

Permit Payments Listing by Jurisdiction

From: 11/1/09 To: 11/30/09

			Value	Fee	BBS	Total
Plumbing, Residential						
Kent						
PR-2009-11-4	PLUMB, HOT WATER TANK	11/9/2009				
	REPLACE HOT WATER TANK		\$0.00	\$39.00	\$0.00	\$39.39
	220 S PEARL ST					
PR-2009-11-5	PLUMB, HOT WATER TANK	11/10/2009				
	REPLACE HOT WATER TANK		\$0.00	\$39.00	\$0.00	\$39.39
	960 JANET CT					
PR-2009-11-6	PLUMB, ADDITION	11/18/2009				
	PLUMB ADDITION		\$0.00	\$59.00	\$0.00	\$59.59
	1236 MONROE FALLS RD					
PR-2009-11-7	PLUMB, FIRE DAMAGE REPAIRS	11/23/2009				
	PLUMB FIRE DAMAGE REPAIRS		\$0.00	\$71.00	\$0.00	\$71.71
	605 CRAIN AVE					
PR-2009-11-8	PLUMB, HOT WATER TANK	11/24/2009				
	REPLACE HOT WATER TANK		\$0.00	\$39.00	\$0.00	\$39.39
	537 E SCHOOL ST					
PR-2009-11-9	PLUMB, FIRE DAMAGE REPAIRS	11/25/2009				
	PLUMBING REPAIRS DUE TO FIRE DAMAGE		\$0.00	\$55.00	\$0.00	\$55.55
	999 SILVER MEADOWS BLVD					
	<u>Total for Kent</u>		\$0.00	\$427.00		\$431.27
	<u>Total for Plumbing, Residential Permits</u>		\$0.00	\$427.00		\$431.27

Zoning

Kent

Z-2009-11-1	TEMPORARY SIGN PERMIT	11/5/2009				
	INSTALL TEMPORARY SIGN FROM 11-15-09 UNTIL 12-		\$0.00	\$10.00	\$0.00	\$10.00
	1200 SPRUCE CT					
Z-2009-11-2	SHED	11/18/2009				
	CONSTRUCT SHED PER PLAN		\$0.00	\$25.00	\$0.00	\$25.00
	986 NATHAN DR					
Z-2009-11-3	FREE-STANDING IDENTIFICATION	11/18/2009				
	INSTALL 20 SQ. FT. FREE-STANDING IDENTIFICATION		\$0.00	\$25.00	\$0.00	\$25.00
	1645 ATHENA DR					
Z-2009-11-4	TEMPORARY SIGN PERMIT	11/30/2009				
	INSTALL TEMPORARY SIGNAGE ON BUILDING		\$0.00	\$10.00	\$0.00	\$10.00
	1127 W MAIN ST					
	<u>Total for Kent</u>		\$0.00	\$70.00		\$70.00
	<u>Total for Zoning Permits</u>		\$0.00	\$70.00		\$70.00
	Total for all permit types:		\$289,731.00	\$5,013.00		\$5,064.50

