

MEMORANDUM

To: Chief Peach
From: Capt. Michelle Lee
Date: August 26, 2008
Subject: Weekend Activities

Below is a summarization of the past weekend's shift activity. Normally I wouldn't include Wednesday night as part of the weekend but we were exceptionally busy that night. Below is a synopsis of night shift activity:

Wednesday 2300-0700 hrs (08-21-08)

With 5 officers working we responded to four loud party calls in an hour. Before 0700 hrs officers responded to a variety of calls dealing with disorderly behavior, intoxicated subjects, traffic stops and alarm drops.

- 27 calls for service for the night
- 5 arrests

Thursday 2300 - 0700 (08-22-08)

With 9 officers working we responded to 50 calls for service. Many of the calls were concentrated around the University, specifically on University Dr, E. Summit St., E. Main St., Lincoln St., etc. Also, most of the calls were alcohol related such as party calls, prohibitions arrests, disorderly conduct, criminal damaging of property, etc.

- 50 calls for service for the night
- 18 arrests

Friday 2300 -0700 (08-23-08)

This night was not as busy which is typically the case. With 7 officers we responded to fewer loud party calls and disorderly subjects as the night before. University Dr. was quieter but College St. had two arson fires of trash in the street. The activity on this night was not concentrated around the university but spread throughout the city.

- 32 calls for service
- 6 arrests

Saturday 2300 - 0700 (08-24-08)

This night was undeniably the busiest shift of the weekend. As well as the usual disturbance calls of parties, disorderly subjects and fights, the shift responded to several felony offenses. The shift recovered a stolen vehicle, responded to a vehicle and building fire, investigated a person with a gun call and several serious assaults. University Dr. was again our biggest source of disorderly behavior and criminal activity. KSU officers assisted us through mutual aid on several calls as we simply did not have enough officers to handle the offenses.

- 59 calls for service
- 21 arrests

From: Bill LILLICH
To: TE&S
Date: 8/27/2008 2:41 PM
Subject: Meeting agenda for 8/28
Attachments: PARTA Active Stops in Kent.xls

Final agenda for meeting of 8/28/08 at 9:30AM

1. Fairchild/Stonewater plan update
Are the changes adequate?
2. General Fairchild safety issues
IE. Large trucks, speed, new stop signs.
3. S. Water bus stop with Brian Smith
4. PARTA bus stop list See attached
5. Update on URS E Summit St traffic plan
Boulevard plans for review for emergency operations
Recommended comparable locations
6. Haymaker left turn lane designation methods Haymaker /Water
7. Middlebury bridge replacement timing
8. Radar trailer site recommendations
Are there locations where recording of traffic speeds will assist in project planning?
9. University Drive street lights Additional lights for safety concerns?

**KENT CITY PLANNING COMMISSION
REGULAR BUSINESS MEETING
SEPTEMBER 2, 2008**

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

A G E N D A

- I. CALL TO ORDER
- II. ROLL CALL
- III. READING OF PREAMBLE
- IV. ADMINISTRATION OF OATH BY ASSISTANT LAW DIRECTOR
- V. CORRESPONDENCE
- VI. MEETING MINUTES: June 17, 2008 and July 1, 2008
- VII. OLD BUSINESS
 - A. PC07-019 PORTAGE COUNTY COMMISSIONERS
121 West College Street
Site Plan Review

The applicant is seeking Site Plan Review and Approval to permit the construction of additional parking on the property in place of the building that has been demolished. The subject property is zoned C-D: Commercial Downtown District.

- 1. Public Comment
- 2. Planning Commission Discussion/Action

**B. PC08-013 SHEETZ
NW corner of Fairchild Ave. & N. Mantua St.
Site Plan Review & Conditional Zoning Certificate**

The applicant is seeking Site Plan Review and Approval and Conditional Zoning Certificate to construct a gasoline station and convenience store. The subject property is zoned C-R: Commercial- High Density Residential.

1. Public Hearing
2. Planning Commission Discussion/Action

VIII. NEW BUSINESS

IX. OTHER BUSINESS

X. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: August 27, 2008

TO: Kent City Planning Commission

FROM: Jennifer Barone, PE
Development Engineer

RE: Staff Report for the September 2, 2008 Planning Commission Meeting

The following items appear on the agenda for the September 2, 2008 Planning Commission meeting:

OLD BUSINESS:

At the August 19, 2008 Planning Commission meeting, the applicant requested to table the discussion of the proposed parking lot project because a quorum of Commissioners was not present since Mr. Thomas stated he would recuse himself for this project. The following information is repeated from the August 19, 2008 Planning Commission staff report.

CASE NO.: PC07-019

APPLICANT: PORTAGE COUNTY COMMISSIONERS

SITE LOCATION: 121 West College Street

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

REQUESTED ACTION: The applicant is seeking Site Plan Review and Approval to permit the construction of additional parking on the property in place of the building that has been demolished.

ZONING: C-D: Commercial – Downtown Zoning District.

TRAFFIC: Access to the property is available from Franklin Avenue and a public alley that runs parallel to Franklin between Franklin and South Water Street.

SURROUNDING LAND USES:

The site is surrounded by other commercial properties.

APPLICABLE CODE SECTION:

Chapter 1119 and Chapter 1146 of the Kent Codified Ordinances (KCO).

ANALYSIS:

This project involves the construction of additional parking on the property which previously was occupied by a building recently demolished. The building housed a number of bars over the years (the Library, Dome, etc). Since this parking lot is being constructed in the C-D Zoning District, it does not have to meet normal setback requirements. A total of 39 parking spaces are being proposed. The existing driveway on Franklin Avenue will be used and there will be two new access points onto the city alley on the east side of the site (this area was previously occupied by the building).

