

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller
Linda Jordan

FROM: Jon Giaquinto

DATE: 2/5/15

RE: East Summit Street Improvement Project – Right of Way Purchase - Packet I

Engineering is requesting council time for approval of payments to eight owners of 23 parcels needed for construction of the East Summit Street Improvement Project. Our internal schedule to clear the right of way for the project is February 2015 which is 2 months ahead of the April 2015 project schedule. The project is anticipated to start construction in 2015.

Attached to this memo is the property map for the project highlighting the parcels included in this request. The following is a list of the parcels and their respective values included in this request.

<u>Property Owner</u>	<u>R/W Plan Number</u>	<u>Take Description</u>	<u>Amount</u>
Portage County Port Authority	6WD1-12 & 6T	Permanent & Temporary	\$36,500
Hauch Housing, LLC	12WD & 12T	Permanent & Temporary	\$44,500
A&H Investments Joint Venture, LLC	13WD & 13T	Permanent & Temporary	\$12,500
Stephen Jonsson & Karla McElroy	14WD & 14T	Permanent & Temporary	\$1,780
Kent Alumnae Group of Chi Omega Fraternity	17T	Temporary	\$3,430
Maurus & Susan Kosco	24T	Temporary	\$3,620
Kenneth & Paula Ekis	26T	Temporary	\$750
Daniel Somerville	27T	Temporary	\$420

The above values were obtained according to the federal right-of-way acquisition process. This process is required for the city to use Federal Funds. The process includes an appraisal and separate review of the appraisal by appraisers pre-approved by the State DOT. The City will be

reimbursed 80% by ODOT and 10% by KSU.

In total, 29 of 33 owners totaling 49 of 56 parcels required have agreed to compensation for the temporary/permanent right-of-way required to complete the project.

c: Gene Roberts, Service Director
Jim Bowling, City Engineer
Suzanne Stemnock, Executive Assistant
Jim Silver, Law Director
David Coffee, Budget and Finance Director



84546

PID NO.

