



CITY OF KENT, OHIO

DEPARTMENT OF FINANCE

To: Dave Ruller, City Manager
From: David A. Coffee, Director of Budget and Finance
Date: September 2, 2015
Re: Request Council Resolution to Certify Amounts and Rates

A handwritten signature in blue ink that reads "David Coffee".

Please find attached a draft resolution accepting the amounts and rates of the City's various tax levies as determined by the Portage County Budget Commission and further authorizing the necessary tax levies and certifying them to the Portage County Auditor. This is a recurring process that is required by Ohio Revised Code, Sections 5705.34 & 5705.35 to be submitted to the County Auditor by October 1st of each year.

I am respectfully requesting City Council's approval of this resolution as an unauthorized agenda item at the September 16, 2015 City Council Meeting.

Should there be any questions regarding this matter, I would certainly be happy to respond accordingly.

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY
THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX
LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

(CITY COUNCIL)
Revised Code, Secs. 5705.34 & 5705.35

The Council of the City of Kent, Portage County, Ohio, met in
Regular session on the _____ day of _____, _____ at the
office of Kent City Council with the following members present:

Mr. _____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has
previously adopted a Tax Budget for the next succeeding fiscal year commencing January
1st, 2016 ; and

WHEREAS, The Budget Commission of Portage County, Ohio has certified its
action thereon to this Council together with an estimate by the County Auditor of the rate
of each tax necessary to be levied by this Council, and what part thereof is without, and
what part within, the ten mill tax limitation; therefore, be it

RESOLVED, By the Council of the City of _____, Portage
County, Ohio, that the amounts and rates, as determined by the Budget Commission in its
certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City
the rate of each tax necessary to be levied within and without the ten mill limitation as
follows:

OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES
 Rev. Code Sec. 5705.34 & 5705.35
 Office of the Budget Commission, Portage County, Ravenna, Ohio

To the Taxing Authority of: **KENT CITY**

SCHEDULE A

**SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED
 BY BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES**

FUND	AMOUNT APPROVED BY BUDGET COM- MISSION INSIDE 10 M. LIMITATION	AMOUNT APPROVED BY BUDGET COM- MISSION OUTSIDE 10 M. LIMITATION	COUNTY ESTIMATE RATE TO INSIDE 10 M. LIMIT	AUDITOR'S OF TAX BE LEVIED OUTSIDE 10 M. LIMIT
	Column I	Column II	III	IV
General	\$1,224,397	\$314,834	3.6 & 0.9	1.16
Police Pension	\$105,194		0.30	
Fire Pension	\$105,194		0.30	
West Side Fire Station		\$248,263		0.73
Recreation		\$1,142,394		3.45
TOTAL	\$1,434,785	\$1,705,491	4.2 & 1.5	5.34

\$3,140,275

COUNTY AUDITOR'S ESTIMATE

350,645,400

COUNTY AUDITOR'S ESTIMATE	OF RATE IN MILLS	
Kent City	Field LSD	Kent CSD
LEVIES INSIDE OF 10 MILL	LIMITATION	
County	2.00	2.00
City	1.50	4.20
School	6.50	3.80
JVS		
TOTAL:	10.00	10.00
LEVIES OUTSIDE OF 10 MILL	LIMITATION	
County	11.62	11.62
City	5.34	5.34
School	48.20	107.42
JVS	4.00	0.00
Library	0.00	1.80
Portage Park District	0.50	0.50
TOTAL:	69.66	126.68
TOTAL LEVIES:	79.66	136.68

Tax estimates as they will appear on the 2016 Official Certificate of Estimated Resources.

General Fund	1, 539, 231
Police Pension	105, 194
Fire Pension	105, 194
Westside Fire Station	248, 263
Recreation	<u>1, 142, 394</u>
Tax Revenue Estimate	<u>3, 140, 275</u>

SCHEDULE B

LEVIES OUTSIDE 10 mill limitation

Levy Purpose	Date of Vote & Duration of Levy	Maximum Rate Authorized to be Levied	County Auditor's Estimate of Yield of Levy
General	11/04/14 5 years	1.16	\$314,834
West Side Fire Station	05/03/11 5 years	0.73	\$248,263
Recreation	11/08/05 10 years	1.00	\$340,086
Recreation	11/08/05 10 years	0.43	\$146,237
Recreation	11/03/09 Cont	0.50	\$170,963
Recreation	11/07/06 Cont	1.52	\$485,108

and be it further RESOLVED, That the Clerk of this Council be, and is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

Mr. _____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

- Mr. _____ , _____
- Mr. _____ , _____
- Mr. _____ , _____
- Mr. _____ , _____
- Mr. _____ , _____
- Mr. _____ , _____
- Mr. _____ , _____
- Mr. _____ , _____
- Mr. _____ , _____

Adopted the _____ day of _____, _____

President of Council

Clerk of Council

CERTIFICATE OF COPY
ORIGINAL ON FILE

The State of Ohio, Portage County.

