CITY OF KENT HEALTH BOARD MEETING DECEMBER 11, 2012 5:30 PM KENT CITY HEALTH DEPARTMENT OFFICES 325 S. DEPEYSTER STREET KENT, OH 44240 Phone (330) 678-8109 Fax (330) 678-2082

AGENDA

1	MINUTES	November 20,	2012 Meeting
1.	MINOLES	november 20,	ZUIZ Meeting

II. OPEN COMMENTS

III. REPORTS

- A. Statistical Report for November 2012
- B. Expenditures & Encumbrances November 2012
- C. Health Commissioner's Report for November 2012

IV. OLD BUSINESS

- A. Medical Director Contract
- B. Food Service License Fees 2nd Reading

V. <u>NEW BUSINESS</u>

- A. Nursing Contract
- B. Medically Indigent Clinic
- C. Portage County Needs Assessment Draft
- D. Portage County Task Force Meeting
- E. KSU Student Built Environment Research
- F. Tree City Bulletin Articles
- G. Public Health and Infectious Diseases

VI. EXECUTIVE SESSION

VII. ADJOURN MEETING

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

JN/trr

cc: Health Board City Manager

Clerk of Council

Health Staff

Mayor

News Media

Post File

KENT HEALTH DEPARTMENT STATISTICAL REPORT 2012

		Nov. 2012	YTD 2012	Nov 11	YTD 2011
HEALTH DEPT. \$ COLLECTED					
	FamAbuse fund	\$ 408.00	\$ 4,921.50	\$ 507.00	\$ 4,662.00
	Vital Stats Rev.	\$ 2,312.00	\$ 27,888.50	\$ 2,873.00	\$ 26,418.00
	Child Abuse	\$ 816.00	\$ 9,843.00	\$ 1,014.00	\$ 9,324.00
	State VS	\$ 2,448.00	\$ 29,529.00	\$ 3,042.00	\$ 27,972.00
	B Perm Rev	\$ 14.50	\$ 163.50	\$ 19.00	\$ 170.00
	B Perm State	\$ 72.50	\$ 817.50	\$ 95.00	\$ 850.00
	Food Estab.	\$ 0.00	\$ 14,272.30	\$ 0.00	\$ 10,378.25
	Food Service	\$ 417.00	\$ 50,393.90	\$ 0.00	\$ 42,016.90
	FSO Vending	\$ 0.00	\$ 700.00	\$ 0.00	\$ 655.00
	Home Sewage	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	Housing	\$ 4,690.00	\$ 80,350.00	\$ 2,960.00	\$ 69,790.00
	Swim Pools	\$ 0.00	\$ 3,836.50	\$ 0.00	\$ 3,262.50
	SolWst(Trks)	\$ 0.00	\$ 735.00	\$ 0.00	\$ 780.00
	Tattoo Parlors	\$ 0.00	\$ 100.00	\$ 0.00	\$ 400.00
	*Misc(Xerox, etc.)	\$ 50.00	\$ 468.20	\$ 22.50	\$ 199.37
	*Massage Permit	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	**ST Subsidy	\$ 0.00	\$ 6,650.17	\$ 0.00	\$ 9,908.97
TOTAL COLL	ECTED	\$ 11,228.00	\$ 230,669.07	\$ 10,532.50	\$ 206,786.99
	ECTED	\$ 11,228.0 0	\$ 230,669.07	\$ 10,532.50	\$ 206,786.99
TOTAL COLL TO STATE					
	FamAbuse fund	\$ 395.78	\$ 4,774.02	\$ 381.22	\$ 4,519.43
	FamAbuse fund Food Estabs	\$ 395.78 \$ 0.00	\$ 4,774.02 \$ 1,380.90	\$ 381.22 \$ 0.00	\$ 4,519.43 \$ 1,092.00
	FamAbuse fund Food Estabs Bur.Permits	\$ 395.78 \$ 0.00 \$ 72.50	\$ 4,774.02 \$ 1,380.90 \$ 817.50	\$ 381.22 \$ 0.00 \$ 77.50	\$ 4,519.43 \$ 1,092.00 \$ 770.00
	FamAbuse fund Food Estabs Bur.Permits Child Abuse	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48
	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00
	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY Food Service	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00 \$ 28.00	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00 \$ 3,752.00	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00 \$ 0.00	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00 \$ 3,496.00
	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY Food Service Food Vendors*	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00 \$ 28.00 \$ 0.00	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00 \$ 3,752.00 \$ 144.00	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00 \$ 0.00	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00 \$ 3,496.00 \$ 144.00