R/W REVIEWER

MJT

R/W DESIGNER

PROPERTY MAP

BEGINNING TO STA. 11+00

MATCHLINE STA. 11+00
SEE SHEET 4

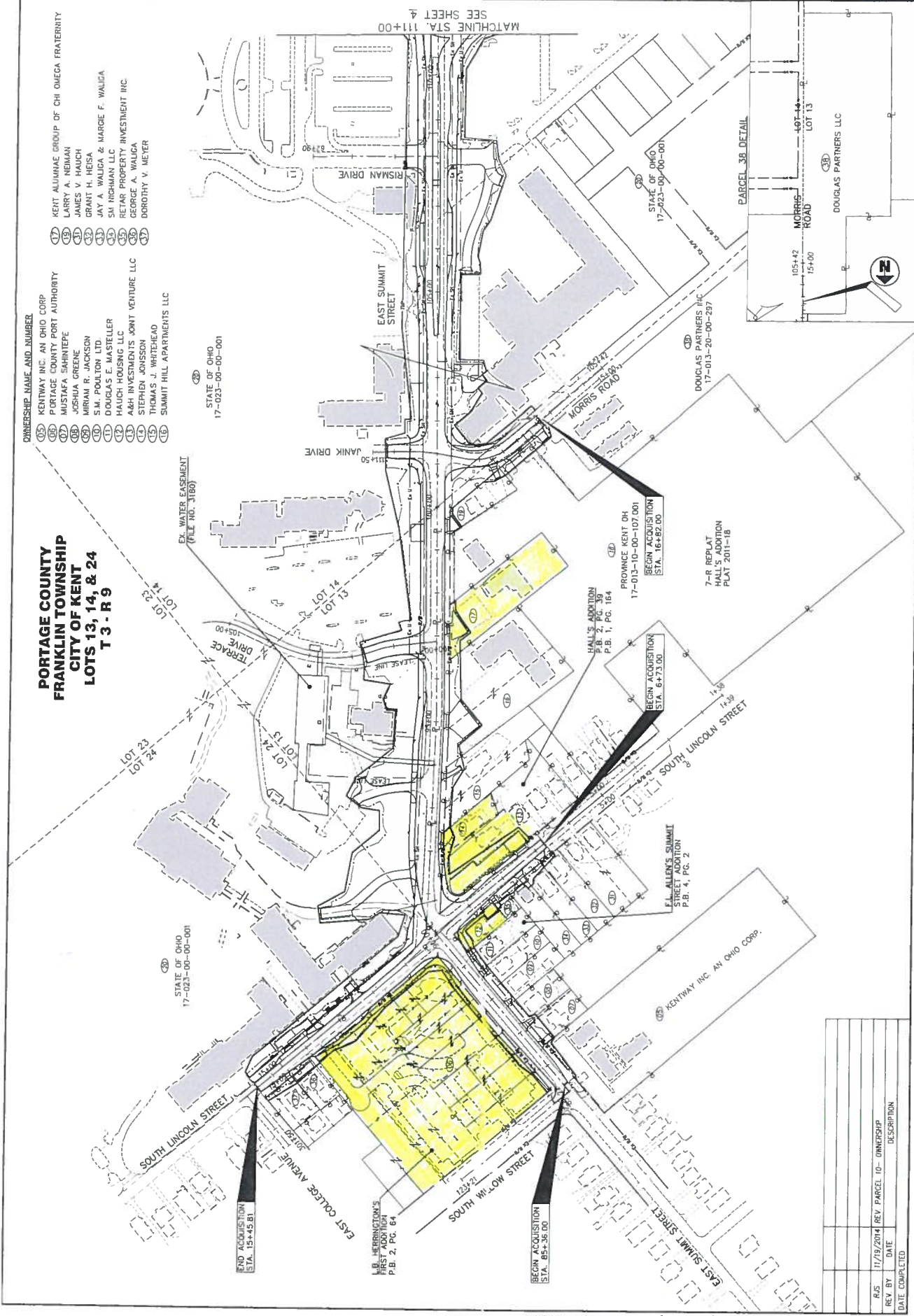
PRO-EAST SUMMIT STREET
IMPROVEMENTS

3 / 60

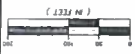
497
554

- OWNERSHIP NAME AND NUMBER**
- (17) KENT ALUMNAS GROUP OF CHI OMEGA FRATERNITY
 - (18) LARRY A. NEWMAN
 - (19) JAMES V. HAUCH
 - (20) GRANT H. HEBA
 - (21) JAY A. WALICA & MARGE F. WALICA
 - (22) SM NICHAMAN LLC
 - (23) RETAR PROPERTY INVESTMENT INC.
 - (24) GEORGE A. WALICA
 - (25) DOROTHY V. MEYER
 - (26) KENTWAY INC. AN OHIO CORP
 - (27) PORTAGE COUNTY PORT AUTHORITY
 - (28) MUSTAFA SAHINTEPE
 - (29) JOSHUA GREENE
 - (30) MIRIAM R. JACKSON
 - (31) S.M. POULTON LTD.
 - (32) DOUGLAS E. MASTELLER
 - (33) HAUCH HOUSING LLC
 - (34) A&H INVESTMENTS JOINT VENTURE LLC
 - (35) STEPHEN JOHNSON
 - (36) THOMAS J. WHITEHEAD
 - (37) SUMMIT HILL APARTMENTS LLC