Since the site was previously covered with either parking or building, it was entirely impervious and the proposed use does not alter that situation. As such, there are no specific storm water requirements to be satisfied. The plan before the Planning Commission is a revised plan that was modified to address staff concerns about the original layout and its deficiencies with regard to spacing and aisle width. The revised plan is acceptable to staff.

At the September 18, 2007 Planning Commission meeting, the applicant was instructed to return with an adjusted site plan to include landscaping. According to an e-mail dated August 5, 2008, Commissioner Smeiles worked with Judge Plough to develop the plans currently being proposed. The plans have been revised to add trees, which reduced the number of parking spaces to 34.

The zoning code sections that apply are as follows:

Per KCO Section 1146.08 (2) - If an applicant chooses to construct a parking lot, the applicant must comply with the requirements of Section 1167.04 and Section 1167.08. KCO Section 1167.04 deals with site access way design and construction.

1167.08 (e) Screening and Landscaping: To secure adequate screening between on-street parking areas and abutting properties, the Planning Commission shall have the power to determine the need for and amount of: planting/landscaping, materials, walls, fences or any combination of these as deemed necessary.

The code section that governs technical plan review states, KCO Section 1339.05(a)(7), Screening of parking areas and service areas shall be provided through landscaping and/or ornamental walls or fences to promote harmony with adjacent development. Large parking areas (greater than fifty parking spaces) shall be provided visual relief through the use of tree planted and landscaped dividers, islands and walkways.

RECOMMENDATION:

Staff's original recommendation was for approval of the proposed parking lot based on the thought that a parking lot was in "harmony with adjacent development" since the adjacent development was also parking areas. However, some of the Planning Commissioners voiced a different opinion at the September 18, 2007 meeting. Therefore, Staff is deferring to KCO 1167.08(e) to allow the Planning Commissioners to determine the landscaping needs.

Should Planning Commission wish to approve this project, the following language may be used for the motion.

I move that in Case PC07-019 Planning Commission approve the Site Plan for the construction of additional parking on the property in place of the building that has been demolished subject to the following conditions.

1. Technical Plan Review

List of Enclosures for this project: *Please refer to the plans from the August 19, 2008 packet.*

At the August 19, 2008 Planning Commission meeting, the applicant requested to only receive public comment and to table the full discussion of the Sheetz project so absent Commissioners could be present. The applicant was asked to consider additional landscaping, modification of the color scheme, and noise from the PA system. There was also mention of demolition of an historic building at 612 North Mantua Street. This building is not listed on the National Register of Historic Places. The applicant has provided a revised landscape plan, which has been modified to include additional vegetation and a chart stating the mature size of the various species. The following information is repeated from the August 19, 2008 Planning Commission staff report.

CASE NO:	PC08-013
APPLICANT:	Sheetz
SITE LOCATION:	NW corner of Fairchild Ave. & N. Mantua St.
STATUS OF APPLICANT:	The applicant has an Agreement of Sale.
REQUESTED ACTION:	The applicant is seeking Site Plan Review and Approval and Conditional Zoning Certificate to construct a gasoline station and convenience store.
ZONING:	C - R: Commercial - High Density Residential

TRAFFIC: The site is accessed from North Mantua Street & Fairchild Avenue.

SURROUNDING LAND USES: The property is abutted by residential uses on the west & south and commercial on the north & east.

APPLICABLE CODE SECTIONS: Chapter 1113, 1119, 1145 & 1171 of the Kent Codified Ordinance

ANALYSIS:

This project involves the demolition of existing structures and construction of a new convenience store and gasoline station. The location and construction schedule for this project will require coordination with the City of Kent regarding the Fairchild Avenue Bridge Project.

Adequate parking is provided and the traffic patterns have been reviewed by the engineering division and found to be adequate including consideration of future traffic patterns once the bridge has been relocated. The applicant has agreed to restrict the entrance onto North Mantua Street to 'right in' and 'right out' movements. The site is designed to direct traffic onto Fairchild Avenue and prohibit right turns onto Alley 28 via curbing and signage. Both entrances exceed the maximum curb cut width and a variance from the Service Director will be required. Parking lot lighting will be coordinated with the new bridge lighting to provide the appropriate illumination.

Storm water will be captured and treated in oversized pipes and bio-retention areas.

Section 1171.01(5), (7), (23) and (41) are required for the conditionally permitted use. Staff's opinion is that the plan complies with these requirements.

The Architectural Advisory Board overall felt that the project would be an improvement to the site and the neighborhood. They were pleased with the different appearance from other Sheetz facilities in the surrounding communities in regards to the large canopies overhead. No changes to the building were recommended.

The following variances from the Board of Zoning Appeals (BZA) are required:

1. The number and size of signs
2. The landscaping setback requirement
3. The building setback requirement

RECOMMENDATION:

Staff is of the opinion that the project can be approved subject to the following conditions, as well as any conditions that the Commission would want to add (i.e. Architectural Board comments):

1. Consolidation of the lots
2. Approval of the wider curb cut variance from the Service Director
3. Approval of the zoning variances by the Board of Zoning Appeals
4. Technical Plan Review and Approval

The Commission will also need to consider whether it wants to make recommendations to the Board of Zoning Appeals concerning the variances.

Should Planning Commission wish to approve this project, the following language may be used for the motion:

I move that in Case PC08-012 Planning Commission approve the Site Plan and Conditional Zoning to construct a gasoline station and convenience store subject to the following conditions.

1. Consolidation of the lots
2. Granting of the variances for a wider curb cut by the Service Director
3. Granting of any required variances by BZA
4. Technical Plan Review

List of Enclosures for This Project: Please refer to the plans from the August 19, 2008 packet.

1. *Revised landscape plan*

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