	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY Food Service Food Vendors* Swim Pools	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00 \$ 28.00 \$ 0.00	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00 \$ 3,752.00 \$ 144.00 \$ 1,174.00	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00 \$ 0.00 \$ 0.00	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00 \$ 3,496.00 \$ 144.00 \$ 925.00
	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY Food Service Food Vendors* Swim Pools Wells	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00 \$ 28.00 \$ 0.00 \$ 0.00	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00 \$ 3,752.00 \$ 1,174.00 \$ 0.00	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00 \$ 0.00 \$ 0.00 \$ 0.00	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00 \$ 3,496.00 \$ 144.00 \$ 925.00 \$ 0.00
	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY Food Service Food Vendors* Swim Pools	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00 \$ 28.00 \$ 0.00	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00 \$ 3,752.00 \$ 144.00 \$ 1,174.00	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00 \$ 0.00 \$ 0.00	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00 \$ 3,496.00 \$ 144.00 \$ 925.00
TO STATE	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY Food Service Food Vendors* Swim Pools Wells TOTAL	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00 \$ 28.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,735.80	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00 \$ 3,752.00 \$ 144.00 \$ 1,174.00 \$ 0.00 \$ 51,119.13	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,579.14	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00 \$ 3,496.00 \$ 144.00 \$ 925.00 \$ 0.00 \$ 44,627.91
TO STATE	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY Food Service Food Vendors* Swim Pools Wells TOTAL	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,735.80	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00 \$ 3,752.00 \$ 144.00 \$ 1,174.00 \$ 0.00 \$ 51,119.13	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,579.14	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00 \$ 3,496.00 \$ 144.00 \$ 925.00 \$ 0.00 \$ 44,627.91
TO STATE	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY Food Service Food Vendors* Swim Pools Wells TOTAL TS Vital Stats	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00 \$ 28.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,735.80 \$ 7,492.20 \$ 36.70	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00 \$ 3,752.00 \$ 1,174.00 \$ 0.00 \$ 51,119.13 \$ 179,549.94 \$ 442.77	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,579.14 \$ 6,953.36 \$ 45.63	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00 \$ 3,496.00 \$ 144.00 \$ 925.00 \$ 0.00 \$ 44,627.91 \$ 162,159.08 \$ 427.60
TO STATE	FamAbuse fund Food Estabs Bur.Permits Child Abuse State VS QTRLY Food Service Food Vendors* Swim Pools Wells TOTAL	\$ 395.78 \$ 0.00 \$ 72.50 \$ 791.52 \$ 2,448.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,735.80	\$ 4,774.02 \$ 1,380.90 \$ 817.50 \$ 9,547.71 \$ 29,529.00 \$ 3,752.00 \$ 144.00 \$ 1,174.00 \$ 0.00 \$ 51,119.13	\$ 381.22 \$ 0.00 \$ 77.50 \$ 762.42 \$ 2,358.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,579.14	\$ 4,519.43 \$ 1,092.00 \$ 770.00 \$ 8,229.48 \$ 25,452.00 \$ 3,496.00 \$ 144.00 \$ 925.00 \$ 0.00 \$ 44,627.91