I, _____, Clerk of the Council of the City of _____, in said County, and in whose custody the Files and Records of said Council are required by the laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original _____
_____ now on file, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, _____

Clerk of Council

_____ City
Portage County, Ohio

RESOLUTION ACCEPTING THE
AMOUNTS AND RATES AS DETERMINED
BY THE BUDGET COMMISSION AND
AUTHORIZING THE NECESSARY TAX
LEVIES AND CERTIFYING THEM TO THE
COUNTY AUDITOR.

(City Council)

Filed _____, _____

County Auditor

**KENT CITY PLANNING COMMISSION
BUSINESS MEETING
SEPTEMBER 15, 2015**

**FIRE DEPARTMENT
LOWER LEVEL
320 S. DEPEYSTER STREET
7:00 P.M.**

I. CALL TO ORDER

II. ROLL CALL

III. READING OF PREAMBLE

IV. ADMINISTRATION OF OATH

V. CORRESPONDENCE

VI. OLD BUSINESS

- A. PC15-018 KENT CENTRAL GATEWAY & RON BURBICK
201 E. Erie Street
Amendment to Comprehensive Sign Plan**

The applicants are requesting an amendment to the approved Comprehensive Sign Plan for Kent Central Gateway (PARTA) to add banners and additional signage. The subject property is zoned C-D: Commercial-Downtown District and C-R: Commercial-High Density Residential District.

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

VII. NEW BUSINESS

- A. PC15-020 KSU HOTEL & CONFERENCE CENTER
230 E. Erie St & 215 S. Depeyster Street
Amendment to Comprehensive Sign Plan**

The applicant is requesting an amendment to the approved Comprehensive Sign Plan to add a blade sign, awnings with signage and window decals. The subject property is zoned C-D: Commercial Downtown District.

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

VIII. OTHER BUSINESS

Presentation by Kent State University on the construction status and upcoming projects.

IX. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: September 8, 2015
TO: Kent City Planning Commission
FROM: Jennifer Barone, PE, Development Engineer
RE: Staff Report for the September 15, 2015 Planning Commission Meeting

The following items appear on the agenda for the September 15, 2015 Planning Commission meeting:

OLD BUSINESS

The following Old Business item was tabled at the September 1, 2015 Planning Commission meeting by the applicant.

<u>CASE NO:</u>	PC15-018 Kent Central Gateway Comprehensive Sign Plan
<u>APPLICANT:</u>	PARTA & Ron Burbick
<u>SITE LOCATION:</u>	201 East Erie Street
<u>STATUS OF APPLICANT:</u>	PARTA is the owner and Ron Burbick holds a lease for the retail space.
<u>REQUESTED ACTION:</u>	Comprehensive sign plan amendment.
<u>ZONING:</u>	C-D: Commercial Downtown and C-R: Commercial - High Density Residential
<u>TRAFFIC:</u>	The site is accessed from South Depeyster Street and Haymaker Parkway.
<u>SURROUNDING LAND USES:</u>	The property is surrounded by commercial uses on the east, west and south sides and on the north by residential uses, including Greek housing.

APPLICABLE CODE SECTIONS: Chapter 1165 of the Kent Codified Ordinance.

ANALYSIS:

PROJECT DESCRIPTION:

PARTA and Ron Burbick are requesting an amendment to the comprehensive sign plan to add banners and additional signage. The signage proposed is as follows:

- Five (5) banner signs on the S. Depeyster St. side
- Eight (8) banner signs on the E. Erie. St. side – ARB conditions of the COA eliminated the 3rd banner on E. Erie St. from the SE corner
- Two (2) additional building signs

The comprehensive sign plan purpose and standards are listed below.

Purpose - A Comprehensive Sign Plan is intended to integrate the design of the signs proposed for a development project with the design of the structures, into a unified architectural statement. A Comprehensive Sign Plan provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs and to achieve, not circumvent, the intent of this Chapter.

Standards - A Comprehensive Sign Plan shall comply with the following standards:

- (1) The Planning Commission may allow signage which otherwise exceeds the number, type, size and placement as otherwise permitted in this Chapter when it determines that such additional signage is warranted due to the size, nature, number of tenants or other features of the site as they may exist.
- (2) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the comprehensive sign plan, to the structures and/or developments they identify, and to surrounding development;
- (3) The Plan shall accommodate future revisions that may be required because of changes in use or tenants; and
- (4) That the Plan is consistent with the Design Guidelines that may be applicable to a designated area as may be identified in Chapter 1121 of the Kent City Zoning Code. In areas of the City not governed by the Design Guidelines identified in Chapter 1121, the Plan, to the degree feasible, shall comply with the recommended Sign Design Guidelines set forth in Appendix B of the Zoning Code.