Monthly Report 11/1/09 to 11/30/09

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
11/4/2009	1019 Mason	Other (see comments)		6	Ms. Hendrix borrowed the leaf blower from the tool loan program. Leaf blower was returned the next day.
11/5/2009	369 Mantua, North	Zoning Code Violation	Talty	1	Received complaint that this address had more than two unrelated occupants. Verified tenant information and resident stated there are three residents and none are related, contrary to zoning. Zoning violation letter sent to owner of unit via certified mail.
11/5/2009	343 Mantua, North	Zoning Code Violation	Hills	1	11-20-2009-Spoke with owner of the condominium, Larry Talty. He stated his son and one tenant have been residing in the unit until recently when a third person moved in due to housing conflict. My. Talty explained this third person will be moving out at the end of the semester. He was asked to inform his son that no additional tenants are allowable.
11/5/2009	365 Mantua, North	Zoning Code Violation	Wilson	1	Received complaint that this address had more than two unrelated occupants. Spoke with residents of the unit. There are three residents, two are brothers, no violation. Resident further stated they were aware of the zoning rules.
11/6/2009	0 Francis	Other (see comments)		2	Received complaint that this address had more than two unrelated occupants. Verified tenant information and resident stated there are three residents and none are related, contrary to zoning. Zoning violation letter sent to owner of unit via certified mail.
					Two signs were posted in the right of way and were removed.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
11/6/2009	1636 Olympus	Nuisance Material	Sunita	3	Received complaint about a sofa which has been on the curb on Olympus for an extended period of time. Verified the existence of the sofa, referred to Health Department.
11/6/2009	0 Spaulding	Other (see comments)		2	Two signs were posted in the right of way and were removed.
11/6/2009	740 Stinaff	Other (see comments)	Zorc	1	Ms. Zorc borrowed the leaf blower from the tool loan program.
11/6/2009	0 Summit Gardens	Other (see comments)		4	Received complaint regarding broken concrete slab in front of dumpster at Summit Gardens apartments. Complaint was verified, will check exterior maintenance ordinance to see if this tripping hazard is covered by the ordinance.
11/9/2009	0 Francis	Other (see comments)		2	Two signs were posted in the right of way and were removed.
11/9/2009	0 Spaulding	Other (see comments)		2	Two signs were posted in the right of way and were removed.
11/10/2009	0 Lincoln, South	Other (see comments)		5	A sign which was in the public right of way was removed.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
11/10/2009	707 Mae	Illegal Use	Dougherty	4	Received an anonymous written complaint from a Mae Street resident claiming interior work has been done to the house and it is now being used as an illegal boarding house. Upon investigation of the complaint, there are five cars parked in the recently expanded driveway. Spoke with two different residents and they had differing statements as to how many people were residing at the house. A zoning violation letter will be sent to the owner of the residence.
11/10/2009	712 Mae	Illegal Use	Kolk	5	11-23-2009-Received call from owner of the property and she stated her two daughters and one tenant are residing in the house. This arrangement would make the house compliant within the single family definition of the ordinance. She was advised this arrangement is okay. Also asked her to warn her daughters to not allow any other non-related tenants to reside at this address. Will monitor for continued compliance.
11/10/2009	0 Summit, East	Other (see comments)		5	Received an anonymous complaint regarding the number of persons living at this address. Upon investigating this complaint, the residents stated it was a single family home with four residents, two brothers and two other unrelated persons. A zoning violation letter sent to the owner of the residence via certified mail.
				5	A sign which was in the public right of way was removed.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
11/16/2009	0 Main, East	Other (see comments)		1	A sign which was in the public right of way was removed.
11/17/2009	329 College, East	Illegal Use	Quatro Novus LLC	5	Upon further investigation of the complaint on this address, it was discovered this house is being used as a fraternity house, contrary to zoning laws. The house is licensed as a boarding house for up to six persons, but is not allowed to be used as a fraternity house. Photographs were taken of the banner and painted TKE insignia on the sidewalk and the public sidewalk in front of the house. Violation letter was sent to the property owners via certified mail.
11/17/2009	0 Haymaker	Other (see comments)		5	11-20-2009-Spoke with John Gargan from Quatro Novus LLC, and explained the prohibition of fraternity and sorority houses in this zoning district. Was also advised that the painted public sidewalk has created a possible slip hazard for pedestrians. Mr. Gargan stated he will correct the problem as soon as possible.
11/17/2009	0 Main, West	Other (see comments)		2	Two signs which were in the public right of way were removed.
11/17/2009	0 Silver Meadows	Other (see comments)		2	Two signs which were in the public right of way were removed.
11/17/2009	0 Sunset Way	Other (see comments)		1	Two signs which were in the public right of way were removed.
11/23/2009	0 Fairchild	Other (see comments)		2	One sign which was in the public right of way was removed.
11/23/2009	0 Silver Meadows	Other (see comments)		2	One sign which was in the public right of way was removed.
11/23/2009	0 Sunset Way	Other (see comments)		1	Two signs which were in the public right of way were removed.



