



# CITY OF KENT, OHIO

## DEPARTMENT OF SAFETY

To: Mr. Ruller  
c. Mr. Bowling  
Mr. Giaquinto  
Chief Lee  
Mr. Locke  
Mr. Roberts  
Chief Williams

From: William Lillich

Subject: Traffic Engineering & Safety Meeting of March 7, 2011.  
TE&S 2011-02

Date: March 22, 2011

1. Parking for Kent Stage-reserved parking for performers and Overnight parking. Mr Simpson was contacted regarding the necessity of blocking off all the parking spaces on N. Depeyster St. when a performer wants to park a travel vehicle adjacent to the theater. He understood the concerns about tying up the parking all day, and he expressed a willingness to wait until 5:00 PM as long as he has signs to post earlier in the day. The Parking Advisory Committee is to be informed of this change.

2. Traffic flow at the reconfigured Rockwell intersection with Mantua and Gougler. There was some concern/question about reinstating the left turns at Gougler for vehicles wanting to exit Rockwell St. and go north. After the triangular island is completed, this should be a fairly safe maneuver. Permitting this move may also reduce additional traffic in the residential areas.

3. Parking organization at parking lot #1. An increased number of long term spaces was discussed, as well as the limit on parking that have been prevalent through the winter due to the snow removal limits. It was pointed out that any changes that may take place will generally be considered "short term," since a long term strategy for the downtown is being developed. With that in mind, the committee recommends the addition of an additional row of spaces in the lot that will be dedicated to two and ten hour parking. A Safety Director's order will be issued. The Parking Advisory Committee and the City Council will be advised of this change.

The committee would also like to see a report on the management of the special one day permits for this lot, which are managed by Main Street Kent. Possibly this could be accomplished at the next PAC meeting.

4. Star of the West parking during construction will take place in Lot #1, and further north on N. Water St.
5. PARTA project groundbreaking April 4 at Multi-modal site  
A special event permit has been issued to PARTA which will provide for the closing of most of S. Depeyster St. between Mani and Haymaker. Buses will be used to shuttle additional people to the site from distant parking areas.
6. Update on Summit St traffic planning committee discussions. Mr. Bowling identified the citizen input committee's last area of deliberation on the project. He explained the three options relating to relocating the Campus Center East connection to Loop Rd. These include leaving the road configurations as they are, moving Loop Rd. to align with the current location of Campus Center East, or relocating Campus Center East to align with the current location of Loop Rd. Although there was concern for the additional expense, the majority of the committee members favored the Campus Center East relocation.
7. It was announced that the reconstruction of Alley #4 will begin in mid-April.
8. The committee discussed the traffic concerns on the roadway adjacent to the Sunrise Apartments; most particularly the emergency access needs and the visibility issues at the western driveway.

KENT CITY PLANNING COMMISSION  
BUSINESS MEETING  
APRIL 5, 2011

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. MINUTES: MARCH 15, 2011
- VI. CORRESPONDENCE
- VII. OLD BUSINESS
- VIII. NEW BUSINESS

- A. PC11-004 UNIVERSITY EDGE (Sunrise Apartments)  
5694 Rhodes Road  
Conceptual Site Plan Review

The applicant, Hallmark Campus Communities is proposing to demolish the existing Sunrise Apartments and redevelop the site to accommodate a 612 bed student housing complex. The proposal includes three buildings that are four stories each. The subject property is zoned U: University District.

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

- B. PC11-005 CITY OF KENT  
Zoning Code Text Amendment and Map Amendment

The applicant is proposing the creation of a new zoning code Chapter 1125 – Residential Redevelopment Overlay District and associate overlay map amendment.

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

- IX. OTHER BUSINESS
- X. ADJOURNMENT



# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

**DATE:** March 30, 2011  
**TO:** Kent City Planning Commission  
**FROM:** Jennifer Barone, Development Engineer  
**RE:** Staff Report for the April 5, 2011 Planning Commission Meeting

The following items appear on the agenda for the April 5, 2011 Planning Commission meeting:

### **NEW BUSINESS:**

**CASE NO:** PC11-004

**APPLICANT:** UNIVERSITY EDGE (Sunrise Apartments)

**SITE LOCATION:** 5694 Rhodes Road

**STATUS OF APPLICANT:** Hallmark Campus Communities is in the process of acquiring the necessary property.

**REQUESTED ACTION:** Conceptual Site Plan Review

**ZONING:** U: University

**TRAFFIC:** The site is accessed from Rhodes Road.

**SURROUNDING LAND USES:** The property is surrounded by residential uses on the north and east and Kent State University property on the west and south.

**APPLICABLE CODE SECTIONS:** Chapter 1119 and 1147 of the Kent Codified Ordinance

ANALYSIS:

Hallmark Campus Communities intends to demolish the existing Sunrise Apartments and redevelop the site to accommodate a 612 bed student housing complex. The proposal includes three buildings which are four stories each.