STAT	STATISTICAL REPORT Cont.		Nov. 2012	YTD 2012	Nov 11	YTD 2011	
PE	ERMIT/lic.						
		Food Estabs	0	44	0	39	
		Food Service	1	158	6	177	
		FS Vending	0	25	0	24	
		Home Sewage	0	0	0	0	
		Housing	29	548	36	516	
		Solid Waste	0	20	0	48	
		Swim Pools	0	30	0	14	
		Septic Haul.	0	0	0	0	
		Tattoo Parlors	0	1	0	4	
		Other	0	1	0	0	
		TOTAL	30	827	42	822	
М	OSQ.CONT.						
		Sites Treat.	0	43	0	38	
		Adulticide	0	1	0	7	
		Tot Man Hrs	0	62	0	176	
cc	OMPLAINTS						
		Received	13	182	16	248	
		Abated	16	177	18	247	
LE	GAL.COMP	L.					
		Filed	0	0	0	4	
		Pre-trials	0	0	0	0	
		Trials	0	0	0	0	
co	OMM.DISEAS	SE	37	293	31	473	
VN	NA CLINICS	IMMUNIZATIONS	20	205	15	81	
ВІ	RTH Copies	issued	27	451	37	319	
DE	DEATH Copies issued		245	2570	301	2944	

Kent City Health Department 325 S. Depeyster Street Kent, Ohio 44240 HEALTH BOARD MINUTES November 20, 2012

Board Members Present

Pam Freeman Marchelle Bobbs Doug Wagener Chris Woolverton Susan Roxburgh **Members Absent**

Jack Amrhein

Staff Present

Jeff Neistadt Tracy Radovic

Others Present

9 Student Observers

Doug Wagener called to order the Health Board Meeting of November 20, 2012 at 5:37 p.m.

The minutes from the October 9, 2012 meeting were distributed and reviewed by the Health Board members prior to the meeting.

Motion:

A motion to approve the minutes from the October 2012 meeting was made by Marchelle Bobbs and seconded by Pam Freeman. The motion passed.

Statistical Report

Expenditures & Encumbrances

VENDOR	ITEM DESCRIPTION	AMOUNT
PCSurgeons Wireless Router		\$44.99
Treasurer, State of Ohio	Treasurer, State of Ohio FSO transmittal fees for September 2012	
Ohio Div. of Real Estate	Burial Permit fee transmittal for September 2012	\$47.50
HF Group	Binding of Death Records from 2011	\$75.00
Treasurer, State of Ohio	Vital Stats Qtrly Fees \$7443.00; Family Violence prevention \$1199.15 and Child abuse prevention \$2406.57	\$11,048.72
City of Ravenna	Community needs assessment	\$1,602.00
PCSurgeons	Network Cables for Eric's Office area	\$25.96
Wood-Kortright-Borkoski	Indigent cremation services for Kent resident G. Watters	\$1,000.00
Health Science Supplies	Germ Glo Gel w/ UV black light	\$39.90
	TOTAL	\$13,968.07

Travel & Reimbursements				
K. Kelly	Reimbursement for use of personal vehicle while on city business during the month of September 2012	\$8.44		
Environmental Health Watch	Bed Bug Conference Registration for Jeff, Trevor, Justin, Kyle	\$40.00		
		\$48.44		

Health Board Meeting Minutes November 20, 2012 Page 2 of 5

Motion:

A motion was made by Chris Woolverton and seconded by Pam Freeman to approve the Expenditures and Encumbrances for the month of October 2012. The motion passed.

Commissioner's Report

Section 521.08 Addendum of the Solid Waste Code was approved by council and the first fine has been issued for failure to remove trash from the property on University Drive.

Jeff stated that he had met with the Zoning Dept. to discuss unlicensed rental house concerns. The Health Department has been seeing an increase in complaints from unlicensed rental homes as well as running into many unlicensed rental homes in areas that are zoned for single family only. We will continue to meet with Zoning and Community Development to develop a recommendation to council on how to deal with these issues in the future.

Jeff stated that he will be breaking down the immunization clinic numbers as well as TownHall II treatments and services that the Health Department is paying for.

The food planning guide has been updated and has been made available in the Board packet for review. The last food safety planning guide needed some significant updating. The new guide is about 10 pages longer than the previous one and covers additional items such as adequate hot water supply measurements and kitchen equipment floor plans.

