



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT Building Services Division

To: Dave Ruller
City Manager

From: Bridget Susel
Community Development Director *B.S.*

Date: August 3, 2016

RE: Monthly Permit and Zoning Complaint Report – June 2016

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

Permit Revenue Summary Report

Payment Date Range 06/01/16 - 06/30/16

Summary Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type BZA-BOARD OF ZONING APPEALS						
BZA - BOARD OF BUILDING APPEALS	Permit Type BZA-BOARD OF ZONING APPEALS	4	0	200.00	.00	200.00
Totals						
		4	0	\$200.00	\$0.00	\$200.00
Permit Type DEMOLITION-DEMOLITION						
1% BBS - 1% BBS	Permit Type DEMOLITION-DEMOLITION	1	0	.25	.00	.25
RES-DEMO ACCESSRY - Residential Demolition/Moving Accessory Building	Permit Type DEMOLITION-DEMOLITION	1	0	25.00	.00	25.00
Totals						
		2	0	\$25.25	\$0.00	\$25.25
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL						
3% BBS - 3% BBS	Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL	6	0	10.35	.00	10.35
COM-ELEC REPAIR - Commercial Electric Repair/Remodel	Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL	2	0	145.00	.00	145.00
COM-ELEC SERVICE - Commercial Electric Service Replacement	Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL	4	0	200.00	.00	200.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews	Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL	1	0	75.00	.00	75.00
Totals						
		13	0	\$430.35	\$0.00	\$430.35
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL						
1% BBS - 1% BBS	Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL	6	0	3.60	.00	3.60
RES-ELEC REPAIR - Residential Electric Remodel/Repair	Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL	3	0	150.00	.00	150.00
RES-ELEC ADD - Residential Electric Addition	Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL	1	0	50.00	.00	50.00
RES-ELEC NEW - Residential Electric New	Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL	1	0	100.00	.00	100.00
RES-ELEC OWN SRV - Residential Electric Owner Occupied Service	Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL	1	0	35.00	.00	35.00
RES-ELEC TEMP - Residential Electric Temporary Service	Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL	1	0	25.00	.00	25.00
Totals						
		13	0	\$363.60	\$0.00	\$363.60
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL						
BOND-EXCAVATION - EXCAVATION BOND	Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL	1	0	1,000.00	.00	1,000.00
EXCAVATION - EXCAVATION	Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL	4	0	80.00	.00	80.00
WATER FEE - WATER FEE	Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL	1	0	25.00	.00	25.00
Totals						
		6	0	\$1,105.00	\$0.00	\$1,105.00
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL						
EXCAVATION - EXCAVATION	Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL	2	0	40.00	.00	40.00
WATER FEE - WATER FEE	Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL	1	0	25.00	.00	25.00
Totals						
		3	0	\$65.00	\$0.00	\$65.00
Permit Type EXISTING COMM-EXISTING COMMERCIAL						
3% BBS - 3% BBS	Permit Type EXISTING COMM-EXISTING COMMERCIAL	3	0	33.45	.00	33.45
COM-BUILD REPAIR - Commercial Building Repair/Remodel	Permit Type EXISTING COMM-EXISTING COMMERCIAL	3	0	1,115.00	.00	1,115.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews	Permit Type EXISTING COMM-EXISTING COMMERCIAL	4	0	1,125.00	.00	1,125.00
PLAN REVIEW 4+- Plan Review for 4 or More Reviews	Permit Type EXISTING COMM-EXISTING COMMERCIAL	1	0	112.50	.00	112.50
Totals						
		11	0	\$2,385.95	\$0.00	\$2,385.95
Permit Type EXISTING RES-EXISTING RESIDENTIAL						
1% BBS - 1% BBS	Permit Type EXISTING RES-EXISTING RESIDENTIAL	10	0	5.82	.00	5.82
RES-BUILD ADD 1 - Residential Building Addition- Single Family	Permit Type EXISTING RES-EXISTING RESIDENTIAL	7	0	431.20	.00	431.20

Permit Revenue Summary Report

Payment Date Range 06/01/16 - 06/30/16
 Summary Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type EXISTING RES-EXISTING RESIDENTIAL		3	0	150.00	.00	150.00
RES-BUILD REPAIR - Residential Building Remodel/Repair		20	0	\$587.02	\$0.00	\$587.02
Permit Type EXISTING RES-EXISTING RESIDENTIAL Totals						
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION		2	0	50.09	.00	50.09
3% BBS - 3% BBS		1	0	1,288.05	.00	1,288.05
COM-SUPR SYS NEW - Commercial Suppression Systems New		1	0	50.00	.00	50.00
CRES-SPR SYS RPR - Commercial Residential Suppression		1	0	331.77	.00	331.77
Systems Repair/Remodel		5	0	543.75	.00	543.75
CRES-SPR SYS S.F. - Commercial Residential Suppression		10	0	\$2,263.66	\$0.00	\$2,263.66
Systems Square Footage						
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews						
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION Totals						
Permit Type HVAC COMM-HVAC COMMERCIAL		5	0	57.25	.00	57.25
3% BBS - 3% BBS		1	0	1,658.20	.00	1,658.20
COM-HVAC NEW - Commercial HVAC New		1	0	50.00	.00	50.00
COM-HVAC REPAIR - Commercial HVAC Repair/Remodel		3	0	200.00	.00	200.00
COM-HVAC REPLACE - Commercial HVAC Replacement		10	0	\$1,965.45	\$0.00	\$1,965.45
Permit Type HVAC COMM-HVAC COMMERCIAL Totals						
Permit Type HVAC RES-HVAC RESIDENTIAL		6	0	2.40	.00	2.40
1% BBS - 1% BBS		4	0	140.00	.00	140.00
RES-HVAC OWN RPL - Residential HVAC Owner Occupied		2	0	100.00	.00	100.00
Replacement		12	0	\$242.40	\$0.00	\$242.40
RES-HVAC REPAIR - Residential HVAC Repair/Remodel						
Permit Type HVAC RES-HVAC RESIDENTIAL Totals						
Permit Type PC-PLANNING COMMISSION		2	0	200.00	.00	200.00
PC - PLANNING COMMISSION		2	0	\$200.00	\$0.00	\$200.00
Permit Type PC-PLANNING COMMISSION Totals						
Permit Type PLUMB COMM-PLUMBING COMMERCIAL		4	0	66.36	.00	66.36
3% BBS - 3% BBS		1	0	1.50	.00	1.50
3% BBS OVERRIDE - 3% BBS OVERRIDE		1	0	453.60	.00	453.60
COM-PLUMB ADD - Commercial Plumbing Addition		2	0	100.00	.00	100.00
COM-PLUMB REPLAC - Commercial Plumbing Replacement		1	0	150.00	.00	150.00
CRES-PLUMB NEW - Commercial Residential Plumbing New		1	0	50.00	.00	50.00
CRES-PLUMB RPAIR - Commercial Residential Plumbing		1	0	1,508.20	.00	1,508.20
Repair/Remodel		11	0	\$2,329.66	\$0.00	\$2,329.66
CRES-PLUMB SQ FT - Commercial Residential Plumbing Square						
Footage						
Permit Type PLUMB COMM-PLUMBING COMMERCIAL Totals						
Permit Type PLUMB RES-PLUMBING RESIDENTIAL		6	0	2.75	.00	2.75
1% BBS - 1% BBS		4	0	175.00	.00	175.00
RES-PLUMB OWN RP - Residential Plumbing Owner Occupied						
Replacement						