The project is scheduled to return to the Planning Commission for site plan review and approval at the April 19, 2011 meeting. The plans will be revised prior to that meeting.

*TRAFFIC/PARKING:*

Two entrances are proposed with the western entrance being ingress only. The eastern entrance will be both ingress and egress. Traffic on Rhodes Road will significantly increase. A traffic study was performed. There are sight distance issues in both directions and the level of service (LOS) at the intersection of Loop & Rhodes Road is diminished from a LOS E to LOS F. Mitigation of this impact will involve KSU. A total of 612 parking spaces are provided.

*UTILITIES:*

The existing water main will service their water needs. The sanitary is currently serviced through a pump station which will continue to be used but may need some modification. A sanitary study has been performed but the pump station capacity was not included. The city has provided additional information to the applicant for their evaluation.

*STORMWATER:*

The storm water currently discharges to a ditch along the southern property line. The ditch ultimately discharges to KSU's storm water management system. A detention basin is proposed on site to maintain the current discharge rate.

*SIGNAGE:*

A new sign is proposed which is currently located within the boulevard island. Staff has recommended that the island be removed; hence, the sign will be relocated.

*LIGHTING/LANDSCAPING/DUMPSTER:*

Pole lights in the parking lot are proposed for the lighting system. A variety of trees are proposed around the perimeter and throughout the site. The existing trees along Rhodes Road will have to be removed for an asphalt pathway connecting KSU to the Township path on Rhodes Road. The trash compactor at the rear of the property is proposed instead of dumpsters.

*ARCHITECTURAL ADVISORY BOARD:*

The Architectural Review Board is to review the project on March 30, 2011.

*VARIANCES:*

No variances are required at this time. A sign variance may be required at the time the sign is proposed.

RECOMMENDATION:

No action is required at this time since the applicant is seeking comments only.

List of Enclosures for This Project:

1. Applicant Cover Letter dated and plans dated March 2, 2011.
2. Aerial Topo and Zoning Map

CASE NO:

**PC11-005**

APPLICANT:

**CITY OF KENT**

REQUESTED ACTION:

The proposed Zoning Code and Map Amendments are being forwarded to the Commission for review and comment.

APPLICABLE CODE SECTIONS:

Chapter 1125 of the Kent Codified Ordinance

ANALYSIS:

*PROJECT DESCRIPTION:*

At the March 15, 2011 Planning Commission meeting, the Commission initiated a code amendment to create an interim overlay district to allow alternate criteria to be used. An overlay map is also being proposed. The area includes the properties on South Lincoln Street currently being requested to be rezoned to R-4 by the Edwards Communities Development Company plus additional parcels to the north and west.

The City recognizes the need for alternative housing for students especially adjacent to Kent State University and the desire to upgrade the housing stock to improve quality and livability of current structures. This code language applies only to multifamily projects and is primarily to be used to overlay the R-3 Zoning Districts.

After receiving comments from those present at the Joint Meeting on March 15, 2011, staff has developed the proposed language included in this packet. The proposed overlay language has a minimum acreage requirement of 7 acres and will allow congregate living (unrelated persons) up to 4 beds per unit with a maximum of 40 bedrooms per acre. The current R-3 zoning limits the density to 8 dwelling units per acre but does not stipulate as to how many bedrooms may be included in a unit.

The minimum setbacks and building heights are less stringent (see chart below) except where the development abuts a single family house, but the parking and the open space requirements remain the same as the current underlying zoning district. Landscaping of a dense vegetative buffer is also required adjacent to a single family house.

	<u>Current R-3 Criteria</u>	<u>Proposed Criteria</u>
Density	8 dwelling units/acre	40 bedrooms/acre
Front yard setback	35'	25'
Side yard setback	10'	10' & 25' adjacent to single family
Rear yard setback	30'	30' & 50' adjacent to single family
Building height	35'	40'

The proposed language requires special studies to be conducted to determine the adequacy of and potential impact on existing infrastructure (water service, sanitary sewers, traffic, etc.) and the creation of a residential redevelopment fund fee.

RECOMMENDATION:

The Planning Commission may forward a favorable recommendation to Kent City Council that the code language be amended to add the proposed overlay language. The following language may be used:

I move that in Case PC11-005, that the Planning Commission recommends to Council the adoption of the newly created zoning code Chapter 1125 - RESIDENTIAL REDEVELOPMENT OVERLAY DISTRICT.

List of Enclosures for this Project:

1. The proposed code language for Chapter 1125.
2. The proposed overlay map.

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

**KENT CITY PLANNING COMMISSION  
BUSINESS MEETING  
APRIL 19, 2011**

**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**

**V. SUMMARY REPORT:            March 15, 2011 Joint Meeting   (no action required)**

**VI. CORRESPONDENCE**

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**A.     PC11-008     UNIVERSITY EDGE (Sunrise Apartments)  
                         5694 Rhodes Road  
                         Site Plan Review**

The applicant, Hallmark Campus Communities is proposing to demolish the existing Sunrise Apartments and redevelop the site to accommodate a 612 bed student housing complex. The proposal includes three buildings that are four stories each. The subject property is zoned U: University District.