Four (4) individuals in Kent received the injectable steroids that have been implicated in the multistate outbreak of fungal meningitis. So far there have been no signs/symptoms with the patients but they are being monitored closely by their doctors and the Portage County Nursing staff.

The Health Department is in the process of developing a Food Safety Training Course to be offered in the first quarter of next year. Through this past year it has become evident that the "Person in Charge" of the food service operation is not always knowledgeable on safe food handling practices or procedures. We have sent materials we plan to use to the Ohio Dept. of Health for their review which is a requirement before offering a class such as this one. We also plan on offering CEU's for Sanitarians in the area who may be interested. If approved we will charge a small fee for the course as we plan on having take-home workbooks and materials for attendees to refer to. Our initial plan is to offer the courses bi-monthly in the beginning and then go to a quarterly

basis. The course will be a mixture of lecture and demonstrations. It will last approximately 2 hours. It will be held in the Kent City Council chambers. The Powerpoint presentation and Glo Germ Demonstrations was included in the Health Board information sent out last week. We are also working with the Ohio Department of Agriculture to conduct Cottage Food Industry training for the Haymaker's Farmers Market Vendors this winter and spring.

The KSU Smoking Committee has developed a survey for students and faculty to respond to. They have until the 26th and the results will be shared once completed.

The EH DSI is continuing to progress quickly and we have submitted the number of licenses needed by our department to ODH so we can start using the program once it goes live.

The monthly preparedness report from Portage County was included in the health board packet for review.

The NALBOH Newsbrief is now available.

Old Business

Medical Director's Contract: Anthony Bartholomew, D.O. had an opportunity to comment and change the contract. His suggestions/revisions are in red. Chris Woolverton stated that there will be a time where someone interested in the position will emerge again and request a copy of the current and/or previous contract, and there are items that need to be changed to reflect our communities needs and the Health Departments needs. These changes will be reflected in future contracts.

Motion:

A motion was made by Susan Roxburgh and seconded by Marchelle Bobbs to keep the contract the same as last year and request Dr. Bartholomew to sign it. The motion passed.

New Business

Akron Regional Air Quality Management District (ARAQMD) Contract

Motion:

A motion was made by Chris Woolverton and seconded by Pam Freeman to modify the current contract or enter into a new contract with ARAQMD, to allow them to bill local industries for air quality monitoring. The motion passed.

Food Service Cost Analysis Completed & Fee Increases

Operating costs in the current food service and retail programs for the year exceeded money collected from fees by \$6,242. We lost \$130 from mobiles, \$475 from vending and \$2,600 from temporary operations. The food program fees and operating costs should balance.

Motion:

A motion was made Pam Freeman and seconded by Susan Roxburgh to approve the first reading, to raise food service fees to cover operating costs. The motion passed by roll call vote: Chris Woolverton, Aye; Pam Freeman, Aye; Susan Roxburgh, Aye; Marchelle Bobbs, Aye; Doug Wagener, Aye.

The Health Department needs the Boards approval on our new Embargo Policy. According to the Ohio Revised Code, food shall be embargoed whenever a licensor finds a retail food establishment or food service operation with any perishable foods that are unsound or contain any filthy decomposed or putrid substance(s), or that may be poisonous or deleterious to health. The licensor shall destroy the foods or render the items unsalable as human food.

Motion:

A motion was made by Chris Woolverton and seconded by Pam Freeman to approve the Embargo and/or Discarding guidelines for Potentially Hazardous foods in Retail Establishments and Food Service Operations. The motion passed.

Health Department staff have developed new guidelines for Retail Food Establishment Process Review Inspections which need the Board's approval.

Motion:

A motion was made by Pam Freeman and seconded by Chris Woolverton to approve the Retail Food Establishment Process Review Inspection Guidelines. The motion passed.

Health Department staff have developed new guidelines for Mobile Food License Requirements which need the Board's approval.

Motion:

A motion was made by Susan Roxburgh and seconded by Marchelle Bobbs to approve the Mobile Food License Requirements and checklist. The motion passed.

All local Health Departments need to have a list of Critical Violations and Control Points from Ohio Uniform Food Safety Code. Our list is established and requires the Board's approval.