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Summary Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type PLUMB RES-PLUMBING RESIDENTIAL						
RES-PLUMB REPAIR - Residential Plumbing Repair/Remodel		2	0	100.00	.00	100.00
W-METR (3/4NO-BF - WATER METER 3/4" NO BACKFLOW		1	0	205.00	.00	205.00
Permit Type PLUMB RES-PLUMBING RESIDENTIAL Totals		13	0	\$482.75	\$0.00	\$482.75
Permit Type SIGN/AWNINGS-SIGN/AWNINGS						
3% BBS - 3% BBS		1	0	1.50	.00	1.50
COM-SIGN/AWN/CAN - Commercial Signs Awnings Canopies		1	0	50.00	.00	50.00
COM-ZONING PSIGN - Commercial Zoning Permanent Signs		1	0	50.00	.00	50.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		1	0	18.75	.00	18.75
Permit Type SIGN/AWNINGS-SIGN/AWNINGS Totals		4	0	\$120.25	\$0.00	\$120.25
Permit Type ZONING-ZONING						
CHANGE IN USE - Change in Use		1	0	100.00	.00	100.00
COM-ZONING PSIGN - Commercial Zoning Permanent Signs		2	0	100.00	.00	100.00
RES-ZONING - Residential Zoning Fence Pool Etc		10	0	250.00	.00	250.00
RES-ZONING ADD - Residential Zoning Addition		5	0	125.00	.00	125.00
Permit Type ZONING-ZONING Totals		18	0	\$575.00	\$0.00	\$575.00
Grand Totals		152	0	\$13,341.34	\$0.00	\$13,341.34

Permit Revenue Summary Report

Payment Date Range 06/01/16 - 06/30/16

Detail Listing

Fee Code	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
BZA - BOARD OF ZONING APPEALS								
	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	BZA - BOARD OF BUILDING APPEALS	Payment Monies Received	BZ16-013	4	0	200.00	.00	200.00
		Payment Monies Received	BZ16-015				50.00	
		Payment Monies Received	BZ16-016				50.00	
		Payment Monies Received	BZ16-017				50.00	
							\$200.00	
	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	BZA - BOARD OF ZONING APPEALS	Payment Monies Received	2016-00000286	1	0	25.00	.00	25.00
		Payment Monies Received	2016-00000286				.25	
							\$0.25	
	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	RES-DEMO ACCSRY - Residential Demolition/Moving Accessory	Payment Monies Received	2016-00000321	1	0	25.00	.00	25.00
		Payment Monies Received	2016-00000321					
	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	DEMOLITION-DEMOLITION	Payment Monies Received	2016-00000337	2	0	25.25	\$0.00	\$25.25
		Payment Monies Received	2016-00000337					
	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	ELECTRICAL COMM-ELECTRICAL COMMERCIAL	Payment Monies Received	2016-00000250	6	0	10.35	.00	10.35
		Payment Monies Received	2016-00000250				1.50	
		Payment Monies Received	2016-00000263				1.50	
		Payment Monies Received	2016-00000250				2.85	
		Payment Monies Received	2016-00000308				1.50	
		Payment Monies Received	2016-00000321				1.50	
		Payment Monies Received	2016-00000337				1.50	
							\$10.35	
	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	COM-ELEC REPAIR - Commercial Electric Repair/Remodel	Payment Monies Received	2016-00000250	2	0	145.00	.00	145.00
		Payment Monies Received	2016-00000250				95.00	
		Payment Monies Received	2016-00000308				50.00	
							\$145.00	
	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	COM-ELEC SERVICE - Commercial Electric Service Replacement	Payment Monies Received	2016-00000263	4	0	200.00	.00	200.00
		Payment Monies Received	2016-00000263				50.00	
		Payment Monies Received	2016-00000263				50.00	
							\$200.00	

Permit Revenue Summary Report

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Detail Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
ELECTRICAL COMM-ELECTRICAL COMMERCIAL						
Permit Type	COM-ELEC SERVICE - Commercial Electric Service Replacement					
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/21/2016	Payment Monies Received	2016-00000321	CASSI ELECTRIC	200.00	50.00	200.00
06/28/2016	Payment Monies Received	2016-00000337	OTT ELECTRICAL SERVICES INC.		50.00	
					\$200.00	
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/02/2016	Payment Monies Received	2016-00000250	LAKE ERIE ELECTRIC INC	75.00	75.00	75.00
					75.00	
					\$75.00	
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals				\$430.35	\$0.00	\$430.35
ELECTRICAL RES-ELECTRICAL RESIDENTIAL						
Permit Type	1% BBS - 1% BBS					
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/01/2016	Payment Monies Received	2016-00000262	RAPID ELECTRIC INC.	3.60	.50	3.60
06/01/2016	Payment Monies Received	2016-00000268	SPEELMAN ELECTRIC INC.		.35	
06/15/2016	Payment Monies Received	2016-00000303	EMMERR ELECTRIC		1.25	
06/24/2016	Payment Monies Received	2016-00000328	DEBORAH A SMEILLES		.50	
06/28/2016	Payment Monies Received	2016-00000332	MARCUS SLEEK		.50	
06/28/2016	Payment Monies Received	2016-00000336	BRENT D KOHER		.50	
					\$3.60	
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals				\$430.35	\$0.00	\$430.35
RES-ELEC REPAIR - Residential Electric Remodel/Repair						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/01/2016	Payment Monies Received	2016-00000262	RAPID ELECTRIC INC.	150.00	50.00	150.00
06/24/2016	Payment Monies Received	2016-00000328	DEBORAH A SMEILLES		50.00	
06/28/2016	Payment Monies Received	2016-00000336	BRENT D KOHER		50.00	
					\$150.00	
Permit Type RES-ELEC ADD - Residential Electric Addition Totals				150.00	50.00	150.00
RES-ELEC NEW - Residential Electric New						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/15/2016	Payment Monies Received	2016-00000303	EMMERR ELECTRIC	100.00	100.00	100.00
					\$100.00	
Permit Type RES-ELEC OWN SRV - Residential Electric Owner Occupied Totals				100.00	0.00	100.00
Service						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/01/2016	Payment Monies Received	2016-00000268	SPEELMAN ELECTRIC INC.	35.00	35.00	35.00
					35.00	
Permit Type RES-ELEC OWN SRV - Residential Electric Owner Occupied Totals				35.00	0.00	35.00