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

**B.     PC11-006     THE PIZZUTI COMPANIES/KENT STATE  
                         UNIVERSITY FOUNDATION  
                         E. Erie Street, S. Depeyster St. & Haymaker Parkway  
                         Conceptual Site Plan for Hotel and Conference Center**

The applicants are proposing to construct a combined building housing a hotel and conference center. The hotel will face S. Depeyster Street that will contain 95 guest rooms and a conference center with a separate entrance from East Erie Street. The subject property is zoned C-D: Commercial-Downtown District.

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

**IX. OTHER BUSINESS**

**X. ADJOURNMENT**





# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

**DATE:** April 13, 2011  
**TO:** Kent City Planning Commission  
**FROM:** Jennifer Barone, Development Engineer  
**RE:** Staff Report for the April 19, 2011 Planning Commission Meeting

The following items appear on the agenda for the April 19, 2011 Planning Commission meeting:

**NEW BUSINESS:**

**CASE NO:** PC11-008  
**APPLICANT:** UNIVERSITY EDGE (Sunrise Apartments)  
**SITE LOCATION:** 5694 Rhodes Road  
**STATUS OF APPLICANT:** Hallmark Campus Communities is in the process of acquiring the necessary property.  
**REQUESTED ACTION:** Site Plan Review and Approval  
**ZONING:** U: University  
**TRAFFIC:** The site is accessed from Rhodes Road.  
**SURROUNDING LAND USES:** The property is surrounded by residential uses on the north and east and Kent State University property on the west and south.  
**APPLICABLE CODE SECTIONS:** Chapter 1119 and 1147 of the Kent Codified Ordinance

**ANALYSIS:**

Hallmark Campus Communities came before the Planning Commission on April 5, 2011 with a conceptual plan. The intent is to demolish the existing Sunrise Apartments and redevelop the site to accommodate a 612 bed student housing complex. The proposal includes three buildings which are four stories each.

*TRAFFIC/PARKING:*

Two entrances are proposed with the western entrance being ingress only. The eastern entrance will be both ingress and egress. The boulevard island shown on the conceptual plan has been removed. Traffic on Rhodes Road will significantly increase. A traffic study was performed. There are sight distance issues in both directions and the level of service (LOS) at the intersection of Loop & Rhodes Road is diminished from a LOS E to LOS F. Mitigation of this impact will involve KSU. At this time, the only solution to retain the current LOS is to install a traffic signal. There are no traffic signals on KSU property at this time. At this time, this issue is unresolved.

A total of 612 parking spaces are provided, which meets code.

In lieu of a sidewalk along the frontage, the developer has agreed to install a multi-purpose asphalt path. This path is to extend along Rhodes Road from Loop Road to the existing roadside bike lane in the township. Staff is in discussions with the developer about installing portions beyond their frontage.

*UTILITIES:*

The existing water main will service their water needs. The sanitary is currently serviced through a pump station which will continue to be used and will need some modification. A sanitary study has been performed which demonstrates that the project will have minimal impact on the existing sanitary system. The modification of the system will consist of lowering and possibly increasing the size of the wet well. The detail for this sizing will be handled during the technical plan review.

*STORMWATER:*

The storm water currently discharges to a ditch along the southern property line. The ditch ultimately discharges to KSU's storm water management system. A detention basin is proposed on site to maintain the current discharge rate. KSU has asked that the discharge point be located prior to the diversion structure so that this flow will also be diverted to their forebay. This will be field verified and adjusted as necessary during construction.

*SIGNAGE:*

A new sign is proposed which is located just west of the eastern drive entrance and includes decorative vegetation. A variance from the Board of Zoning Appeals (BZA) will be required.

*LIGHTING/LANDSCAPING/DUMPSTER:*

Pole lights in the parking lot are proposed for the lighting system.

The landscape plan depicts a variety of trees around the buildings and perimeter of the site. Additional shrubs and decorative fencing are proposed along the frontage.

The trash compactor at the rear of the property is proposed instead of dumpsters.

*ARCHITECTURAL ADVISORY BOARD:*

The Architectural Review Board reviewed this project on March 30, 2011 and recommended approval. Although the recommendation did not contain conditions, the board was concerned about the lack of green space on site.

*VARIANCES:*

No variances are required at this time. A sign variance will need to be obtained from BZA prior to installation of the sign.

RECOMMENDATION:

Staff is recommending this project be tabled until the traffic issues are resolved.

List of Enclosures for This Project:

1. Applicant Cover Letter dated March 2, 2011 and plans dated April 6, 2011.
2. Aerial Topo and Zoning Map

CASE NO: PC11-006

APPLICANT: THE PIZZUTI COMPANIES/KENT STATE UNIVERSITY FOUNDATION

SITE LOCATION: East Erie Street, South Depeyster Street & Haymaker Parkway

STATUS OF APPLICANT: Kent State University Foundation owns the property.

