

**KENT PLANNING COMMISSION
BUSINESS MEETING
FEBRUARY 18, 2020**

MEMBERS PRESENT: Amanda Edwards
Peter Paino
Michael Bruder
Chris Clevenger-Morris

STAFF PRESENT: Eric Fink, Asst. Law Director
Bridget Susel, Community Development Director

I. Call to Order

Ms. Edwards called the meeting to order at 7:00 p.m.

II. Roll Call:

Ms. Edwards, Mr. Paino, Mr. Bruder, and Mr. Morris were present. Mr. Clapper was absent.

MOTION: *Mr. Morris moved to excuse Mr. Clapper from tonight's meeting. The motion was seconded by Mr. Paino.*

The motion carried 4-0.

III. Correspondence

None

IV. Old Business

None

V. New Business

A. Zoning Code Update: Work Session Seven

The proposed Zoning Code Text Amendment is being forwarded to the Commission for review and comment.

- Proposed Chapter 1111 – Nonconformities

Ms. Susel reviewed the staff report as presented. Ms. Susel stated that this Chapter will also go before the Board of Zoning Appeals for their input.

Section 1111.01, Purpose: The word "intent" has been removed and replaced with "purpose".

Sections 1111.02: Mr. Fink suggested changing the title to “Continuation of Non-Conformities”.

Section 1111.05: Ms. Susel stated that Section 1111.05(c) has been organized to differentiate the many ways that we deal with non-conforming uses in non-conforming structures, conforming uses in conforming structures, etc. Mr. Paino stated that the way it is written makes sense. Ms. Susel stated that they have added sections under 1111.05 with regards to alterations to a conforming structure with non-conforming use for clarification. Mr. Morris asked to change the word “deleterious” in Section 1111.05(c)(1)(b) to “harmful”. Mr. Fink suggested “detrimental”; the group agreed. Mr. Paino questioned Section 1111.05(e) and why the timeframe of 90 days to begin a project is listed. Ms. Susel explained that this comes into effect when the 2 year approval for zoning is coming to an end, the zoning changes, and they still haven’t pulled a building permit. It was agreed to clarify the language and bring it back for review.

Section 1111.06(g)(1): Additional Regulations: Mr. Paino questioned if a surveyed site plan is required. Ms. Susel stated that it depends on the application for which it is needed. This will be looked into further based on Board discussion as well as adding the authority to request further documentation to the Board of Zoning Appeals as it appears in 1107.04.

VI. Minutes

January 21, 2020
February 4, 2020

MOTION: Mr. Morris moved to approve the January 21, 2020 minutes. The motion was seconded by Mr. Paino.

The motion carried 3-0-1.

The February 4, 2020 Minutes will be presented at the next meeting as there was not a voting quorum present.

VII. Other Business

None

VIII. Adjournment

MOTION: Mr. Paino moved to adjourn. The motion was seconded by Mr. Morris. The motion carried 5 – 0. The meeting adjourned at 7:49 p.m.