CIVIL SERVICE COMMISSION

CITY OF KENT
221 EAST SUMMIT STREET
KENT, OHIO 44240

TELEPHONE: (330) 678-8101
OR (330) 676-7556
FAX: (330) 676-7580

THE KENT CIVIL SERVICE COMMISSION WILL HOLD ITS REGULAR MEETING ON MONDAY, DECEMBER 14, 2009 AT 3:00 P.M. IN THE COMMISSION OFFICE

Agenda

- (1) Civil Service Commission
October 12, 2009 Commission Meeting Minutes
2009 Civil Service Commission Activity Report
2009 Civil Service Commission Rules and Regulations
- (2) Service Administration
Water Reclamation Plant Operator Job Announcement
posted on November 23, 2009
Written Examination – to be administered on December 12, 2009
- (3) Executive Session

posted: December 10, 2009 – 8:00 a.m.



City of Kent Safety Profile

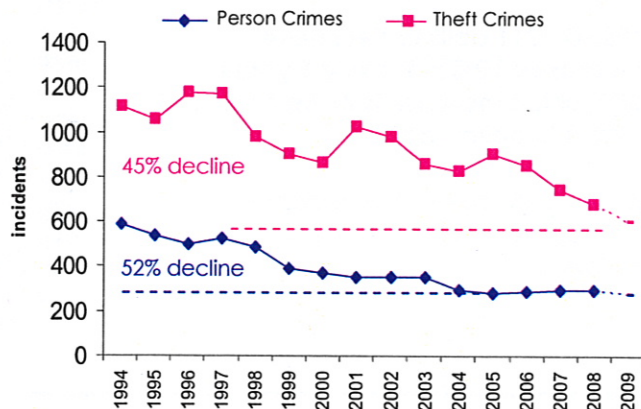
December 8, 2009

TREND: For 15 years Kent has experienced steady decline in incidents of violent crimes against people and theft-related offenses.

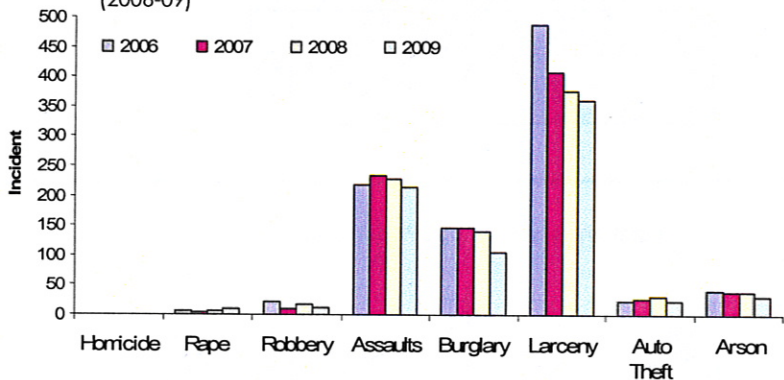
52% decline in violent crimes on people over the last 15 years
At an average rate of decline of 3.5%/year

45% decline in theft crimes over the last 15 years
At an average rate of decline of 3%/year

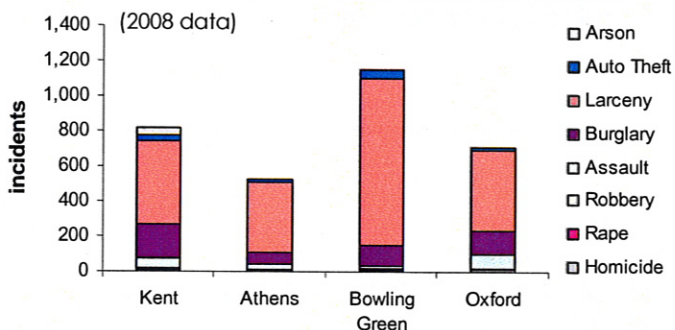
City of Kent Violent Crime Trends



City of Kent Violent Crime Distribution (2006-09)



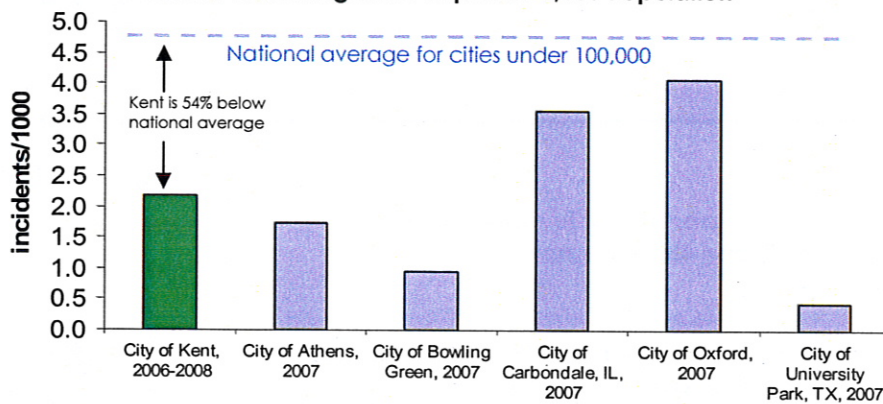
Peer City Comparison of the Distribution of Violent Crimes Against People and Theft Offenses