Motion:

A motion was made by Chris Woolverton and seconded by Pam Freeman to approve the list of critical violations in Food Safety as supplied by the Health Commissioner. The motion passed.

Standard Operating procedures for handling solid waste complaints have been established and require the Board's approval.

Motion:

A motion was made by Pam Freeman and seconded by Susan Roxburgh to approve the Standard Operating Procedures for solid waste complaints. The motion passed.

Motion:

A motion to adjourn the meeting of November 20, 2012 was made by Chris Woolverton and seconded by Pam Freeman. With no objection, the motion passed, the meeting adjourned.

Approved:

Doug Wagener, President

Jeff Neistadt, Secretary

KENT CITY PLANNING COMMISSION BUSINESS MEETING DECEMBER 18, 2012

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

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. READING OF PREAMBLE
- IV. ADMINISTRATION OF OATH
- V. <u>CORRESPONDENCE</u>
- VI. OLD BUSINESS
- VII. <u>NEW BUSINESS</u>
 - A. PC12-005 FAIRMOUNT PROPERTIES Building C
 210 S. Depeyster Street
 Site Plan Review

The applicant is requesting Site Plan Review and Approval in order to construct a mixed use building consisting of a restaurant and apartments. The subject property is zoned C-D: Commercial Downtown District.

- 1) Public Comment
- 2) Planning Commission Discussion/Action
- B. PC12028 ART & HEART GALLERY
 707 S. Water Street
 Conditional Zoning Certificate & Site Plan Review

The applicant is requesting a Conditional Zoning Certificate and Site Plan Review and Approval in order to operate a tattoo and body piercing business. The subject property is zoned R-C: Density Multifamily Commercial District.

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

C. PC12-029 THE PIZZUTI COMPANIES/KENT STATE UNIVERSITY FOUNDATION 230 E. Erie St & 215 S Depeyster St Comprehensive Sign Plan

The applicant is requesting Comprehensive Sign Plan Approval for the hotel and conference center since the number and size signs exceed that allowed by the zoning code. The subject property is zoned C-D: Commercial Downtown District.

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

VIII. OTHER BUSINESS

of

1) Response to request to Sustainability Commission

IX. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE:

December 11, 2012

TO:

Kent City Planning Commission

FROM:

Jennifer Barone, PE, Development Engineer

RE:

Staff Report for the December 18, 2012 Planning

Commission Meeting

The following items appear on the agenda for the December 18, 2012 Planning Commission meeting:

NEW BUSINESS:

CASE NO:

PC12-005

APPLICANT:

Fairmount Properties – Building C

SITE LOCATION:

210 South Depeyster Street

STATUS OF APPLICANT:

The applicant is leasing the property from the City.

REQUESTED ACTION:

Site Plan Review and Approval for multiuse

ZONING:

C-D: Commercial Downtown

TRAFFIC:

The site is accessed from East Erie Street, Locke

Lane and South Depeyster Street.

SURROUNDING LAND USES:

The property is surrounded by commercial uses.

APPLICABLE CODE SECTIONS:

Chapter 1113 and 1146 of the Kent Codified

Ordinances.

ANALYSIS:

PROJECT DESCRIPTION:

Fairmount Properties LLC is proposing mixed use building at the southwest corner of East Erie Street and South Depeyster Street. The first floor will consist mostly of a restaurant with a small vestibule and another space yet to be determined but perhaps a fitness room to service the upper floors. The upper four floors will be residential consisting of 4 - one bedroom and 4 - two bedroom apartments per floor for a total of 48 bedrooms.

TRAFFIC/PARKING:

The proposed parking plan for this building is to utilize the multimodal facility for the residential needs and restaurant parking including valet parking and other public parking area for the restaurant use such as the new parking lot off Locke Lane (Alley No. 5) which is available after 6 pm.

UTILITIES:

The adjacent roadways provide access to all utilities.

STORMWATER:

A storm water management system for quantity will not be required at this site. Storm water quality measures will be provided most likely through a vegetated swale.

SIGNAGE:

Proposed signage will match the existing signage for Buildings A & B.