Permit Revenue Summary Report

Payment Date Range 06/01/16 - 06/30/16

Detail Listing

Fee Code	Permit Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	ELECTRICAL RES-ELECTRICAL RESIDENTIAL						
RES-ELEC TEMP - Residential Electric Temporary Service			1	0	25.00	.00	25.00
<i>Date</i>	<i>Permit Number</i>	<i>Transaction Type</i>	<i>Issued To</i>		<i>Amount</i>		
06/15/2016	2016-00000303	Payment Monies Received	EMMERR ELECTRIC		25.00		
					\$25.00		
			13	0	\$363.60	\$0.00	\$363.60
	Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL Totals						
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL							
BOND-EXCAVATION - EXCAVATION BOND			1	0	1,000.00	.00	1,000.00
<i>Date</i>	<i>Permit Number</i>	<i>Transaction Type</i>	<i>Issued To</i>		<i>Amount</i>		
06/09/2016	2016-00000057	Payment Monies Received	EMPACO EQUIPMENT CORPORATION		1,000.00		
					\$1,000.00		
			4	0	80.00	.00	80.00
EXCAVATION - EXCAVATION							
<i>Date</i>	<i>Permit Number</i>	<i>Transaction Type</i>	<i>Issued To</i>		<i>Amount</i>		
06/09/2016	2016-00000057	Payment Monies Received	EMPACO EQUIPMENT CORPORATION		20.00		
06/17/2016	2016-00000058	Payment Monies Received	RICHARDSON		20.00		
06/17/2016	2016-00000060	Payment Monies Received	EVERSTREAM COMMUNICATIONS		20.00		
06/27/2016	2016-00000062	Payment Monies Received	LAKE STREET STORAGE LLC		20.00		
					\$80.00		
			1	0	25.00	.00	25.00
WATER FEE - WATER FEE							
<i>Date</i>	<i>Permit Number</i>	<i>Transaction Type</i>	<i>Issued To</i>		<i>Amount</i>		
06/27/2016	2016-00000062	Payment Monies Received	LAKE STREET STORAGE LLC		25.00		
					\$25.00		
			6	0	\$1,105.00	\$0.00	\$1,105.00
	Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL Totals						
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL							
EXCAVATION - EXCAVATION			2	0	40.00	.00	40.00
<i>Date</i>	<i>Permit Number</i>	<i>Transaction Type</i>	<i>Issued To</i>		<i>Amount</i>		
06/22/2016	2016-00000061	Payment Monies Received	PAUL J & FRANCINE BAUER		20.00		
06/28/2016	2016-00000063	Payment Monies Received	CORRECT PLUMBING & DRAIN INC		20.00		
					\$40.00		
			1	0	25.00	.00	25.00
WATER FEE - WATER FEE							
<i>Date</i>	<i>Permit Number</i>	<i>Transaction Type</i>	<i>Issued To</i>		<i>Amount</i>		
06/28/2016	2016-00000063	Payment Monies Received	CORRECT PLUMBING & DRAIN INC		25.00		
					\$25.00		
			3	0	\$65.00	\$0.00	\$65.00
	Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL Totals						
Permit Type EXISTING COMM-EXISTING COMMERCIAL							
3% BBS - 3% BBS			3	0	33.45	.00	33.45
<i>Date</i>	<i>Permit Number</i>	<i>Transaction Type</i>	<i>Issued To</i>		<i>Amount</i>		
06/07/2016	2016-00000274	Payment Monies Received	HABITAT FOR HUMANITY RESTORE		1.86		
					1.86		

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Fee Code	Permit Type	Transaction Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
3% BBS - 3% BBS	EXISTING COMM-EXISTING COMMERCIAL							
06/15/2016	Payment Monies Received	Transaction Type		3	0	33.45	.00	33.45
06/28/2016	Payment Monies Received	Payment Monies Received		Permit Number	Issued To	Amount	Amount	
				2016-00000181	A P WILLIAMS INC	22.50		
				2016-00000137	PLEASANT VALLEY CONSTRUCTION	9.09		
						\$33.45		
COM-BUILD REPAIR - Commercial Building Repair/Remodel								
06/07/2016	Payment Monies Received	Transaction Type		3	0	1,115.00	.00	1,115.00
06/15/2016	Payment Monies Received	Payment Monies Received		Permit Number	Issued To	Amount	Amount	
06/28/2016	Payment Monies Received	Payment Monies Received		2016-00000274	HABITAT FOR HUMANITY RESTORE	62.00		
				2016-00000181	A P WILLIAMS INC	750.00		
				2016-00000137	PLEASANT VALLEY CONSTRUCTION	303.00		
						\$1,115.00		
PLAN REVIEW <= 3 - Plan Review for 3 or Less Reviews								
06/15/2016	Payment Monies Received	Transaction Type		4	0	1,125.00	.00	1,125.00
06/15/2016	Payment Monies Received	Payment Monies Received		Permit Number	Issued To	Amount	Amount	
06/28/2016	Payment Monies Received	Payment Monies Received		2016-00000181	A P WILLIAMS INC	487.50		
06/28/2016	Payment Monies Received	Payment Monies Received		2016-00000181	A P WILLIAMS INC	150.00		
06/28/2016	Payment Monies Received	Payment Monies Received		2016-00000137	PLEASANT VALLEY CONSTRUCTION	412.50		
06/28/2016	Payment Monies Received	Payment Monies Received		2016-00000137	PLEASANT VALLEY CONSTRUCTION	75.00		
						\$1,125.00		
PLAN REVIEW 4+ - Plan Review for 4 or More Reviews								
06/10/2016	Payment Monies Received	Transaction Type		1	0	112.50	.00	112.50
				Permit Number	Issued To	Amount	Amount	
				2016-00000058	ARCHER & SONS	112.50		
						\$112.50		
Permit Type EXISTING COMM-EXISTING COMMERCIAL Totals								
				11	0	\$2,385.95	\$0.00	\$2,385.95
1% BBS - 1% BBS	EXISTING RES-EXISTING RESIDENTIAL							
06/01/2016	Payment Monies Received	Transaction Type		10	0	5.82	.00	5.82
06/01/2016	Payment Monies Received	Payment Monies Received		Permit Number	Issued To	Amount	Amount	
06/01/2016	Payment Monies Received	Payment Monies Received		2016-00000257	JIM R & DIANE L KRUIS	.50		
06/06/2016	Payment Monies Received	Payment Monies Received		2016-00000264	NORTHEAST OHIO DECK CO	.60		
06/06/2016	Payment Monies Received	Payment Monies Received		2016-00000266	NORTHEAST OHIO DECK CO	.81		
06/06/2016	Payment Monies Received	Payment Monies Received		2016-00000270	FOUR CORNERS HOME IMPROVEMENTS	.61		
06/07/2016	Payment Monies Received	Payment Monies Received		2016-00000273	WENDI KOONTZ	.50		
06/17/2016	Payment Monies Received	Payment Monies Received		2016-00000272	R J BENNETT CONSTRUCTION	.55		
06/21/2016	Payment Monies Received	Payment Monies Received		2016-00000293	RICHARD & JOAN E IND HAWKSLEY	.56		
06/21/2016	Payment Monies Received	Payment Monies Received		2016-00000310	G B HAWK CONSTRUCTION LLC	.50		
06/21/2016	Payment Monies Received	Payment Monies Received		2016-00000320	MARTIN L & REBECCA L TOUKONEN	.63		
06/21/2016	Payment Monies Received	Payment Monies Received		2016-00000322	MURALI S SHANKER	.56		
						\$5.82		