TREND: Violent crimes against people in Kent is less than half the national average and is 15% lower than average rate for peer university cities per capita.

Kent is 54% below national average

Violent Crimes Against People Per 1,000 Population

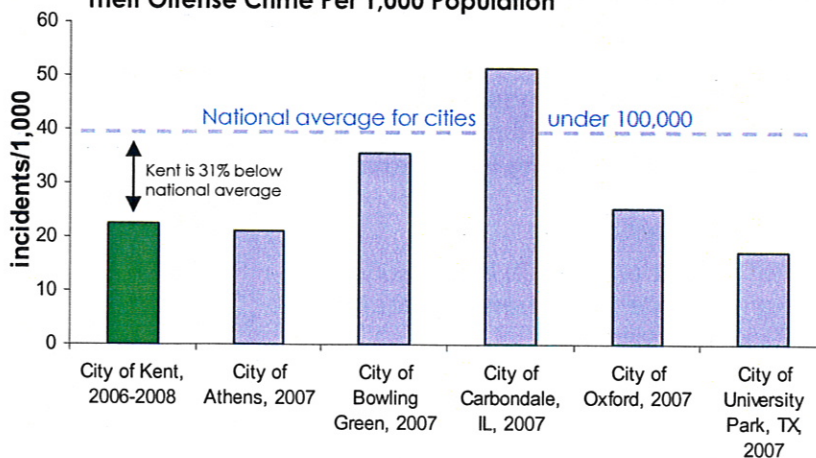


TREND: The crime rate for theft offenses in Kent is 31% lower than the national average and is 32% lower than the average rate for peer university cities.

Property theft incidents (burglary, larceny, auto) account for 85% of the serious crimes in Kent.

Roughly 4 out of 5 serious crimes committed in Kent involve a form of theft.

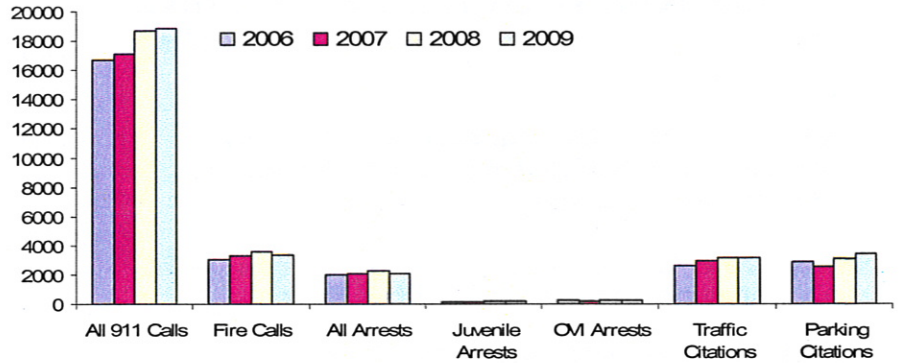
Theft Offense Crime Per 1,000 Population



City of Kent 911 Calls & Arrest Data (2006-09)

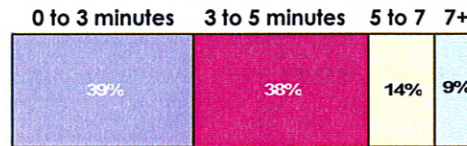
TREND: 911 calls in Kent have increased 10% in the last 3 years – 28% of the increase is in fire calls and 72% is in police calls.

Kent is 22% below the national average in 911 calls per 1,000 residents.



TREND: One out of three 911 calls are responded to in less than 3 minutes; two out of three 911 calls are responded to in under 5 minutes.