REQUESTED ACTION: Conceptual Site Plan Review for a Hotel and Conference Center

ZONING: C-D: Commercial - Downtown

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

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

APPLICABLE CODE SECTIONS: Chapter 1119 and 1146 of the Kent Codified Ordinance

ANALYSIS:

Pizzuti Companies and Kent State University Foundation intend to construct a combined building housing a hotel and conference center. The hotel will face South Depeyster Street and contain 95 guest rooms on three floors above a main floor that will house shared amenities and the conference center. A separate entrance for the conference center will be located on East Erie Street. A vestibule entrance is also proposed at the corner of Haymaker Parkway and East Erie Street.

The project is scheduled to return to the Planning Commission for site plan review and approval at the May 3, 2011 meeting.

*TRAFFIC/PARKING:*

South Depeyster Street R/W will be widened and include a drop off area for the hotel. East Erie Street R/W will be widened and include a drop off area for the conference center. The multimodal facility will serve as the parking area for this project.

*UTILITIES:*

The existing public utilities are available.

*STORMWATER:*

Storm water management information has not been provided at this time. It is anticipated the there will be a negligible increase in impervious area. Therefore the additional storm water runoff will also be negligible. Storm water quality elements are not required since the site is less than one acre.

*SIGNAGE:*

A variety of signs are proposed. Staff understands that the "wallscape" signs are to be removed. Variances from the Board of Zoning Appeals (BZA) may be needed for the size and/or number of proposed signs.

*LIGHTING/LANDSCAPING/DUMPSTER:*

Details regarding the lighting, landscaping and dumpster location will be provided during the site plan review & approval.

*ARCHITECTURAL ADVISORY BOARD:*

The Architectural Review Board is to review the project on April 19, 2011.

*VARIANCES:*

As mentioned previously, the number and/or size of the signs will need a variance from the BZA as well as the requirement to have new construction occupy a minimum of 70% of the street frontage. There is an AT&T easement along South Depeyster Street. It is not feasible to relocate these lines. The 70% criteria is also not met on the Haymaker Parkway frontage.

*RECOMMENDATION:*

No action is required at this time since the applicant is seeking comments only.

*List of Enclosures for This Project:*

- 1. Applicant Cover Letter dated and plans dated March 25, 2011.*
- 2. 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




# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT Building Services Division

To: Dave Ruller  
City Manager

From: Gary Locke  
Community Development Director 

Date: April 5, 2011

RE: Monthly Permit and Zoning Complaint Report – March 2011

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Attached are the monthly reports per council's request. If you have questions or require further information, please let us know.

**BUILDING PERMIT REPORT SUMMARY (KCO 147-04) - MARCH 2011**

<u>Permit Type</u>	<u># Approved</u>	<u>Current YTD</u>	<u>Previous YTD</u>
Building	14	27	19
Electric	17	29	21
HVAC	12	25	21
Plumbing	5	15	14
Engineering	2	5	8
Subdivisions	0	1	2
Zoning	7	14	19
<b>Total:</b>	<b>57</b>	<b>116</b>	<b>104</b>

<u>Permit Type</u>	<u>Account Code</u>	<u>Fees Collected</u>	<u>Current YTD</u>	<u>Previous YTD</u>
Park Fee	10633513	0.00	0.00	0.00
Building Reviews	00135201	0.00	1,556.25	2,081.25
Building	00135201	519.90	2,839.10	926.85
Electric	00135202	504.25	986.00	758.50
HVAC	00135204	510.00	945.00	915.00
Plumbing	20235203	237.00	678.00	672.40
<b>Subtotal:</b>		<b>\$1,771.15</b>	<b>\$7,004.35</b>	<b>\$5,354.00</b>

State 1% Fee	80436362	16.16	29.71	18.00
State 3% Fee	80436362	7.26	76.94	44.21
Demolition Bond	80436313	100.00	200.00	n/a
Electrical Registration	00135206	237.50	937.50	475.00
Plumbing Registration	00135207	150.00	637.50	575.00
HVAC Registration	00135208	137.50	612.50	575.00
Zoning	00135301	200.00	638.28	312.50
Fence Permits	00135301	25.00	25.00	95.00
Signs	00135313	55.00	200.00	275.00
Civil Infraction Fines	00135106	0.00	200.00	200.00
Board Applications	00135302	421.76	671.76	500.00
Postage	10405400132	171.12	204.24	343.80
Miscellaneous	00135406	231.28	368.34	158.47
Sewer Permits	20235316	25.00	175.00	50.00
Sewer Utilization	20233604	0.00	14,803.00	5,764.00
Sewer Disconnect	20235406	0.00	0.00	0.00
Storm Sewer	20833604	0.00	100.00	25.00
Street Excavation	00135317	60.00	100.00	160.00
Water Meters	20133604	0.00	224.50	640.00
Water Permit	20133604	0.00	87.50	75.00
Water Utilization	20133604	0.00	6,490.00	2,420.00
Water Disconnect	20135406	0.00	0.00	0.00
Chlorination	20133604	0.00	4,739.26	240.00
Waterline Const/Frontage	20133604	0.00	1,921.61	0.00
Street Exc. Bond	80436341	0.00	0.00	1,000.00
Subdivision Bond	80436312	0.00	10,000.00	0.00
Fire Escrow Deposit	80436331	0.00	0.00	0.00
Site Plan Construction	00135317	0.00	0.00	1,332.00
Plan Review	00135317	0.00	0.00	1,332.00
Improvement Inspection	00135317	0.00	0.00	0.00
Grading Permits	00135317	0.00	0.00	0.00
Plat Review/Lot Split	00135317	0.00	25.00	50.00
<b>Subtotal:</b>		<b>\$1,837.58</b>	<b>\$43,467.64</b>	<b>\$16,659.98</b>
<b>Grand Total:</b>		<b>\$3,608.73</b>	<b>\$50,471.99</b>	<b>\$22,013.98</b>