**PORTAGE COUNTY
FRANKLIN TOWNSHIP
CITY OF KENT
LOTS 13, 14, & 24
T 3 - R 9**



REV. BY	DATE	DESCRIPTION
RJS	11/19/2014	REV. PARCEL ID - OWNERSHIP
		DATE COMPLETED



84546
PID NO.

R/W DESIGNER
MIT
R/W REVIEWER
DS

PROPERTY MAP
STA. 140+00 TO ENDING

FOR-EAST SUMMIT STREET
IMPROVEMENTS

5 / 60

375
4.30

PORTAGE COUNTY
FRANKLIN TOWNSHIP
CITY OF KENT
LOTS 4 & 15
T 3 - R 9

LOT 15
LOT 4

STATE OF OHIO
17-015-00-00-008

STATE OF OHIO
17-004-00-00-001.001
REPLAT OF SUBLOT 29B1
WHITEHALL SUBDIVISION
PLAT 87-85

STATE OF OHIO
17-004-00-00-001.002

SEE SHEET 4
MATCHLINE STA. 140+00

STATE OF OHIO
17-004-00-00-001.002

END ACQUISITION
STA. 157+4.00.00

REPLAT WHITEHALL SUBDIVISION
P.B. 35, PG. 63-66

WHITEHALL TERRACE
INVESTORS LLC
170-04-00-00-035

WHITEHALL BOULEVARD
35+00

WHITEHALL TERRACE
INVESTORS II LLC
17-004-00-00-036.050

KENT CONGREGATION
JEHOVAH'S WITNESSES
TRUSTEES

REPLAT OF SUBLOT 29B1
WHITEHALL SUBDIVISION
PLAT 88-11

LOOP ROAD 60
25+11

WOODCHIEFS ON
SUMMIT PLAZA
P.B. 32, PG. 10

- OWNERSHIP NAME AND NUMBER
- (23) WOODCHIEFS ON SUMMIT HOMEOWNERS ASSOCIATION
 - (24) MAURAS J. KOSCO & SIEAN E. KOSCO
 - (25) ALLEN L. & SUSANNE C. LAWYER
 - (26) KENNETH E. & PAULA J. ENIS
 - (27) DANIEL C. SDEMIVILLE
 - (28) KENT CONGREGATION JEHOVAH'S WITNESSES TRUSTEES

REV BY	DATE	DESCRIPTION

KENT HEALTH DEPARTMENT STATISTICAL REPORT 2015

	Jan 2015	YTD 2015	Jan 2014	YTD 2014
HEALTH DEPT. \$ COLLECTED				
FamAbuse fund	\$ 955.50	\$ 955.50	\$ 432.00	\$ 432.00
Vital Stats Rev.	\$ 5,414.50	\$ 5,414.50	\$ 2,448.00	\$ 2,448.00
Child Abuse	\$ 1,911.00	\$ 1,911.00	\$ 864.00	\$ 864.00
State VS	\$ 5,733.00	\$ 5,733.00	\$ 2,592.00	\$ 2,592.00
B Perm Rev	\$ 27.50	\$ 27.50	\$ 19.50	\$ 19.50
B.Perm State	\$ 137.50	\$ 137.50	\$ 97.50	\$ 97.50
Food Estab. RFE	\$ 400.00	\$ 400.00	\$ 135.90	\$ 135.90
Food Service FSO	\$ 528.00	\$ 528.00	\$ 1,223.00	\$ 1,223.00
FSO Vending	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Home Sewage	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Housing	\$ 6,460.00	\$ 6,460.00	\$ 4,835.00	\$ 4,835.00
Swim Pools	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
SolWst(Trks)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Tattoo Parlors	\$ 1,050.00	\$ 1,050.00	\$ 200.00	\$ 200.00
*Misc(Xerox, etc.)	\$ 0.00	\$ 0.00	\$ 1,243.20	\$ 1,243.20
-Trash fine	\$ 50.00	\$ 50.00	\$ 0.00	\$ 0.00
MAC Claiming	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
**ST Subsidy	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL COLLECTED	\$ 22,667.00	\$ 22,667.00	\$ 14,090.10	\$ 14,090.10
TO STATE				
FamAbuse fund	\$ 926.82	\$ 926.82	\$ 419.03	\$ 419.03
Food Estabs	\$ 28.00	\$ 28.00	\$ 0.00	\$ 0.00
Bur.Permits	\$ 137.50	\$ 137.50	\$ 97.50	\$ 97.50
Child Abuse	\$ 1,853.67	\$ 1,853.67	\$ 838.08	\$ 838.08
State VS QTRLY	\$ 5,733.00	\$ 5,733.00	\$ 2,592.00	\$ 2,592.00
Food Service	\$ 0.00	\$ 0.00	\$ 84.00	\$ 84.00
Food Vendors	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Swim Pools	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Wells	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 8,678.99	\$ 8,678.99	\$ 4,030.61	\$ 4,030.61
TOTAL ASSETS	\$ 13,988.01	\$ 13,988.01	\$ 10,059.49	\$ 10,059.49
+Admin fee to Vital Stats	\$ 86.01	\$ 86.01	\$ 38.88	\$ 38.88
-3% FamAbuse	\$ 28.68	\$ 28.68	\$ 12.96	\$ 12.96
-3% ChildAbuse	\$ 57.33	\$ 57.33	\$ 25.92	\$ 25.92

STATISTICAL REPORT Cont.

Jan 2015

YTD 2015

Jan 2014

YTD 2014

PERMIT/lic.

Food Estabs	0	0	0	0
Food Service	1	1	3	3
FS Vending	0	0	0	0
Home Sewage	0	0	0	0
Housing	21	21	14	14
Solid Waste	0	0	0	0
Swim Pools	0	0	0	0
Septic Haul.	0	0	0	0
Tattoo Parlors	3	3	1	1
Other	0	0	0	0
TOTAL	25	25	18	18

MOSQ.CONT.

Sites Treat.	0.0	0.0	0.0	0.0
Adulticide	0.0	0.0	0.0	0.0
Tot Man Hrs	0.0	0.0	0.0	0.0

COMPLAINTS

Received	16	16	29	29
Abated	12	12	24	24

LEGAL.COMPL.