LIGHTING/LANDSCAPING/DUMPSTER:

A green space with vegetation is proposed in the southwest corner of the lot. The dumpster is shown on the plans with an enclosure along Locke Lane.

ARCHITECTURAL ADVISORY BOARD:

The Architectural Advisory Board approved a Certificate of Appropriateness on December 4, 2012.

VARIANCES:

Several zoning code variances will need to be presented to the Board of Zoning Appeals. The property has three frontages (East Erie Street, South Depeyster Street and Locke Lane.)

- 1. KCO section 1146.05(b) which has a limit of 60' for the height. The building is slightly higher measuring 60'-4" at Erie Street, and 62'-3" along Depeyster Street.
- 2. KCO section 1146.05(c) which requires 70% of the frontage to be occupied by the building.
- 3. KCO section 1146.04(a) which requires the building face to be on the building line (property line).

RECOMMENDATION:

Staff is recommending that the Planning Commission approve the site plan with the condition listed below.

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 PC12-005, the Planning Commission approve the Site Plan to construct a mixed use building at 210 South Depeyster Street subject to the following:

- 1. Technical Plan Review.
- 2. Granting of variance(s) from the Board of Zoning Appeals (BZA).

List of Enclosures for This Project:

- 1. Architectural plans dated December 4, 2012.
- 2. Cover letter and site plans dated December 10, 2012.
- 3. Aerial Topo and Zoning Map.

CASE NO:

PC12-028

APPLICANT:

Art & Heart Gallery

SITE LOCATION:

707 South Water Street

STATUS OF APPLICANT:

The applicant is leasing the property.

REQUESTED ACTION:

Conditional Zoning Certificate and Site Plan Review and Approval for a tattoo/body piercing

business and art gallery

ZONING:

R-C: High Density Multifamily – Commercial

TRAFFIC:

The site is accessed from South Water Street and

East Hall Street.

SURROUNDING LAND USES:

The property is surrounded by commercial uses on the south & west sides and residential on the north

and east sides.

APPLICABLE CODE SECTIONS:

Chapter 1113 and 1137 of the Kent Codified

Ordinances

ANALYSIS:

PROJECT DESCRIPTION:

The applicant is proposing a tattoo and body piercing business. Customers will have to make an appointment to have the work performed. Initially the business will have three employees with a potential for six. The business will be open from 3 pm to midnight. The applicant is also proposing to display/sell artwork.

TRAFFIC/PARKING:

Six spaces are required by the code and eight spaces are shown on the plan. The City is going to require the spaces be re-striped so that the vehicles do no back out over the curb onto South Water Street. There is also a question as to whether the parking spaces off of East Hall Street are adequately sized. The parking layout will need to be adjusted. There is on-street parking available on the north side of East Hall Street.

UTILITIES:

Utilities are existing.

STORMWATER:

Storm water management is not required since this is an existing site.

SIGNAGE:

The applicant will be re-facing the existing pole sign.

LIGHTING/LANDSCAPING/DUMPSTER:

No additional lighting or landscaping is proposed. The applicant plans to use trash cans, not a dumpster.

ARCHITECTURAL ADVISORY BOARD:

The Architectural Advisory Board did not review this project since it is an existing building.

VARIANCES:

No variances are required.

RECOMMENDATION:

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 PC12-028, the Planning Commission approve the Conditional Zoning Certificate and Site Plan to operate a tattoo and body piercing business at 707 South Water Street subject to the following:

- 1. Technical Plan Review.
- 2. An acceptable modification of the parking layout.

List of Enclosures for This Project:

SURROUNDING LAND USES:

- 1. Cover letter and plans received November 2, 2012.
- 2. Aerial Topo and Zoning Map.

