The contractor will attempt to maintain traffic on Longmere Drive when possible but it is anticipated that there will be several road closures in order to remove and replace the pavement on this street. Access for emergency vehicles, safety forces and local traffic will be maintained on Longmere Drive during the road closures. "Road Closed to through traffic" signs and detour signs will be posted when the road is closed for the pavement replacement. The road closures will vary in length. The contractor is working on a tentative road closure schedule for Longmere Drive. Once the schedule is determined, a press release will be sent to everyone to inform them of the date and time of the closures.

It should be noted that the work schedules on both streets may be affected by inclement weather. Due to this, road closures may be extended or postponed until there are better work conditions.

CONTRACTOR INFORMATION

Name: The Perrin Asphalt Company, Inc.
Address: 525 Dan Street, Akron, Ohio, 44310

Project Manager: Chuck Perrin Phone: 330-253-1020

CITY STAFF

Project Manager

Patrick B. Homan	Office	330-678-8106
	Mobile	330-842-2368
	Pager	330-570-0636
	Home	330-945-6646

cc: Cathy Wilson
file