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Detail Listing

City of Kent

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
RES-BUILD ADD 1 - Residential Building Addition- Single Family						
Permit Type	EXISTING RES-EXISTING RESIDENTIAL					
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/01/2016	Payment Monies Received	2016-00000264	NORTHEAST OHIO DECK CO	431.20	60.00	431.20
06/01/2016	Payment Monies Received	2016-00000266	NORTHEAST OHIO DECK CO		81.20	
06/06/2016	Payment Monies Received	2016-00000270	FOUR CORNERS HOME IMPROVEMENTS		60.70	
06/07/2016	Payment Monies Received	2016-00000272	R J BENNETT CONSTRUCTION		54.50	
06/17/2016	Payment Monies Received	2016-00000293	RICHARD & JOAN E IND HAWKSLEY		56.00	
06/21/2016	Payment Monies Received	2016-00000320	MARTIN L & REBECCA L TOUKONEN		62.80	
06/21/2016	Payment Monies Received	2016-00000322	MURALI S SHANKER		56.00	
					\$431.20	
				431.20	.00	431.20
RES-BUILD REPAIR - Residential Building Remodel/Repair						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/01/2016	Payment Monies Received	2016-00000257	JIM R & DIANE L KRUIJS	150.00	50.00	150.00
06/06/2016	Payment Monies Received	2016-00000273	WENDI KOONTZ		50.00	
06/21/2016	Payment Monies Received	2016-00000310	G B HAWK CONSTRUCTION LLC		50.00	
					\$150.00	
				150.00	.00	150.00
Permit Type EXISTING RES-EXISTING RESIDENTIAL Totals						
		20	0	\$587.02	\$0.00	\$587.02
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION						
3% BBS - 3% BBS						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/02/2016	Payment Monies Received	2016-00000087	ACME FIRE PROTECTION LLC	50.09	11.45	50.09
06/15/2016	Payment Monies Received	2016-00000214	S A COMUNALE		38.64	
					\$50.09	
				50.09	.00	50.09
COM-SUPR SYS NEW - Commercial Suppression Systems New						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/15/2016	Payment Monies Received	2016-00000214	S A COMUNALE	1,288.05	1,288.05	1,288.05
					\$1,288.05	
				1,288.05	.00	1,288.05
CRES-SPR SYS RPR - Commercial Residential Suppression Systems Repair/Remodel						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/02/2016	Payment Monies Received	2016-00000087	ACME FIRE PROTECTION LLC	50.00	50.00	50.00
					\$50.00	
				50.00	.00	50.00
CRES-SPR SYS S.F - Commercial Residential Suppression Systems Square Footage						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
06/02/2016	Payment Monies Received	2016-00000087	ACME FIRE PROTECTION LLC	331.77	331.77	331.77
					\$331.77	
				331.77	.00	331.77

Permit Revenue Summary Report

Payment Date Range 06/01/16 - 06/30/16

Detail Listing

Fee Code	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	HVAC RES-HVAC RESIDENTIAL							
1% BBS - 1% BBS				6	0	2.40	.00	2.40
	Transaction Type	Issued To	Amount					
	06/15/2016	JENNINGS HEATING CO INC	.50					
	06/22/2016	A NEW IMAGE HEATING & COOLING INC.	.50					
	06/24/2016	APOLLO HEATING & COOLING	.35					
	06/28/2016	AMERIPRO PLUMBING & HEATING LLC	.35					
			\$2.40					
	RES-HVAC OWN RPL - Residential HVAC Owner Occupied Replacement							
				4	0	140.00	.00	140.00
	Transaction Type	Issued To	Amount					
	06/06/2016	FALLS HEATING & COOLING INC.	35.00					
	06/09/2016	BLIND & SONS	35.00					
	06/24/2016	APOLLO HEATING & COOLING	35.00					
	06/28/2016	AMERIPRO PLUMBING & HEATING LLC	35.00					
			\$140.00					
	RES-HVAC REPAIR - Residential HVAC Repair/Remodel							
				2	0	100.00	.00	100.00
	Transaction Type	Issued To	Amount					
	06/15/2016	JENNINGS HEATING CO INC	50.00					
	06/22/2016	A NEW IMAGE HEATING & COOLING INC.	50.00					
			\$100.00					
	Permit Type HVAC RES-HVAC RESIDENTIAL Totals							
				12	0	\$242.40	\$0.00	\$242.40
	PC-PLANNING COMMISSION							
				2	0	200.00	.00	200.00
	Transaction Type	Issued To	Amount					
	06/13/2016	WILLIAM & SUZANNE CROSSEN	100.00					
	06/28/2016	CITY OF KENT	100.00					
			\$200.00					
	Permit Type PC-PLANNING COMMISSION Totals							
				2	0	\$200.00	\$0.00	\$200.00
	PLUMB COMM-PLUMBING COMMERCIAL							
				4	0	66.36	.00	66.36
	Transaction Type	Issued To	Amount					
	06/06/2016	KLINE & KAVALLI	1.50					
	06/15/2016	MACK PLUMBING & HYDRONICS, INC	49.75					
	06/15/2016	PORTAGE PLUMBING & HEATING INC	13.61					
	06/20/2016	ABC PLUMBING & DRAIN	1.50					
			\$66.36					
	Permit Type PLUMB COMM-PLUMBING COMMERCIAL Totals							
				4	0	66.36	.00	66.36
	3% BBS OVERRIDE - 3% BBS OVERRIDE							
				1	0	1.50	.00	1.50
	Transaction Type	Issued To	Amount					
	06/10/2016	THE PLUMBING SOURCE	1.50					

