

VILLAGE OF KENT CITY
PLANNING COMMISSION

Regular Meeting Minutes

Thursday, May 6, 2021 7:00 PM

Kent City Village Office – Meeting Room

- I. Call to Order
Chairman, Glenn Crabtree called the meeting to order at 7:00 PM.
- II. Roll Call of Commissioners
Members Present: Staci Bull, Randy Clay, Glenn Crabtree, Linda Poling, Tom Thomas

Others Present: Dennis Kaminski (Zoning Administrator)
- III. Approval of April Regular Meeting Minutes-
Motion by Clay, Second by Thomas to approve the April 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 with the addition of item B. Revisit Meadow Gardens Phase 2B Site Plan under Old Business, Second by Poling 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 7:05PM
- VII. Old Business-
 - A. Review and Discuss Quotes for Codification of Ordinances and Village Law
 - a. Crabtree mentioned at the last meeting the commissioners agreed not to do the self-publishing software.
 - b. Crabtree stated we are looking at having the zoning ordinances and the general village laws codified.
 - c. Thomas asked if it was a year long timeline to have the recodification completed.
 - d. Crabtree specified that it would take 10-12 months to be completed. He stated we previously discussed paying the \$9450 fee for the recodification and the online hosting fee of \$450.

- e. Crabtree pointed out that on page 7 of the quote Unicode broke down a complete summary of what would be included with the recodification.
- f. Crabtree mentioned that we do not have to commit to online hosting at this time.
- g. Crabtree asked the commissioners if they had any questions.
- h. Thomas made a **Motion** to approve the recodification fee for \$9450. Roll count vote was taken:

Poling	Aye
Clay	Aye
Thomas	Aye
Bull	Aye
Crabtree	Aye

Vote: 5 Ayes, 0 Nays. **Motion** Passed

B. Revisit Meadow Gardens Phase 2B Site Plan

- a. Kaminski stated he did not like the first condition of the alternative solution agreement. He pointed out that the 20' of unobstructed roadway would prevent them from putting up a silt fence.
- b. Crabtree indicated that with the third condition they would have to put a silt fence in and keep the roadway clear of debris.
- c. Kaminski mentioned he would like to change it to 16' instead of 20' of unobstructed, paved road surface.
- d. Crabtree pointed out that he did not think they would get rid of the silt fence if the condition was left at 20' of unobstructed, paved road surface.
- e. Crabtree stated he would like to leave the 20' of unobstructed, paved road surface in and they can figure out a different place to park their trucks.
- f. Crabtree asked about what they said about keeping lot 37 vacant.
- g. Kaminski mentioned that it was never brought up.
- h. Kaminski pointed out that lot 37 has not been sold yet because it is part if Phase 2B.
- i. Thomas made a **Motion** to approve the site plan for Meadow Gardens Phase 2B with the April 29, 2021 proposal of street and sewer maintenance alternative solution. Roll call vote was taken:

Poling	Aye
Clay	Aye
Thomas	Aye
Bull	Aye
Crabtree	Aye

Vote: 5 Ayes, 0 Nays. **Motion** Passed

VIII. New Business

A. Public Hearing for Amendment of Zoning Ordinance 4.26

- a. Crabtree pointed out that in section 4.26 we are adding the phrase, "Or pursuant to court order" to the ordinance.
- b. Crabtree asked if there were any questions.

c. Clay made a **Motion** to amend the zoning ordinance 4.26. Roll call vote was taken:

Poling Aye

Clay Aye

Thomas Aye

Bull Aye

Crabtree Aye

Vote: 5 Ayes, 0 Nays. **Motion** Passed

B. June Meeting- June 3, 2021

IX. Commissioner Remarks- None

X. Adjournment

Meeting was closed at 7:47PM by Glenn Crabtree, Chairperson

Motion by Bull to close the meeting, Second by Clay.

Vote: 5 Ayes, 0 Nays. **Motion** Passed

Respectfully submitted,

Staci Bull
Secretary