

VILLAGE OF KENT CITY
PLANNING COMMISSION

Regular Meeting Minutes

Thursday, March 18, 2021 7:00 PM

Kent City Village Office — Meeting Room

1. Call to Order

Chairman, Glenn Crabtree called the meeting to order at 7 PM.

II. Roll Call of Commissioners

Members Present: Staci Bull, Randy Clay, Glenn Crabtree, Linda Poling, Tom Thomas

Others Present: Dennis Kaminski (Zoning Administrator), Bert Rose (Village President), Tim Kamphuis, Matt Peterson, Marcie Puntney, Scott Miller, Matt Zaun, Cory Afton, Terry Afton, John Afton

111. Approval of January Regular Meeting Minutes-

Motion by Clay, Second by Poling to approve the January meeting minutes.

Vote: 5 Ayes, 0 Nays. Motion Passed.

IV. Public Time- other than agenda items (5 minute limit)

Opened at 7:02PM, Closed at 7:03PM— No comment

V. Approval of Agenda

Motion by Bull, Second by Clay to approve the agenda.

Vote: 5 Ayes, 0 Nays. Motion Passed

VI. Public Comment on Agenda items (2 minute limit) opened at 7:04PM, Closed at 7:20PM

1. Marcie Puntney asked about who owns the green space/common area in Meadow Gardens and who pays the taxes on it?
2. Terry Afton stated that Phase I and 2 is one project. There are not separate taxes for the green space/common area.
3. Matt Peterson asked who owns the undeveloped property.
4. John and Terry Afton stated that they own it.
5. Matt Peterson complained that water drains to his backyard. He stated that he does not mind water but that he does not like the standing water

and all the silt that collects in his yard. He wants to know what is going to be done about drainage when the new construction starts, and the final grading is completed.

6. Kaminski stated that the project engineers and the village engineers will have a meeting to review grade and drainage for Phase 2B of Meadow Gardens.
7. Crabtree pointed out that when they start Phase 2B of the construction that they will need approval for their site plan.
8. Marcie Puntney stated that drainage for Phase 2A should be fixed before they get approval for Phase 2B.
9. Kaminski indicated that he will call the project engineers and the village engineers and try to set up a meeting before April 1 , 2021.

VII. Old Business-

A. Codification of Ordinances and Village Law

- a. Crabtree stated that he should have a quote from Municipal Code by April 1st.

VIII. New Business

A. Public Hearing and Consideration of Rezoning of R-1 property to R-1 a 13650 Fruit (parcel 41-01-32-151-0030)

- a. Crabtree pointed out that by rezoning the property from R-1 to R-1A, it would change the minimum lot size and minimum house size. Therefore, the lot sizes would be larger.
- b. Bull made the Motion to approve the rezoning of 13650 Fruit Ridge from R-1 to R-1A. Roll call vote was taken:

Poling Aye

Clay Aye Bull

Aye

Crabtree Aye

Thomas Aye

Vote: 5 Ayes, 0 Nays. Motion Passed

B. Site Plan Review for the next phase of Meadow Gardens

- a. The commissioners want to see the engineering plan before Phase 2B is approved.

C. Amendment of Zoning Ordinance 4.26

- a. Kaminski mentioned that the new requirement was a greater restriction on the village and not on the residents.

b. In Section 4.26, Item D, the wording of "if known" is being removed and replaced with "and a court order is granted."

c. Bull made the Motion to approve the amendment of Zoning Ordinance 4.26. Roll call vote was taken:

Poling Aye

Clay Aye Bull

Aye

Crabtree Aye

Thomas Aye

Vote: 5 Ayes, 0 Nays. Motion Passed

D. Approve use of Standard Civil Infraction form UC-01 b

a. Motion by Thomasto approve the usage of the new civil infraction form, Second by Poling.

Vote: 5 Ayes, 0 Nays. Motion Passed

E. April Meeting- April 1, 2021

IX. Commissioner Remarks- None

X. Adjournment

Meeting was closed at 7 :34PM by Glenn Crabtree, Chairperson Motion Bull to close the meeting, Second by Clay. Vote: 5 Ayes, 0 Nays. Motion Passed

Respectfully submitted,

Staci Bull
Secretary