Permit Revenue Summary Report

Payment Date Range 06/01/16 - 06/30/16
Detail Listing

Fee Code	Permit Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
PLUMB COMM-PLUMBING COMMERCIAL							
COM-PLUMB ADD	Commercial Plumbing Addition		1	0	453.60	.00	453.60
06/15/2016	Payment Monies Received		Permit Number 2016-00000304	Issued To PORTAGE PLUMBING & HEATING INC		Amount 453.60	
						\$453.60	
COM-PLUMB REPLAC	Commercial Plumbing Replacement		2	0	100.00	.00	100.00
06/10/2016	Payment Monies Received		Permit Number 2016-00000284	Issued To THE PLUMBING SOURCE		Amount 50.00	
06/20/2016	Payment Monies Received		2016-00000315	ABC PLUMBING & DRAIN		50.00	
						\$100.00	
CRES-PLUMB NEW	Commercial Residential Plumbing New		1	0	150.00	.00	150.00
06/15/2016	Payment Monies Received		Permit Number 2016-00000002	Issued To MACK PLUMBING & HYDRONICS, INC		Amount 150.00	
						\$150.00	
CRES-PLUMB RPAIR	Commercial Residential Plumbing Repair/Remodel		1	0	50.00	.00	50.00
06/06/2016	Payment Monies Received		Permit Number 2016-00000275	Issued To KLINE & KAVALL		Amount 50.00	
						\$50.00	
CRES-PLUMB SQ FT	Commercial Residential Plumbing Square Footage		1	0	1,508.20	.00	1,508.20
06/15/2016	Payment Monies Received		Permit Number 2016-00000002	Issued To MACK PLUMBING & HYDRONICS, INC		Amount 1,508.20	
						\$1,508.20	
Permit Type PLUMB COMM-PLUMBING COMMERCIAL Totals					\$2,329.66	\$0.00	\$2,329.66
PLUMB RES-PLUMBING RESIDENTIAL							
1% BBS - 1% BBS			6	0	2.75	.00	2.75
06/15/2016	Payment Monies Received		Permit Number 2016-00000306	Issued To APPC PLUMBING SERVICES		Amount .35	
06/15/2016	Payment Monies Received		2016-00000307	WIESE PLUMBING & HEATING		.35	
06/20/2016	Payment Monies Received		2016-00000311	PRECISION LAWNSCAPE		.50	
06/20/2016	Payment Monies Received		2016-00000312	WIESE PLUMBING & HEATING		.35	
06/20/2016	Payment Monies Received		2016-00000313	ACE BROTHERS PLUMBING		.70	
06/20/2016	Payment Monies Received		2016-00000316	ABC PLUMBING & DRAIN		.50	
						\$2.75	

Permit Revenue Summary Report

Payment Date Range 06/01/16 - 06/30/16

Detail Listing

Fee Code	Fee Type	Transaction	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
PLUMB RES-PLUMBING RESIDENTIAL							
Permit Type	RES-PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement		4	0	175.00	.00	175.00
Date	06/15/2016	Transaction Type	Permit Number	Issued To	Amount	Amount	
	06/15/2016	Payment Monies Received	2016-00000306	APPC PLUMBING SERVICES	35.00	35.00	
	06/20/2016	Payment Monies Received	2016-00000307	WIESE PLUMBING & HEATING	35.00	35.00	
	06/20/2016	Payment Monies Received	2016-00000312	WIESE PLUMBING & HEATING	35.00	35.00	
	06/20/2016	Payment Monies Received	2016-00000313	ACE BROTHERS PLUMBING	70.00	70.00	
					\$175.00		
RES-PLUMB REPAIR - Residential Plumbing Repair/Remodel							
Date	06/20/2016	Transaction Type	Permit Number	Issued To	Amount	Amount	100.00
	06/20/2016	Payment Monies Received	2016-00000311	PRECISION LAWNSCAPE	50.00	50.00	
	06/20/2016	Payment Monies Received	2016-00000316	ABC PLUMBING & DRAIN	50.00	50.00	
					\$100.00		
W-METR (3/4NO-BF - WATER METER 3/4" NO BACKFLOW							
Date	06/20/2016	Transaction Type	Permit Number	Issued To	Amount	Amount	205.00
	06/20/2016	Payment Monies Received	2016-00000311	PRECISION LAWNSCAPE	205.00	205.00	
					\$205.00		
Permit Type PLUMB RES-PLUMBING RESIDENTIAL Totals					\$482.75	\$0.00	\$482.75
SIGN/AWNINGS-SIGN/AWNINGS							
Permit Type	3% BBS - 3% BBS		1	0	1.50	.00	1.50
Date	06/02/2016	Transaction Type	Permit Number	Issued To	Amount	Amount	
	06/02/2016	Payment Monies Received	2016-00000269	ELLET SIGN COMPANY	1.50	1.50	
					\$1.50		
Permit Type COM-SIGN/AWN/CAN - Commercial Signs Awnings Canopies Totals					50.00	.00	50.00
Date	06/02/2016	Transaction Type	Permit Number	Issued To	Amount	Amount	
	06/02/2016	Payment Monies Received	2016-00000269	ELLET SIGN COMPANY	50.00	50.00	
					\$50.00		
Permit Type COM-ZONING PSIGN - Commercial Zoning Permanent Signs Totals					50.00	.00	50.00
Date	06/02/2016	Transaction Type	Permit Number	Issued To	Amount	Amount	
	06/02/2016	Payment Monies Received	2016-00000269	ELLET SIGN COMPANY	50.00	50.00	
					\$50.00		
Permit Type PLAN REVIEW <= 3 - Plan Review for 3 or Less Reviews Totals					18.75	.00	18.75
Date	06/02/2016	Transaction Type	Permit Number	Issued To	Amount	Amount	
	06/02/2016	Payment Monies Received	2016-00000269	ELLET SIGN COMPANY	18.75	18.75	
					\$18.75		
Permit Type SIGN/AWNINGS-SIGN/AWNINGS Totals					\$120.25	\$0.00	\$120.25