# Permit Payments Listing by Jurisdiction

From: 2/28/11 To: 3/30/11

			Value	Fee	BBS	Total
<b>Electric, Commercial</b>						
<b>Kent</b>						
ELC-2011-03-1	ELECT, SIGN	3/8/2011				
INSTALL ELECTRIC FOR RELOCATED SIGN 1225 W MAIN ST			\$ .00	\$50.50	\$ .00	\$52.02
ELC-2011-03-2	ELECT, AT&T VRAD PROJECT	3/17/2011				
INSTALL ELECTRIC FOR AT&T VRAD PROJECT 5235 SUNNYBROOK RD			\$ .00	\$25.00	\$ .00	\$25.75
ELC-2011-03-3	ELECT, SERVICE INSPECTION	3/18/2011				
SERVICE INSPECTION 1011 SUMMIT GARDENS BLVD			\$ .00	\$25.00	\$ .00	\$25.75
ELC-2011-03-4	ELECT, ADD CIRCUIT FOR STAIR LIFT	3/30/2011				
ADD CIRCUIT FOR STAIR LIFT 319 S DEPEYSTER ST			\$ .00	\$50.50	\$ .00	\$52.02
<u>Total for Kent</u>			\$ .00	\$151.00		\$155.54
<u>Total for Electric, Commercial Permits</u>			\$ .00	\$151.00		\$155.54

## Electric, Residential

### Kent

ELR-2011-03-1	ELECT, METER RESET	3/1/2011				
METER RESET INSPECTION 439 BURNS CT			\$ .00	\$25.00	\$ .00	\$25.25
ELR-2011-03-10	ELECT, SUBPANEL & CIRCUITS	3/22/2011				
INSTALL SUBPANEL & CIRCUITS 515 NEEDHAM AVE			\$ .00	\$25.00	\$ .00	\$25.25
ELR-2011-03-11	ELECT, SERVICE AND A.C. CIRCUIT	3/28/2011				
CHANGE TO 200 AMP SERVICE AND ADD A.C. CIRCUIT 126 S PEARL ST			\$ .00	\$25.00	\$ .00	\$25.25
ELR-2011-03-12	ELECT, NEW BREAKER BOX	3/30/2011				
INSTALL NEW BREAKER BOX 609 HUDSON RD			\$ .00	\$25.00	\$ .00	\$25.25
ELR-2011-03-13	ELECT, SUNROOM	3/30/2011				
INSTALL ELECTRIC FOR SUNROOM 650 ADA			\$ .00	\$25.00	\$ .00	\$25.25
ELR-2011-03-2	ELECT, KITCHEN & BATH REMODEL	3/3/2011				
INSTALL ELECTRIC FOR KITCHEN & BATH REMODEL 1069 HOLLISTER DR			\$ .00	\$32.50	\$ .00	\$32.83
ELR-2011-03-3	ELECT, SERVICE CHANGE	3/3/2011				
CHANGE SERVICE 785 W MAIN ST			\$ .00	\$25.00	\$ .00	\$25.25