Filed	0	0	0	0
Pre-trials	0	0	0	0
Trials	0	0	0	0

COMM.DISEASE

0	0	77	77
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IMMUNIZATIONS

20	20	5	5
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BIRTH Copies issued

230	230	45	45
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DEATH Copies issued

407	407	243	243
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ESTABLISHED 1805

City of Kent, Ohio

Office of the City Manager

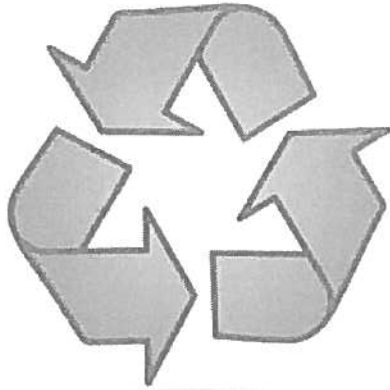
To: Mayor and Members of Council

From:  Suzanne Stemnock, Executive Assistant to the City Manager

Subject: Sustainability Commission Article

Date: February 10, 2014

The Sustainability Commission has completed a second article recommending methods to fend off global warming. The second article written by the Commission was focused on the various options for recycling aside from the typical curbside recycling. Staff has attached this article for your reference. This article will be published in the spring edition of the Tree City Bulletin. Possible future articles discussed by the Commission could include tips to minimize the impact on global warming through transportation, the community, and more.



Recycling Without the Bin!

Brought to you by the Kent Sustainability Commission

When many of us think about recycling, what immediately comes to mind are the items we put into our bins every week. Other opportunities exist to keep materials out of the waste stream, many items can be reused or recycled. Doing this also reduces our carbon footprint by conserving the embodied energy used to create the products.

Earth911.com provides a comprehensive online directory of local businesses and non-profits willing to recycle your unwanted items, both large and small. To search the directory visit: <http://search.earth911.com>. Many other items can also be reused by others by creating online postings through social media or other internet resources.

Although the Earth911 directory offers a more comprehensive inventory for each organization, the list below summarizes where the most common used items can be donated or recycled locally:

- **Goodwill of Ravenna:** St. Rt. 59, behind Walmart, (330) 677-5402
Accepts clothing and household goods, including televisions in working order (tube and flat-screen).
- **Portage County Clothing Center:** 3377 St. Rt. 59 in Ravenna, (330) 296-0503
Accepts clothing and household items.
- **Habitat for Humanity ReStore:** 1510 S. Water St. in Kent, (330) 677-8881
Accepts donations of usable household and renovation items. Pick up service is available for certain items.
- **Best Buy:** 445 Howe Ave. in Cuyahoga Falls, (330) 928-5410
Offers free recycling of used electronics, including but not limited to tube televisions (up to 32"), CRT computer monitors, computers, vacuum cleaners, VCRs and batteries.
- **Staples:** 645 Howe Ave. in Cuyahoga Falls, (330) 945-4488
Offers free recycling of used electronics, including but not limited to CRT and LCD monitors, computers and batteries.
- **Lowe's:** 218 Nicholas Way in Brimfield, (330) 677-3040
Offers free recycling of CFL light bulbs, non-automotive batteries and plastic plant pots/trays.

**KENT CITY PLANNING COMMISSION
BUSINESS MEETING
FEBRURY 17, 2015**

**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. CORRESPONDENCE

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. PC15-003 MARTIAL ARTS OHIO DAY CARE
1480 S. Water Street (University Plaza)
Conditional Zoning Certificate & Site Plan Review**

The applicant is seeking a Conditional Zoning Certificate and Site Plan Review & Approval in order to operate a before and after school day care facility and summer programs serving school age children. The subject property is zoned: C: Commercial District.

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

VIII. OTHER BUSINESS

Reappointment of John Gargan to Community Reinvestment Area Housing Council

XI. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: February 10, 2015
TO: Kent City Planning Commission
FROM: Jennifer Barone, PE, Development Engineer
RE: Staff Report for the February 17, 2015 Planning Commission Meeting

The following items appear on the agenda for the February 17, 2015 Planning Commission meeting:

NEW BUSINESS

CASE NO: PC15-003 Martial Arts Ohio Day Care

APPLICANT: Jackie L. Edwards

SITE LOCATION: 1480 South Water Street (University Plaza)

STATUS OF APPLICANT: The applicant leases the space from Spigel Properties.