Permit Revenue Summary Report

Payment Date Range 06/01/16 - 06/30/16

Detail Listing

Fee Code	Permit Type	ZONING	Transaction Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type ZONING-ZONING									
CHANGE IN USE - Change in Use									
Date	06/15/2016		Payment Monies Received		1	0	100.00	.00	100.00
					Permit Number	Issued To		Amount	
					2016-00000249	A P WILLIAMS INC		100.00	
								\$100.00	
COM-ZONING PSIGN - Commercial Zoning Permanent Signs									
Date	06/07/2016		Payment Monies Received		2	0	100.00	.00	100.00
	06/27/2016		Payment Monies Received		Permit Number	Issued To		Amount	
					2016-00000278	LEO F DOYLE		50.00	
					2016-00000330	LAAD SIGN AND LIGHTING		50.00	
								\$100.00	
RES-ZONING - Residential Zoning Fence Pool Etc									
Date	06/01/2016		Payment Monies Received		10	0	250.00	.00	250.00
	06/07/2016		Payment Monies Received		Permit Number	Issued To		Amount	
	06/07/2016		Payment Monies Received		2016-00000258	JIM R & DIANE L KRUIS		25.00	
	06/07/2016		Payment Monies Received		2016-00000279	R & T FENCE CO.		25.00	
	06/13/2016		Payment Monies Received		2016-00000280	MICKS FENCING		25.00	
	06/13/2016		Payment Monies Received		2016-00000285	THOMAS & HAYLEY CLARKE		25.00	
	06/13/2016		Payment Monies Received		2016-00000288	JAMES C & ANGELA BROWN		25.00	
	06/13/2016		Payment Monies Received		2016-00000292	SCOTT MacPHERSON		25.00	
	06/15/2016		Payment Monies Received		2016-00000300	JENNY RESSLER		25.00	
	06/20/2016		Payment Monies Received		2016-00000309	MEG F CALBY		25.00	
	06/22/2016		Payment Monies Received		2016-00000324	ANATOLY K & ELENA KHITRIN		25.00	
	06/22/2016		Payment Monies Received		2016-00000325	ARCHER & SONS		25.00	
								\$250.00	
RES-ZONING ADD - Residential Zoning Addition									
Date	06/01/2016		Payment Monies Received		5	0	125.00	.00	125.00
	06/01/2016		Payment Monies Received		Permit Number	Issued To		Amount	
	06/06/2016		Payment Monies Received		2016-00000265	NORTHEAST OHIO DECK CO		25.00	
	06/06/2016		Payment Monies Received		2016-00000267	NORTHEAST OHIO DECK CO		25.00	
	06/17/2016		Payment Monies Received		2016-00000271	FOUR CORNERS HOME IMPROVEMENTS		25.00	
	06/21/2016		Payment Monies Received		2016-00000294	RICHARD & JOAN E IND HAWKSLEY		25.00	
					2016-00000323	MURALI S SHANKER		25.00	
								\$125.00	
Permit Type ZONING-ZONING Totals									\$575.00
Grand Totals									\$13,341.34
									\$0.00
									\$0.00

Case by Inspector Report

Date Type: Open Date

From Date: 06/01/2016 - To Date: 06/30/2016

Case Type	Case Number	Status/Priority	Description	Case Date	Resolution Date	Open Period In Days	Reported By	Location
Inspector: ZONING-ROOMING HOUSE	Paul Bauer 2016-00000522	Active	request to grandfather rooming house	06/02/2016		48	Paul J. Bauer	550 S LINCOLN ST KENT, OH 44240
PROPERTY MAINTENANCE	2016-00000539	Active	floor drops 2" under load	06/08/2016		42	Jeffrey R. Tyler	526 DODGE ST KENT, OH 44240
PROPERTY MAINTENANCE	2016-00000552	Active	carriage house roof in disrepair	06/10/2016		40	Paul J. Bauer	730 W MAIN ST KENT, OH 44240
PROPERTY MAINTENANCE	2016-00000558	Active	missing downspout	06/13/2016		37	Paul J. Bauer	720 W MAIN ST KENT, OH 44240
PROPERTY MAINTENANCE	2016-00000572	Active	paint rear of garage	06/15/2016		35	Paul J. Bauer	137 E SCHOOL ST KENT, OH 44240
PROPERTY MAINTENANCE	2016-00000578	Active	no premise ID, unsheltered vehicle	06/17/2016		33	Paul J. Bauer	520 FRANCIS ST KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-00000583	Active	garbage, litter, tall grass, tires	06/20/2016		30	Paul J. Bauer	441 SPAULDING KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-00000597	Active	tires, inop vehicles	06/22/2016		28	Paul J. Bauer	496 FRANCIS ST KENT, OH 44240
PROPERTY MAINTENANCE	2016-00000598	Active	front step brickwork; paint as needed	06/22/2016		28	Paul J. Bauer	215 N LINCOLN ST KENT, OH 44240
PROPERTY MAINTENANCE	2016-00000603	Active	rusty ext steps and balcony railing	06/22/2016		28	George E. Wheeler	1201 LAKE ST KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-00000613	Active	black Regal w/ flats, suspected rooming house	06/24/2016		26	Paul J. Bauer	1686 ATHENA DR KENT, OH 44240
PROPERTY MAINTENANCE	2016-00000616	Active	gaps in block foundation; front steps; tall grass	06/24/2016		26	Paul J. Bauer	301 E COLLEGE AVE KENT, OH 44240
ZONING-ROOMING HOUSE	2016-00000617	Active	illegal rooming house	06/27/2016		23	John Seifert	331 MILLER AVE KENT, OH 44240
ZONING-ROOMING HOUSE	2016-00000625	Active	illegal rooming house	06/29/2016		21	Paul J. Bauer	241 E COLLEGE AVE KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-00000630	Active	gray Saturn exp lags; tall grass; trash on fl	06/30/2016		20	Paul J. Bauer	1320 FRANKLIN AVE KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-00000637	Active	old furniture in drive	06/30/2016		20	Paul J. Bauer	224 COLUMBUS ST KENT, OH 44240
PROPERTY MAINTENANCE	2016-00000648	Active	garage door in disrepair	06/28/2016		22	Paul J. Bauer	542 LAKE ST KENT, OH 44240
Paul Bauer Totals:		17 Case(s)						

Case by Inspector Report

Date Type: Open Date

From Date: 06/01/2016 - To Date: 06/30/2016

Case Type Case Number Status/Priority Description Case Date Resolution Date Open Period In Days Reported By Location

Grand Totals : 17 Case(s)

**KENT POLICE DEPARTMENT
JULY 2016**

	JULY 2015	JULY 2016	TOTAL 2015	TOTAL 2016
CALLS FOR SERVICE	1937	2293	13329	17022
FIRE CALLS	338	320	2260	2274
ARRESTS, TOTAL	152	156	1289	1282
JUVENILE ARRESTS	7	1	74	55
O.V.I. ARRESTS	10	12	108	114
TRAFFIC CITATIONS	251	261	2004	2211
PARKING TICKETS	751	479	3393	4643
ACCIDENT REPORTS	55	48	516	625
Property Damage	33	25	333	440
Injury	5	10	45	69
Private Property	16	10	110	87
Hit-Skip	1	1	28	19
OVI Related	0	1	8	9
Pedestrians	3	1	6	5
Fatals	0	0	0	0
U.C.R. STATISTICS				
Homicide	1	0	1	1
Rape	0	0	1	0
Robbery	0	2	7	6
Assault Total	20	18	168	123
Serious	4	4	23	31
Simple	16	14	145	92
Burglary	12	11	74	53
Larceny	30	28	182	172
Auto Theft	1	2	5	12
Arson	0	0	1	1
Human Trafficking: Servitude	0	0	0	0
Human Trafficking: Sex Acts	0	0	0	0
TOTAL	64	61	439	368
CRIME CLEARANCES				
Homicide	0	0	0	2
Rape	0	0	0	0
Robbery	1	0	4	2
Assault Total	18	16	141	105
Serious	3	3	20	19
Simple	15	13	121	86
Burglary	2	1	15	13
Larceny	2	5	23	38
Auto Theft	1	0	3	3
Arson	0	0	0	1
Human Trafficking: Servitude	0	0	0	0
Human Trafficking: Sex Acts	0	0	0	0
TOTAL	24	22	186	164



CITY OF KENT, OHIO

DEPARTMENT OF LAW

TO: DAVE RULLER, CITY MANAGER
FROM: JAMES R. SILVER, LAW DIRECTOR *JRS*
DATE: AUGUST 4, 2016
RE: MONTHLY REPORTS – JULY, 2016

Attached please find my monthly report for July, 2016. If you have any questions or require further information, please let me know.