# Permit Payments Listing by Jurisdiction

From: 2/28/11 To: 3/30/11

Value Fee BBS Total

## Electric, Residential

### Kent

Permit ID	Description	Issue Date	Value	Fee	BBS	Total
ELR-2011-03-4	ELECT, SERVICE ENTRANCE CABLE	3/11/2011				
	CHANGE SERVICE ENTRANCE CABLE FROM O.E.		\$0.00	\$25.00	\$0.00	\$25.25
	200 LINDEN ST					
ELR-2011-03-5	METER RESET	3/15/2011				
	METER RESET INSPECTION		\$0.00	\$25.00	\$0.00	\$25.25
	777 ADMORE DR					
ELR-2011-03-6	ELECT, FIRE DAMAGE REPAIRS	3/16/2011				
	INSTALL ELECTRICAL REPAIRS		\$0.00	\$45.25	\$0.00	\$45.70
	506 W GRANT ST					
ELR-2011-03-7	ELECT, SERVICE & REPAIRS	3/18/2011				
	REPLACE ELECTRICAL SERVICE AND MAKE REPAIRS		\$0.00	\$25.00	\$0.00	\$25.25
	460 S FRANCIS ST					
ELR-2011-03-8	ELECTRIC PERMIT	3/21/2011				
	REPLACE ELECTRIC		\$0.00	\$25.50	\$0.00	\$25.76
	321 PLEASANT AVE					
ELR-2011-03-9	ELECT, KITCHEN CIRCUITS	3/22/2011				
	ADD NEW CIRCUITS FOR KITCHEN		\$0.00	\$25.00	\$0.00	\$25.25
	1113 ELNO					
	<u>Total for Kent</u>		\$0.00	\$353.25		\$356.79
	<u>Total for Electric, Residential Permits</u>		\$0.00	\$353.25		\$356.79

## Engineering, Commercial

### Kent

Permit ID	Description	Issue Date	Value	Fee	BBS	Total
ENGC-2010-11-1	DOMINION CATHODE PROTECTION	3/4/2011				
	INSTALL AN ANODE AS PART OF THE CATHODE		\$0.00	\$20.00	\$0.00	\$20.00
	RIVER ST					
	GLAD BLVD					
	OVERHOLT RD					
	FRANKLIN ST					
	E ELM ST					
	MORRIS RD					
	S LINCOLN ST					
	VALLEYVIEW ST					
	E SUMMIT ST					
	DODGE ST					
	BERYL DR					
	W SUMMIT ST					
	SR 59					
	STOW ST					
	E MAIN ST					



# Permit Payments Listing by Jurisdiction

From: 2/28/11 To: 3/30/11

Value Fee BBS Total

			Value	Fee	BBS	Total
LOWELL DR						
JESSIE AVE						
S PROSPECT ST						
GILL DR						
MARILYN ST						
LOWER DR						
LAWRENCE CT						
STONEWATER DR						
LAKE ST						
HUDSON RD						
ALLEY #1						
SHERMAN ST						
W MAIN ST						
ENGC-2011-1-1	KSU - HARBOURT & HEER	3/2/2011				
EXCAVATION FOR NEW SANITARY LINE CROSSING			\$ .00	\$20.00	\$ .00	\$20.00
KSU - RHODES (HARBOURT) RD						
<u>Total for Kent</u>			\$ .00	\$40.00		\$40.00
<u>Total for Engineering, Commercial Permits</u>			\$ .00	\$40.00		\$40.00

## Engineering, Residential

### Kent

			Value	Fee	BBS	Total
ENGR-2011-03-1	SANITARY LATERAL REPAIR	3/30/2011				
SANITARY LATERAL REPAIR			\$1,000.00	\$45.00	\$ .00	\$45.00
136 W ELM ST						
<u>Total for Kent</u>			\$1,000.00	\$45.00		\$45.00
<u>Total for Engineering, Residential Permits</u>			\$1,000.00	\$45.00		\$45.00

## Existing Residential

### Kent

			Value	Fee	BBS	Total
ER-2011-03-1	NEW ROOF FOR HOUSE AND	3/1/2011				
CONSTRUCT NEW ROOF FOR HOUSE AND GARAGE			\$ .00	\$25.00	\$ .00	\$25.25
1288 GALE DR						
ER-2011-03-10	ADDITION	3/29/2011				
CONSTRUCT 16' x 12' ADDITION			\$ .00	\$69.20	\$ .00	\$69.64
1110 NORWOOD ST						
ER-2011-03-11	GARAGE DEMO	3/24/2011				
DEMOLISH DETACHED GARAGE			\$ .00	\$110.00	\$ .00	\$110.10
503 PARK AVE						
ER-2011-03-13	DECK RENEWAL	3/28/2011				
DECK RENEWAL			\$ .00	\$50.00	\$ .00	\$50.50
998 WRENS HOLLOW CIR						