REQUESTED ACTION: Conditional Zoning Certificate and Site Plan Review and Approval for Day Care facility.

ZONING: C: Commercial District

TRAFFIC: The parcel is accessed from South Water Street and Cherry Street.

SURROUNDING LAND USES: The property is surrounded by commercial on the east side, mostly commercial with some residential on the north and south sides and residential on the west side.

APPLICABLE CODE SECTIONS: Chapters 1107, 1113, 1143, 1168 and 1171 of the Kent Codified Ordinances (KCO).

ANALYSIS:

PROJECT DESCRIPTION:

The applicant is requesting a conditional use certificate and site plan approval for a day care in University Plaza. The day care facility will be utilized as before and after school care plus summer programs serving school age children.

Child Day Care facilities are conditionally permitted in the C zoning district and are subject to the requirements outlined in Sections 1171.01 (1),(2), (3), (5), (9), (11), (17), and (54) of the Kent Codified Ordinances as listed below. Staff believes these conditions have been met except for (1) and (54).

- (1) All structures and activity areas shall be located at least 100 feet from all property lines.
- (2) Loudspeakers which cause a hazard or annoyance shall not be permitted.
- (3) All points of vehicular entrance or exit shall be located no closer than 200 feet from the intersection of two major thoroughfares, or no closer than 100 feet from the intersection of a major thoroughfare and a local or collector thoroughfare
- (5) No lighting shall constitute a nuisance or in any way impair safe movement of traffic on any street or highway; no lighting shall shine directly on adjacent properties.
- (7) Such developments shall be located on a major thoroughfares or at intersection of major and/or collector thoroughfares.
- (9) Such uses shall not require uneconomical extensions of utility services at the expense of the community.
- (11) Such uses shall be properly landscaped to be harmonious with surrounding residential uses.
- (17) All permitted installations shall be maintained in a neat orderly condition so as to prevent injury to any single property, any individual, or to the community in general; a bond may be required to insure that this provision will be met.
- (54)
 - (a) That an outdoor recreation or play area be provided in order to accommodate the number of children being cared for at the facility. This area shall be fence so as to provide a secure play area.
 - (b) That noise and visual buffer be installed on the portion of the site abutting a roadway and/or residential use.
 - (c) That the facility comply with the applicable codes, as well as the specific requirement of child day care facilities as set forth in Chapter 5104 of the Ohio Revised Code.

TRAFFIC/PARKING:

The plaza has ingress/egress from both South Water Street and Cherry Street. There is ample parking for the day care facility.

UTILITIES:

N/A

STORMWATER:

N/A

SIGNAGE:

No new signs are proposed.

LIGHTING/LANDSCAPING/DUMPSTER:

No site work is proposed.

No dumpster is proposed.

ARCHITECTURAL ADVISORY BOARD:

The project does not require review by the Architectural Review Board.

VARIANCES:

There are two elements of the Zoning Code not being met that require a variance from the Board of Zoning Appeals (BZA):

1. 1171.01(1) All structures and activity areas shall be located at least 100 feet from all property lines.
2. 1171.01 (54) That an outdoor recreation or play area be provided in order to accommodate the number of children being cared for at the facility. This area shall be fence so as to provide a secure play area.

RECOMMENDATION:

Staff is recommending approval with conditions as listed below.

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 PC15-003, the Planning Commission approve the request for a Conditional Zoning Certificate and Site Plan to operate a Child Day Care facility at 1480 South Water Street subject to the following conditions:

1. Granting of the variances by the Board of Zoning Appeals
2. Obtaining the state license
3. Complying with Health, Building, Fire & Police Department requirements
4. Submitting technical plans for review and approval.

List of Enclosures for This Project:

1. Cover letter received January 15, 2015
2. Site plans received January 12, 2015
3. Aerial Topo
4. Zoning Map
5. Photographs

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

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
FEBRUARY 17, 2015**

**COMMUNITY DEVELOPMENT DEPARTMENT
CONFERENCE ROOM
930 OVERHOLT ROAD
4:00 P.M.**

A G E N D A

I. CALL TO ORDER

II. ROLL CALL

III. ADMINISTRATION OF OATH

IV. PROJECT REVIEW

**A. ARB15-003 MR. ZUB'S SIGNAGE
 138 SOUTH WATER STREET**

The applicant is requesting review of signage for Mr. Zub's.

- 1) Discussion**
- 2) Recommendation/Action – Certificate of Appropriateness**

V. MEETING MINUTES SUMMARY

August 5, 2014

VI. OTHER BUSINESS

VII. ADJOURNMENT