LAW DEPARTMENT

Monthly Report

7/1/16 to 7/31/16

- 1) Prepare or reviewed contracts for the following:
 - a) LJB, Inc. – Valley view, Morris stormwater
 - b) Delta Asphalt – paving contract for water plant
 - c) Lease with KSU for Health Dept.
 - d) East Ohio Gov. contract for relocation of lines for new police station
 - e) RFC Construction for building new police station
 - f) Recycling agreement with Portage County Solid Waste
 - g) Euthenias for reconstruction of Tonkin Court/Street
 - h) Ohio Edison
 - i) Social Service agencies for grant monies (THII, Rebuilding together, PMHA, Community Legal Aid, Lovelight, Inc., F&CS, CAC & Coleman)
 - j) Mark Wentz for new bike rack

- 2) Festival insurance form applications: Homecoming Parade, Crooked River Otter Race, Clydesdales, Kent Creativity Fest

- 3) Did research in the following areas:
 - a) Electronic meetings
 - b) Off duty police insurance coverage
 - c) JEDD's
 - d) Audit letter on pending claims
 - e) Tax exemption forms for right of way acquisitions
 - f) Car accidents

- 4) Prosecution: Forty-four (44) hearings (trials, pre-trials or suppression hearings).

- 5) Peters v. Kent – set for hearing August 25, 2016.

**KENT CITY PLANNING COMMISSION
BUSINESS MEETING
August 16, 2016**

**FIRE DEPARTMENT
LOWER LEVEL
320 S. DEPEYSTER STREET
7:00 P.M.**

- I. CALL TO ORDER
- II. ROLL CALL
- III. READING OF PREAMBLE
- IV. ADMINISTRATION OF OATH
- V. CORRESPONDENCE
- VI. OLD BUSINESS
- VII. NEW BUSINESS

- A. PC16-014 COLLEGE TOWN KENT, LLC
220 S. Depeyster Street
Comprehensive Sign Plan - Building D

The applicant is requesting review and approval of the Comprehensive Sign Plan for Building D (Avant 220). The subject property is zoned C-D: Commercial-Downtown District.

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

- B. PC16-009 ALDEN KENT PROJECT, LLC
1456 East Summit Street
Site Plan Review

The applicant is requesting Site Plan Review and Approval in order to construct a multi-family housing development. The project consists of a 5 story above podium parking with 126 units and 384 beds. The subject property is zoned U: University District.

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

VIII. MEETING MINUTES

Regular Meeting: May 17, 2016
Regular Meeting: June 21, 2016
Regular Meeting: August 2, 2016

IX. OTHER BUSINESS

X. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: August 5, 2016
TO: Kent City Planning Commission
FROM: Jennifer Barone, PE, Development Engineer
RE: Staff Report for the August 16, 2016 Planning Commission Meeting

The following items appear on the agenda for the August 3, 2016 Planning Commission meeting:

NEW BUSINESS

CASE NO: PC16-014

APPLICANT: College Town Kent LLC

SITE LOCATION: 220 South Depeyster Street

STATUS OF APPLICANT: The applicant is the developer.

REQUESTED ACTION: Comprehensive Sign Plan for Building D

ZONING: C-D: Commercial - Downtown

TRAFFIC: The parcel is accessed from Locke Lane and South Depeyster Street.

SURROUNDING LAND USES: The property is surrounded by commercial uses on all sides.

APPLICABLE CODE SECTIONS: Chapters 1165 of the Kent Codified Ordinance.

ANALYSIS:

PROJECT DESCRIPTION:

The applicant is requesting a comprehensive sign plan for Building D (Avant 220).

The comprehensive sign plan purpose and standards are listed below.

Purpose - A Comprehensive Sign Plan is intended to integrate the design of the signs proposed for a development project with the design of the structures, into a unified architectural statement. A Comprehensive Sign Plan provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs and to achieve, not circumvent, the intent of this Chapter.

Standards - A Comprehensive Sign Plan shall comply with the following standards:

- (1) The Planning Commission may allow signage which otherwise exceeds the number, type, size and placement as otherwise permitted in this Chapter when it determines that such additional signage is warranted due to the size, nature, number of tenants or other features of the site as they may exist.
- (2) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the comprehensive sign plan, to the structures and/or developments they identify, and to surrounding development;
- (3) The Plan shall accommodate future revisions that may be required because of changes in use or tenants; and
- (4) That the Plan is consistent with the Design Guidelines that may be applicable to a designated area as may be identified in Chapter 1121 of the Kent City Zoning Code. In areas of the City not governed by the Design Guidelines identified in Chapter 1121, the Plan, to the degree feasible, shall comply with the recommended Sign Design Guidelines set forth in Appendix B of the Zoning Code.

ARCHITECTURAL ADVISORY BOARD:

At the August 2, 2016 meeting, the Architectural Review Board approved a Certificate of Appropriateness for the proposed amendment with the following conditions:

1. The blade signs shall be a maximum of 12' high with a maximum width of 2' 6" and 2' distance from the building.
2. The store front identification signs shall have a maximum letter height of 18" and maximum logo height of 24".

VARIANCES:

Should the Planning Commission approve the comprehensive sign plan, variances from the Board of Zoning Appeals would not be required.

RECOMMENDATION:

Staff finds that the proposed development, as presented on the submitted application, plans and specifications is in accordance with the standards established in the Zoning

Ordinance and other applicable development regulations except as mentioned above and recommended below as conditions.

The Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to approve this project, the following language may be used:

I move that in Case PC16-014 Planning Commission approve the Comprehensive Sign Plan for Building D at 220 South Depeyster Street, subject to the following conditions:

1. Obtain a zoning permit within two years of Planning Commission approval.
2. Obtain a sign permit and submit the performance guarantee prior to installation of the signs.

List of Enclosures for this Project:

1. Plans received June 26, 2016
2. Aerial and Zoning Map
3. Photographs

<u>CASE NO:</u>	PC16-009
<u>APPLICANT:</u>	Alden Kent Project, LLC
<u>SITE LOCATION:</u>	1456 East Summit Street
<u>STATUS OF APPLICANT:</u>	The applicant is the developer.
<u>REQUESTED ACTION:</u>	Site Plan Review & Approval to construct multi-family housing
<u>ZONING:</u>	U: University
<u>TRAFFIC:</u>	The site is accessed from East Summit Street.
<u>SURROUNDING LAND USES:</u>	KSU's power plant lies to the east, KSU main campus lies to the north, Fraternity Circle lies to the west, and the Greek Village lies to the south.
<u>APPLICABLE CODE SECTIONS:</u>	Chapters 1113, 1147 and 1191 of the Kent Codified Ordinances (KCO)
<u>ANALYSIS:</u>	

PROJECT DESCRIPTION:

The applicant is requesting to construct a multi-family housing development (student housing) adjacent to the existing church building at 1456 East Summit Street on 5.77 acres (excluding right-of-way). The project consists of a 5 story building above podium

parking with 126 units containing 384 beds. The idea is to provide an off campus community that is conducive to studying and fellowship. There are:

- 10 one bedroom units
- 23 two bedroom units
- 44 three bedroom units
- 49 four bedroom units

Each unit will have a common kitchen and a common living area. Each bedroom will have its own full bathroom. The building will also contain church offices and amenity areas as well as other areas such as an exercise room, mechanical rooms, pool courtyard and a study courtyard.