# Permit Payments Listing by Jurisdiction

From: 2/28/11 To: 3/30/11

Value Fee BBS Total

## Existing Residential

### Kent

ER-2011-03-2	ADDITION	3/1/2011				
CONSTRUCT ADDITION			\$ .00	\$75.60	\$ .00	\$76.11
311 MCKINNEY BLVD						
ER-2011-03-3	KITCHEN RENOVATION	3/3/2011				
RENOVATE KITCHEN & BATH			\$ .00	\$25.00	\$ .00	\$25.25
1069 HOLLISTER DR						
ER-2011-03-5	STAIRS & DECK	3/11/2011				
CONSTRUCT STAIRS & 6 x 10 DECK			\$1,200.00	\$75.00	\$ .00	\$75.50
201 N WILLOW ST						
ER-2011-03-6	DECK	3/11/2011				
CONSTRUCT REAR YEAR DECK			\$ .00	\$75.00	\$ .00	\$75.50
1076 ADRIAN DR						
ER-2011-03-7	SUNROOM	3/16/2011				
CONSTRUCT SUNROOM			\$ .00	\$62.60	\$ .00	\$62.98
650 ADA						
ER-2011-03-8	GARAGE CONVERSION	3/21/2011				
CONVERT EXISTING ATTACHED GARAGE TO KITCHEN			\$ .00	\$41.50	\$ .00	\$41.92
515 NEEDHAM AVE						
ER-2011-03-9	INTERIOR REMODEL	3/21/2011				
WHOLE HOUSE REMODEL			\$ .00	\$82.20	\$ .00	\$83.02
321 PLEASANT AVE						
ER-2011-2-3	GARAGE	2/28/2011				
CONSTRUCT REPLACEMENT DETACHED GARAGE			\$10,000.00	\$78.80	\$ .00	\$79.34
458 WOLCOTT AVE						
ER-2011-2-4	DEMOLISH RESIDENCE	2/28/2011				
DEMOLISH RESIDENCE			\$ .00	\$ .00	\$ .00	\$ .00
1320 PARMALEE ST						
		<u>Total for Kent</u>	\$11,200.00	\$769.90		\$775.11
		<u>Total for Existing Residential Permits</u>	\$11,200.00	\$769.90		\$775.11

## Heating, Commercial

### Kent

HVACC-2011-03-1	HVAC, FURNACE & A.C.	3/18/2011				
REPLACE FURNACE & A.C.			\$ .00	\$25.00	\$ .00	\$25.75
124 S WATER ST						
		<u>Total for Kent</u>	\$ .00	\$25.00		\$25.75
		<u>Total for Heating, Commercial Permits</u>	\$ .00	\$25.00		\$25.75

## Heating, Residential

# Permit Payments Listing by Jurisdiction

From: 2/28/11 To: 3/30/11

			Value	Fee	BBS	Total
<b>Kent</b>						
HVACR-2011-03-1	HVAC, FURNACE REPLACEMENT	3/4/2011				
	REPLACE EXISTING HEAT SOURCE WITH 2 FURNACES		\$ .00	\$120.00	\$ .00	\$121.20
	447.5 FAIRCHILD AVE					
	447 FAIRCHILD AVE					
HVACR-2011-03-2	HVAC, FURNACE REPLACEMENT	3/11/2011				
	REPLACE FURNACE		\$ .00	\$30.00	\$ .00	\$30.30
	124 W WILLIAMS					
HVACR-2011-03-3	HVAC, FURNACE REPLACEMENT	3/11/2011				
	REPLACE FURNACE		\$ .00	\$30.00	\$ .00	\$30.30
	503 PARK AVE					
HVACR-2011-03-4	HVAC, A.C. REPLACEMENT	3/22/2011				
	REPLACE A.C.		\$ .00	\$30.00	\$ .00	\$30.30
	522 HARVEY AVE					
HVACR-2011-03-5	HVAC, FURNACE REPLACEMENT &	3/22/2011				
	REPLACE FURNACE AND ADD A.C.		\$ .00	\$55.00	\$ .00	\$55.55
	466 GRANT ST					
HVACR-2011-03-6	HVAC, FURNACE REPLACEMENT &	3/24/2011				
	REPLACE FURNACE & ADD A.C.		\$ .00	\$50.00	\$ .00	\$50.50
	126 S PEARL ST					
HVACR-2011-03-7	HVAC, FURNACE REPLACEMENT &	3/29/2011				
	REPLACE FURNACE AND ADD A.C.		\$ .00	\$55.00	\$ .00	\$55.55
	609 HUDSON RD					
HVACR-2011-03-8	HVAC, HEAT RUN ADDITIONS	3/29/2011				
	EXTEND HEAT RUNS FOR ADDITION		\$ .00	\$25.00	\$ .00	\$25.25
	614 LONGMERE DR					
HVACR-2011-2-3	HVAC, FURNACE & A.C.	2/28/2011				
	REPLACE FURNACE & A.C.		\$ .00	\$60.00	\$ .00	\$60.60
	247 W OAK ST					
HVACR-2011-2-4	HVAC, A.C. REPLACEMENT	2/28/2011				
	REPLACE A.C		\$ .00	\$30.00	\$ .00	\$30.30
	5341 MOGADORE RD					
	<u>Total for Kent</u>		\$ .00	\$485.00		\$489.85
	<u>Total for Heating, Residential Permits</u>		\$ .00	\$485.00		\$489.85

## Plumbing, Commercial

### Kent

PC-2011-03-2	PLUMB, GREASE TRAP	3/3/2011				
	INSTALL GREASE TRAP		\$ .00	\$54.00	\$ .00	\$55.62
	1225 W MAIN ST					

# Permit Payments Listing by Jurisdiction

From: 2/28/11 To: 3/30/11

Value Fee BBS Total

## Plumbing, Commercial

### Kent

PC-2011-03-3	PLUMB, REINSTALL WATER HEATER	3/16/2011				
	REINSTALL WATER HEATER		\$ .00	\$54.00	\$ .00	\$55.62
	211 CHERRY ST					
	<u>Total for Kent</u>		\$ .00	\$108.00		\$111.24
	<u>Total for Plumbing, Commercial Permits</u>		\$ .00	\$108.00		\$111.24