ARCHITECTURAL REVIEW BOARD:

Architectural Review Board reviewed the proposed amendments at the September 1, 2015 meeting. A Certificate of Appropriateness was granted contingent upon removing the 3rd sign from the SE corner along East Erie Street.

VARIANCES:

Should the Planning Commission approve the comprehensive sign plan, variances from the Board of Zoning Appeals would not be 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 PC15-018 Planning Commission approve the amendment to the Comprehensive Sign Plan for the Kent Central Gateway located at 201 East Erie Street subject to the following conditions:

1. Obtain a zoning permit within two years of Planning Commission approval.
2. Obtain a sign permit and submit the performance guarantee prior to installation of the signs.

List of Enclosures for This Project:

1. Cover letter dated July 15, 2015
2. Revised plans received September 1, 2015
3. Aerial Topo and Zoning Map

NEW BUSINESS

<u>CASE NO:</u>	PC15-020 KSU Hotel & Conference Center Comprehensive Sign Plan
<u>APPLICANT:</u>	KSU Foundation
<u>SITE LOCATION:</u>	230 East Erie Street & 215 South Depeyster Street
<u>STATUS OF APPLICANT:</u>	KSU Foundation is the owner.
<u>REQUESTED ACTION:</u>	Comprehensive sign plan amendment.
<u>ZONING:</u>	C-D: Commercial Downtown

TRAFFIC: The site is accessed from South Depeyster Street and East Erie Street.

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

APPLICABLE CODE SECTIONS: Chapter 1165 of the Kent Codified Ordinance.

ANALYSIS:

PROJECT DESCRIPTION:

The applicant is requesting an amendment to the comprehensive sign plan to add a blade sign, awnings with signage and window decals.

The comprehensive sign plan purpose and standards are listed below.

Purpose - A Comprehensive Sign Plan is intended to integrate the design of the signs proposed for a development project with the design of the structures, into a unified architectural statement. A Comprehensive Sign Plan provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs and to achieve, not circumvent, the intent of this Chapter.

Standards - A Comprehensive Sign Plan shall comply with the following standards:

- (1) The Planning Commission may allow signage which otherwise exceeds the number, type, size and placement as otherwise permitted in this Chapter when it determines that such additional signage is warranted due to the size, nature, number of tenants or other features of the site as they may exist.
- (2) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the comprehensive sign plan, to the structures and/or developments they identify, and to surrounding development;
- (3) The Plan shall accommodate future revisions that may be required because of changes in use or tenants; and
- (4) That the Plan is consistent with the Design Guidelines that may be applicable to a designated area as may be identified in Chapter 1121 of the Kent City Zoning Code. In areas of the City not governed by the Design Guidelines identified in Chapter 1121, the Plan, to the degree feasible, shall comply with the recommended Sign Design Guidelines set forth in Appendix B of the Zoning Code.

ARCHITECTURAL REVIEW BOARD:

Architectural Review Board reviewed the proposed amendments at the September 1, 2015 meeting and granted a Certificate of Appropriateness with the following changes:

1. The blade sign is to match the "HOTEL" sign in the distance from the corner, the size, width and placement including top & bottom brackets. The top of the sign is to match the top of the flat part of the "HOTEL" sign not the arched portion.
2. The awnings are to be modified to have an 18" apron with signage on the vertical edge, splitting the lettering to have "NINETEEN 10" on first awning and "RESTAURANT & LOUNGE" on the second awning.

VARIANCES:

Should the Planning Commission approve the comprehensive sign plan, variances from the Board of Zoning Appeals would not be 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 PC15-020 Planning Commission approve the amendment to the Comprehensive Sign Plan for the KSU Hotel & Conference Center located at 230 East Erie Street/215 South Depeyster Street subject to the following conditions:

1. Obtain a zoning permit within two years of Planning Commission approval.
2. Obtain a sign permit and submit the performance guarantee prior to installation of the signs.

List of Enclosures for This Project:

1. Cover letter dated August 19, 2015
2. Plans received August 14, 2015
3. Aerial Topo and Zoning Map

OTHER

1. Presentation by Kent State University on the construction status and upcoming projects.

cc: Bridget Susel, Community Development Director
Jim Bowling, City Engineer
Eric Fink, Assistant Law Director
Heather Phile, Development Planner
John Idone, Parks & Rec Director
Applicants
PC Case File