CASE NO:	PC12-029				
APPLICANT:	THE PIZZUTI COMPANIES/KENT STATE UNIVERSITY FOUNDATION				
SITE LOCATION: 230 East Erie Street & 215 South Depeyste					
STATUS OF APPLICANT:	Kent State University Foundation owns the property.				
REQUESTED ACTION:	Comprehensive sign package for a Hotel and Conference Center				
ZONING:	C-D: Commercial - Downtown				
TRAFFIC:	The site is accessed from East Erie Street and				

west

South Depeyster Street

The property is surrounded by residential to the southeast (across Haymaker Parkway) PARTA's multimodal facility to the north, commercial to the

APPLICABLE CODE SECTIONS:

Chapter 1165 of the Kent Codified Ordinance.

ANALYSIS:

PROJECT DESCRIPTION:

The owner of the building at 230 East Erie Street, Pizzuti Companies, is constructing a hotel and conference center. The applicant is requesting approval of a comprehensive sign package since the number and size of the signs exceed that allowed by the zoning code.

The comprehensive sign plan purpose and standards are listed below.

<u>Purpose</u> - 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 ADVISORY BOARD:

Architectural Advisory Board had several conditions attached to the Certificate of Appropriateness. These conditions have all been addressed in this submittal. A Certificate of Appropriateness was issued on December 4, 2012.

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 PC12-029 Planning Commission approve the Comprehensive Sign Plan for the hotel and conference center at 230 East Erie Street and 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. Plans received December 10, 2012.
- 2. Aerial Topo and Zoning Map.

cc: Bridget Susel, Community Development Director
Jim Bowling, City Engineer
Eric Fink, Assistant Law Director
Heather Phile, Development Planner
Applicant
PC Case File



NOVEMBER 2012 MONTHLY INCIDENT REPORT

FIRE RESPONSE INFORMATION		ENT PE	RIOD	YEAR TO DATE		
	2012	2011	2010	2012	2011	2010
Summary of Fire Incident Alarms						
City Of Kent	43	50	46	589	498	530
Kent State University	24	30	18	191	225	182
Franklin Township	14	7	9	159	124	128
Sugar Bush Knolls	2	0	0	4	1	0
RESPONSES	83	87	73	943	848	840
Mutual Aid Received by Location						
City Of Kent	1	0	0	16	5	13
Kent State University	0	0	Ō	2	1	0
Franklin Township	1	0	0	5	1	10
Sugar Bush Knolls	0	0	0	0	0	0
TOTAL	2	0	0	23	7	23
Mutual Aid Given	1	5	3	41	44	43
TOTAL FIRE INCIDENTS	84	92	76	984	892	883
EMERGENCY MEDICAL RESPONSE INFORMATIO	N					
Summary of Medical Responses						
City Of Kent	147	184	184	2034	2191	2186
Franklin Township	28	36	33	409	338	329
Kent State University	35	35	40	406	350	310
Sugar Bush Knolls	2	0	0	10	6	9
Mutual Aid Given	2	2	3	29	22	35
TOTAL RESPONSES	214	257	260	2888	2907	2869
Mutual Aid Received by Location						
City Of Kent	1	1	1	31	25	32
Franklin Township	0	0	0	8	5	1
Kent State University	0	0	0	8	5	3
Sugar Bush Knolls	0	0	0	0	0	0
TOTAL	1	1	1	47	35	36
Total Fire and Emergency Medical Incidents	298	349	336	3872	3799	3752