The parcel is within the U: University zoning district which allows residential uses, KCO 1147.02(a)(3), as a permitted use. This residential allowance was proposed by the Presbyterian Church and added to the zoning code in 2009, ORD 2009-110 passed 10/21/09.

A similar project (5 story building with 375 beds) was approved by Planning Commission on July 20, 2010. This project was designed more along the lines of a dormitory and never came to fruition.

The parcel also contains a gas well that will remain.

TRAFFIC/PARKING:

The site can be accessed from East Summit Street. With the Summit Street Improvement Project, East Summit Street will be a boulevard with tree islands in the middle. Access to this site will be right in/right out. A pedestrian crossing near the current church entrance is included in the Summit Street Improvement Project. Coordination with the Summit Street Improvement Project will need to take place during technical plan review to avoid any conflicts.

The residential parking requirement is one parking space per bedroom. The applicant is contending that the 0.8 parking spaces per bedroom associated with rooming/boarding should apply. Staff had provided information about rooming/boarding houses parking requirements to the applicant for informational purposes only per the applicant's request.

Staff has calculated that 437 parking spaces are needed to serve the existing church (53) plus the proposed residential use (384). The applicant has provided a plan depicting 374 parking spaces and has applied to the Board of Zoning Appeals (BZA) to appeal staff's determination of requiring one space per bedroom or to obtain a variance to the required number of parking spaces needed if staff's determination is not overturned.

The code requires bicycle storage racks or other bicycle friendly facilities. For this project 18 bicycles must be accommodated. The applicant has proposed to accommodate 74 bicycles.

The applicant has provided a traffic study updated from the study done in 2010 that reflects the changed site conditions (Summit Street Improvement project.) The Traffic Engineer has reviewed this study and found that further modifications to the study are needed.

A Fire Truck Site Movement plan was provided. However, Staff is still concerned about access to the site. A fire truck on East Summit Street can block the capability of assisting Fire Departments to access the site. The Fire Department was also concerned about being able to fight a fire from the west side of the building, the ability of the ladder to reach the top story, the lack of "FIRE LANE NO PARKING" markings and where the plowed snow will be stored in the winter.

Staff noted that the sidewalk adjacent to parking spaces must be 6' wide to account for vehicles overhanging the sidewalk. Another option is to install wheel stops.

UTILITIES:

Utilities are existing on East Summit Street.

Water: Although water service to the building should not be an issue, there is a City water main in an easement along the eastern property line fed from the booster pump adjacent to the east. The applicant is proposing a retaining wall and additional fill in this area. In order to have adequate room for operation and maintenance of a deeper water main, additional easement width may be needed. Construction of retaining walls in the easement is not permitted.

Sanitary: The Applicant has provided a sanitary sewer study showing that the additional flow produced by this project will not have a negative impact on the City's sanitary sewer system.

STORMWATER:

The applicant is proposing to utilize underground detention for the storm water management system. Since the project is greater than 5 acres, Ohio Environmental Protection Agency (OEPA) approval will be required for this method of post construction storm water best management practice to treat the water quality volume.

SIGNAGE:

Two signs are proposed. The zoning code allows for two signs up to 50 SF. The sign dimensions were not provided. If greater than 50 SF is desired, a variance from the BZA will need to be obtained.

LIGHTING/LANDSCAPING/DUMPSTER:

Lighting consists of parking lot lights and wall mounted fixtures. The photometric plan does not extend to the property line. A revised plan will need to be submitted demonstrating that light will not spill over the property lines.

Landscaping requirements are 51 trees and either 101 tall shrubs or 151 low shrubs. The landscaping plan depicts 123 trees, 496 shrubs and 155 ornamental plants (eg. flowers). Staff is questioning the viability of trees planted in narrow parking lot islands.

An enclosed dumpster is provided south of the church in the parking lot area.

ARCHITECTURAL REVIEW BOARD:

The Architectural Review Board (ARB) reviewed this project on August 2, 2016. For this area, ARB acts as an advisory group to Planning Commission. They recommended approval subject to selecting a brick color that is complementary to the red tone of the existing church brick.

VARIANCES:

The following variances requests are being considered by the Board of Zoning Appeals (BZA) at the August 15, 2016 BZA meeting.

1. The applicant is requesting an appeal of City's determination of required parking spaces for the proposed multi-family residential project.

- OR -

2. The applicant is requesting a 63 parking space variance from the 437 total number of on-site parking spaces that are required to allow a total of 374 parking spaces for the proposed multi-family residential project and existing church at 1456 Summit Street (Section 1167.05).

PARK FEE:

The developer and the City's Parks & Recreation Director have agreed to a park fee in the amount of \$115,200.

FINDINGS:

Staff finds that the proposed development, as presented on the submitted application, plans and specifications is in accordance with the standards established in the Zoning Ordinance and other applicable development regulations except as mentioned above and recommended below as conditions.

Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to approve this project, the following language may be used:

I move that in Case PC16-009, the Planning Commission approve the Site Plan for construction of a multi-family housing development at 1456 East Summit Street subject to the following conditions:

1. Coordinate the technical plans with the Summit Street Improvement Project plans.
1. Review & approval of the technical plans.
2. Obtain variances from the BZA.
3. Implement suggestions from the ARB.
4. Provide a photometric plan depicting zero light crossing the property lines.
5. Address the water main easement concerns to the satisfaction of the City Engineer.
6. Address the traffic study concerns to the satisfaction of the City Engineer.
7. Address the Fire Department concerns regarding access and ability to fight fires.
8. Install 6' sidewalks adjacent to parking stalls or install wheel stops.

I move that in Case PC16-009, the Planning Commission approve the fee in lieu of park land in the amount of \$115,200 for the multi-family housing development at 1456 East Summit Street.

List of Enclosures for This Project:

1. Cover letter and plans received May 18, 2016.
2. Aerial Topo and Zoning Maps
3. Letter from Assistant Law Director, Eric Fink

cc: Bridget Susel, Community Development Director
Jim Bowling, City Engineer
Eric Fink, Assistant Law Director
Heather Phile, Development Planner
John Idone, Parks & Recreation Director
Applicants
PC Case File