## Planning Commission

### Kent

PL-2011-03-1	HALLMARK CAMPUS COMMUNITIES-	3/2/2011				
			\$ .00	\$100.00	\$ .00	\$100.00
	5694 RHODES RD					
	<u>Total for Kent</u>		\$ .00	\$100.00		\$100.00
	<u>Total for Planning Commission Permits</u>		\$ .00	\$100.00		\$100.00

## Plumbing, Residential

### Kent

PR-2011-03-1	PLUMB, WATER HEATER & BOILER	3/17/2011				
	REPLACE WATER HEATER & BOILER		\$ .00	\$43.00	\$ .00	\$43.43
	210 W ELM					
PR-2011-03-2	PLUMBING	3/21/2011				
	REPLACE PLUMBING		\$ .00	\$47.00	\$ .00	\$47.47
	321 PLEASANT AVE					
PR-2011-03-3	PLUMB, WATER HEATER	3/25/2011				
	REPLACE WATER HEATER		\$ .00	\$39.00	\$ .00	\$39.39
	497 HARVEY AVE					
	<u>Total for Kent</u>		\$ .00	\$129.00		\$130.29
	<u>Total for Plumbing, Residential Permits</u>		\$ .00	\$129.00		\$130.29

## Zoning

### Kent

Z-2011-03-1	POST SIGN	3/1/2011				
	INSTALL 2 POST SIGN AS PER PLAN		\$ .00	\$25.00	\$ .00	\$25.00
	1225 W MAIN ST					
Z-2011-03-4	FENCE	3/16/2011				
	INSTALL 4' FENCE PER PLAN		\$ .00	\$25.00	\$ .00	\$25.00
	1477 MOGADORE RD					
Z-2011-03-5	TEMPORARY SIGN PERMIT	3/17/2011				
	INSTALL TEMPORARY SIGN (INFLATABLE) UNTIL		\$ .00	\$10.00	\$ .00	\$10.00

# Permit Payments Listing by Jurisdiction

From: 2/28/11 To: 3/30/11

Value Fee BBS Total

## Zoning

### Kent

			Value	Fee	BBS	Total
1127 W MAIN ST						
Z-2011-03-6	TEMPORARY SIGN PERMIT	3/17/2011				
	INSTALL TEMPORARY SIGN ON THE DATES LISTED		\$0.00	\$10.00	\$0.00	\$10.00
1435 E MAIN ST						
Z-2011-03-7	SHED	3/24/2011				
	ERECT 10' x 12' SHED		\$0.00	\$25.00	\$0.00	\$25.00
321 SPAULDING DR						
Z-2011-03-8	FENCE	3/29/2011				
	INSTALL 6' FENCE IN REAR YARD PER PLAN		\$0.00	\$25.00	\$0.00	\$25.00
505 ALLEN DR						
Z-2011-03-9	TEMPORARY SIGN PERMIT	3/29/2011				
	INSTALL TEMPORARY SIGN UNTIL 4/29/11.		\$0.00	\$10.00	\$0.00	\$10.00
1209 W MAIN ST						
	<u>Total for Kent</u>		\$0.00	\$130.00		\$130.00
	<u>Total for Zoning Permits</u>		\$0.00	\$130.00		\$130.00
	Total for all permit types:		\$12,200.00	\$2,336.15		\$2,359.57

# Monthly Report 3/1/11 to 3/31/11

Date	Street	Complaint Type	Owner or Company	Ward	Comments/Outcome
3/1/2011	411 Ivan	Snow Violations	Seaholts	3	Complaint was for a snow pile on the front yard of 414 Ivan. This pile was allegedly placed there by the residents of 411 Ivan. There is no infraction for this pile, since it was not blocking the public right of way. This matter is civil and cannot be addressed within the City's ordinances. Complaint is unfounded.
3/2/2011	250 Cherry	Property Maintenance	Vonstein	3	Roofing gutter and soffit has fallen off the roof, the house identification numerals are also missing. Digital photographs taken of the damage. An exterior property maintenance civil infraction warning letter sent to the owner of the property via certified mail. Will monitor for compliance. Exterior Property Msintenance Civil Infraction Warning letter was returned due to address from Portage County Auditor's website no longer being valid. Will research for a better address to resolve problem.
3/2/2011	343 Crain	Property Maintenance	Carter	6	Roofing gutter and soffit has fallen off the roof. Digital photographs taken of the damage. An exterior property maintenance civil infraction warning letter sent to the owner of the property via certified mail. Will monitor for compliance. The property was reinspected on 03-14-2011. The soffit has been repaired and the gutter replaced. Issue is resolved.