CITY OF KENT ARCHITECTURAL REVIEW BOARD DECEMBER 18, 2012

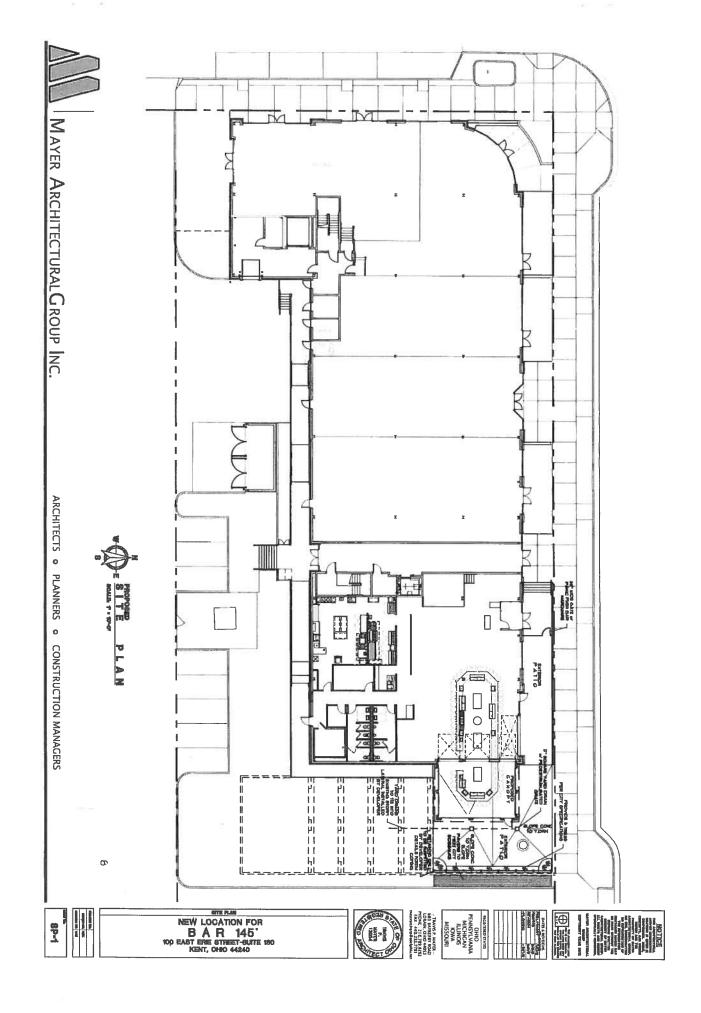
COMMUNITY DEVELOPMENT DEPARTMENT CONFERENCE ROOM 930 OVERHOLT ROAD 4:00 P.M.

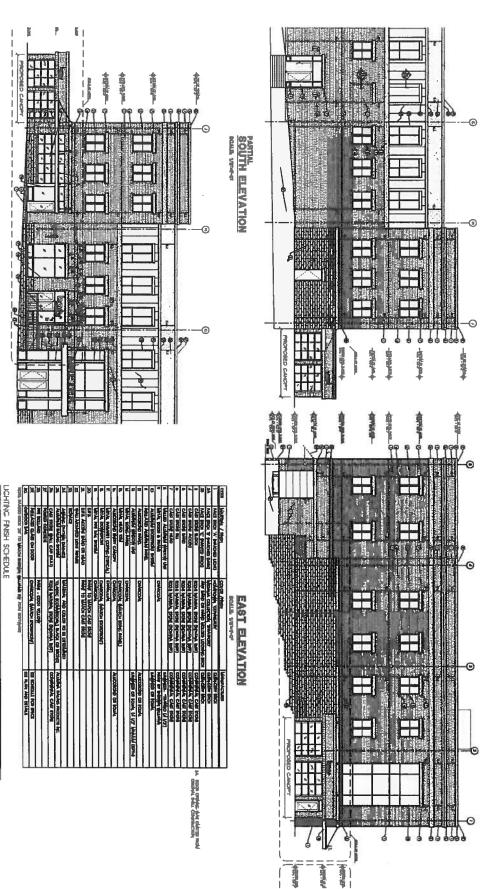
AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADMINISTRATION OF OATH
- IV. PROJECT REVIEW
 - A. ARB12-031 FAIRMOUNT PROPERTIES
 100 EAST ERIE STREET, SUITE 130 (BAR 145)

The applicant is requesting review of the proposed patio addition and signage.

- 1) Discussion
- 2) Recommendation/Action Certificate of Appropriateness
- V. MEETING SUMMARY
- VI. OTHER BUSINESS
- VII. ADJOURNMENT





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ARCHITECTS o PLANNERS o

CONSTRUCTION MANAGERS

NEW LOCATION FOR B A R 145° 100 EAST ENE STREET-SUITE 190 KENT, OHO 44840





CONTRACTOR STATES

NOTICE AND ADDRESS OF THE PROPERTY OF THE PROP

A-8

MAYER ARCHITECTURAL GROUP INC

NORTH ELEVATION