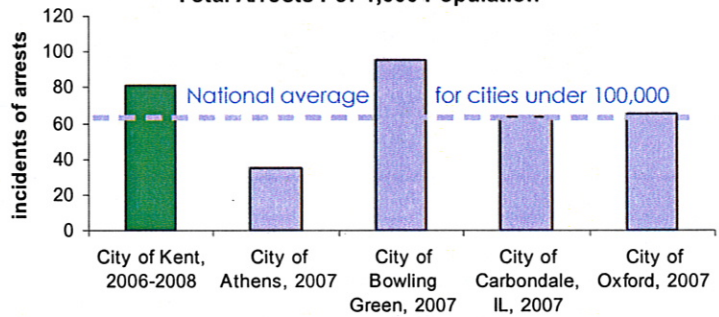
2008 Kent Police 911 Response Time



TREND: The arrest rate per capita in Kent is 33% higher than the national average.

Approximately 1 out of every 10 police calls results in an arrest.

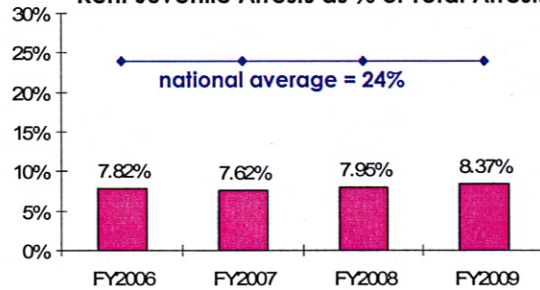
Total Arrests Per 1,000 Population



TREND: The percent of juvenile arrests in Kent is one-third the national average.

The total number of juvenile arrests in Kent is up 13% over the last 3 years.

Kent Juvenile Arrests as % of Total Arrests

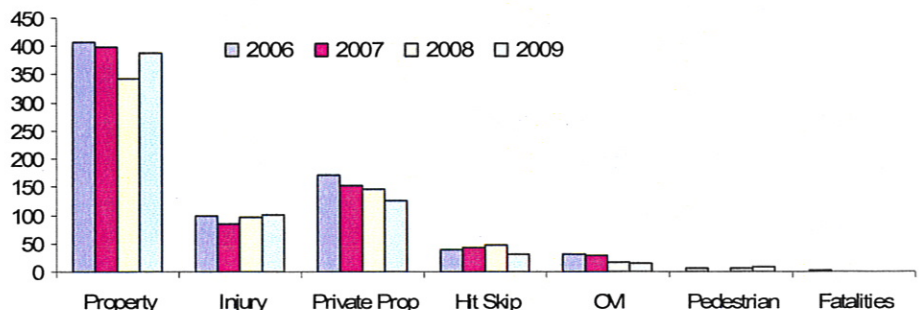


TREND: The total number of accidents and the accident rate per capita has declined 13% over the last 3 years.

On average:

*1 of 4 accidents results in an injury;
1 of 40 residents will have an accident each year.*

Traffic Accident Data (2006-09)



**Bicentennial Plan
Assessment of Actions Proposed and Taken
December, 2009**

The following is a summary of action items proposed in the Kent Bicentennial Plan dated November 3, 2004 that pertain to planning, community development, economic development, housing and zoning. The left column identifies the proposed action and the right column provides a status update with regard to the proposed action.

- **Enact riparian corridor protection ordinances that apply to creek and tributaries.**

Status: A riparian ordinance was adopted in 2004 and is still in effect.

- **Inventory wetlands and sensitive environmental areas – create base maps to be updated every three years.**

Status: The City has not conducted a city-wide survey of wetlands due to cost. Wetlands are identified on properties proposed for development by the developer, subject to ODNR review. The City is also working on developing a GIS system that could include an inventory of wetlands and sensitive areas.

- **Preserve and expand existing wetlands and create conservation areas and easements with private property owners and not-for-profit groups.**

Status: The City has not actively forced these issues since they are somewhat property owner dependent decisions. In the case of the EQK project on Meloy Road, the City did require the designation of a buffer area along Meloy Road as part of the approval of that project.

- **Encourage the use of rain gardens and other similar water quality facilities.**

Status: This provision was included in the riparian ordinance adopted in 2004.

- **Expand the Keep Kent Beautiful Adopt – A – Spot Program.**

Status: It is not clear as to what the intent was as far as expanding the program but the program is still in operation.

- **Investigate and implement Green Building Codes.**

Status: The Environmental Commission (now called the Sustainability Commission) recommended that Council adopt an ordinance stipulating that City projects over 5,000 square feet attain silver Leeds Certification when financially feasible. This ordinance was adopted by City Council in November, 2008.

- **Develop a plan for traffic calming in existing and new developments.**

Status: The traffic roundabout in the Lakes of Franklin Mills is an example of where traffic calming was implemented in a new development. Traffic calming techniques are considered by staff when looking at development plans and are recommended where practical. Staff has also attempted to look at two areas of the City where traffic calming could be implemented (Crain Avenue and Middlebury Road). There was interest on the part of some residents in these areas, but a significant consensus was never developed in those areas as to what should be done. The design of the new Crain Avenue bridge and its relocation may help to retard some of the through traffic on Crain but this will not be known until the bridge and intersection layouts are actually constructed.

- **Create new intersection crosswalk specifications including the use of alternative paving, surface material and coloring systems.**

Status: No new specifications have been created. It is conceivable that some of the items suggested could be implemented under the current specifications. The concepts proposed are generally related to traffic calming and should be part of a comprehensive package of requirements and specifications that are adopted in relation to traffic calming. Such improvements could be implemented today with or without variances to current requirements.

- **Construct street boulevards on Haymaker Parkway, North Mantua Street and South Water Street as part of road widening projects.**

Status: The boulevard concept was implemented on the portion of the State Route 43 project (South Water Street south of SR261) that was constructed several years ago. In regard to Haymaker Parkway and the current downtown redevelopment project being considered, the potential "boulevarding" of a section of Haymaker between South Depeyster and East Main Street is being considered.

- **Create historic residential and commercial districts.**
- **Encourage the renovation of historic homes.**
- **Identify and register historic buildings.**
- **Create architectural standards for downtown buildings and other commercial zones.**

Status: There are currently three historic “districts” in Kent that are listed on the National Register. One is the area around the Pufferbelly, the dam and the river in downtown. The second is along West Main Street from North Mantua Street to North Chestnut Street, and the third is the old portion of the KSU Campus adjacent to Hilltop Drive. Current efforts are focused on the downtown area. Main Street Kent, with the support of the City have engaged a consultant to develop architectural design guidelines for the downtown. Those guidelines were presented to City Council in the spring of 2009 and were adopted in November, 2009 with the direction that the guidelines be applied to any project receiving financial assistance from the City. The City is also putting together proposed legislation that would utilize the design guidelines as part of the formal development review process for projects in the downtown and West River neighborhoods. This legislation is likely to be considered in early 2010 and would potentially include provisions for historic preservation.

- **Increase code enforcement and property maintenance code.**

Status: In 2007, Kent City Council authorized the upgrade of the part time Code Enforcement Officer in the Community Development Department to a full-time position. The position was filled in May, 2008. The Community Development Department has also proposed the adoption of a Property Maintenance Code that is modeled after the International Property Maintenance Code. This document was presented to Council in early 2008 and was adopted in part by City Council in June, 2009. Only the portions of the draft applying to exterior conditions of buildings were approved.

- **Continue housing rehabilitation program and encourage new residential construction on vacant residential lots.**
- **Promote the conversion of rental housing units by promoting home ownership loan programs and investigate 1-2 year tax abatement program.**

Status: The City has continued its long standing owner occupied housing rehabilitation program since the early 1980's and has also operated an Acquisition-Rehab-Resale program for approximately 10 years that has allowed the City to purchase some rental properties and convert them back to owner occupied properties.

Recent changes in the residential real estate market, in regard to valuation, predatory lending and other factors affecting credit, have made the program more difficult to implement and the City is having to evaluate the A-R-R program to determine if changes in program design are needed. The City has also allocated \$150,000 in CDBG funds to purchasing vacant lots in the "southend" neighborhood of Kent for new single family construction but has had difficulty finding appropriate lots to purchase. Generally the school district has been opposed to any tax abatement programs on residential properties since those properties may generate additional enrollment for the schools. In 2009, the City accessed \$350,000 of Neighborhood Stabilization Program funds from the State of Ohio in coordination with the City of Ravenna and Portage County. These funds will be used to demolish vacant residential structures and in several cases re-build new residential structures on those properties.

- **Proposed grant, revolving loan and tax abatement program for retail and downtown façade improvements.**

Status: In 2003, the City allocated CDBG funding to capitalizing a Downtown Façade Grant / Loan Program. A total of \$100,000 has been allocated to this program and to date, three grant / loans have been made. The total amount of assistance to each client is \$22,500.00 with \$10,000 of that amount being a grant, \$10,000.00 being a loan, and \$2,500.00 being available for architectural fees. Projects are subject to review by the City's architectural advisory board and in some cases by the Ohio Historical Preservation Office.

- **Tighten regulations and increase enforcement for licensing and occupancy of rooming houses.**

Status: The hiring of the full time Code Enforcement Officer will help accomplish better enforcement. The City is also considering ways in which to better regulate and control rental properties.

- **Continue to financially assist needed health and social service programs.**

Status: The City has maintained social service funding despite its tight budgetary situation.

- **Develop and create business programs for new entrepreneurs using volunteers to provide business planning assistance.**

Status: The City has supported the Small Business Development Center and Business Incubator for approximately 15 years using CDBG funding. These programs are operated by KRBA and provide help to persons wanting to start their own business, or for those who have started their own business recently. Technical assistance is provided to clients and in some cases that assistance has been provided by volunteers, although it has been difficult finding other business owners who are willing to dedicate a lot of time to the program.

- **When and where appropriate, place utility wires underground in development and redevelopment project areas.**

Status: This option is considered when new developments are built but is somewhat dependent on the developer and the utility company. This concept is also considered on redevelopment projects but generally is expensive and cannot be accomplished in all cases.

- **Encourage greater communication between KSU and the City regarding emerging technologies and opportunities for employment growth.**

Status: Communication between the City and KSU has varied over the years but has been in place. Current lines of communication are very good and the recent move of Alphamicon to the Bicentennial Research park is an excellent example of the university working with the City to help retain and hopefully expand further a promising local business engaged in an emerging technology.

- **Base tax incentives on jobs that pay living wages and increase incentives for those businesses paying living wages.**

Status: State law significantly dictates the provisions of the tax abatement programs that can be offered. Typically when Enterprise Zone Tax Abatements were considered, the City evaluated the amount of tax revenue to be generated in relation to the abatement to be offered. State law now requires most abatement programs to be analyzed with regard to revenue generated and taxes abated, and requiring tax revenue sharing arrangements with the local schools. At this point in time, while there is no direct correlation to the quality of the jobs and the type of abatement offered, it is evaluated in certain abatement programs.

- Pursue chain stores that will be attractive to KSU students.
- Increase the number of Kent residents shopping in Kent and the retail shopping opportunities available in the City.
- Conduct a market study of all downtown businesses to determine downtown Kent's overall market area.

Status: Over the last year or so, the City has engaged the Buxton Company to conduct a "drive-time" market and demographic study whose focus was primarily the downtown, but also entailed evaluating additional sites outside of downtown. Once the drive-time (15 minute) trade area was identified, characteristics of the population within that area were analyzed. Significant market "segments" or household descriptions were identified and Buxton then compared their market database of retailers to the predominant segments in order to determine which retailers would be most attracted to the Kent market. Since that time, the City has been attempting to contact those retailers.

- Continue the Ambassador Program.

Status: This program is continuing and involves visiting local businesses to determine if they have any needs the City can assist with.

- Seek the clean-up and development of the Wheeling and Lake Erie rail yard.

Status: It is assumed that we are talking about the rail yard to the north of Lake Street. While this area still maintains some potential interest for development, other projects in the downtown area and in other parts of the City have taken a higher priority. Should specific interests develop in this property, the City would attempt to help facilitate projects.

- Create a comprehensive parking strategy including redesigned and properly signed parking lots.

Status: As part of the current downtown planning efforts, the City has retained a consultant to evaluate existing and future parking needs based on known projects. The results of this study should help identify needed strategies and ways in which to utilize and sign the parking lots so that they can be effectively used. Separately, the Parking Action Committee and the Community Development Department have been implementing a parking hang-tag program to provide paid, longer term parking alternatives in portions of the downtown and West River areas.