

CITY OF KENT
ARCHITECTURAL ADVISORY BOARD
SUMMARY MINUTES
MARCH 15, 2016

MEMBERS: Allan Orashan
Kevin Koogle
Bill Willoughby

ABSENT: Howard Boyle

STAFF: Heather Phile, Development Planner
Jennifer Barone, Development Engineer
Eric Fink, Assistant Law Director
Jamella Hadden, Administrative Assistant

I. Call to Order

The meeting was called to order by Vice-Chair, Mr. Orashan at 4:05 pm.

II. Roll Call

Mr. Koogle, Mr. Willoughby and Mr. Orashan were present.

III. Administration of Oath

Mr. Fink instructed those members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. He administered the Oath: "Do you solemnly swear or affirm that the testimony that you are about to give at this is the truth, the whole truth, and nothing but the truth, so help you God? Please say "I do." The participants responded, "I do."

IV. Project Review

**A. ARB16-005 STANDING ROCK CULTURAL ARTS
300 N. Water Street**

**The applicant is requesting a review of the proposed handicap ramp
addition to the front of the building.**

Mr. Jeff Ingram gave the presentation. Mr. Ingram stated that currently there is a portable ramp that is being utilized for entry to the building. He would like to construct a permanent ramp that meets the ADA requirements. He stated that John Kuhar is the owner of the building and supports the project. The center intends to conduct a fund raising campaign to obtain the funds to construct the ramp. The base will be concrete with brick and galvanized handrails that will be painted green. It is 26" vertical. Mr. Ingram stated that the length may be extended depending on the ADA requirements. This will require permission from the City to extend into the right-of-way.

Mr. Willoughby expressed concern about the paint. He stated that only certain types of paint will stick to galvanized metal. He would prefer a vertical railing with 1½ galvanized pipe. It was his opinion that the ramp can add to the aesthetics of the building.

There was a discussion about ADA requirements for a handicap ramp. It was stated that this issue will be handled by the City's building department. The size and height requirements must be reviewed for ADA criteria before a permit can be issued.

Mr. Koogle agreed that the ramp design can change the appearance of the entry. He asked if he intended to install a new concrete sidewalk in the front of the building and if there are any trees on the property. He asked if the stairs are new.

Mr. Ingram stated that a new sidewalk will be installed. There are trees to the left and right of the building but none in the front. He stated that the stairs are existing. There are no changes to the stairs.

Mr. Orashan stated that he would also like to see vertical railings.

There was a discussion about the different types of railings and the opportunity to do something creative with the design for the vertical railing.

Mr. Koogle suggested installing a canopy in the future. He stated he would also like to see samples of the brick and pictures of the actual brick on the building to better determine the appearance.

Mr. Willoughby asked if this review should be tabled in order to give additional time to Mr. Ingram to revise the drawing and incorporate the suggested changes for the construction of the ramp.

Mr. Ingram agreed to come back with a revised drawings with more details regarding the size and location of the handicap ramp.

MOTION: ***Mr. Orashan moved to table ARB16-005/Standing Rock Cultural Arts until the April 5, 2016 meeting. Mr. Koogle seconded the motion. The motion carried 3-0.***

**B. ARB16-004 COLEMAN TAY APARTMENTS
736 W. Main Street**

The applicant is requesting review of a proposed 11-unit apartment building.

Mr. Alan Ambuske, Perspectus Architecture made the presentation. Mr. Ambuske reviewed the proposed site plan. This project consist of the demolition of two existing vacant houses and the construction of a 2-story apartment building with 11 single beds. The first floor will have five units and the second floor will have six units. Two apartments on the first floor will be handicap accessible in accordance with ADA requirements. He stated that all the units can be changed to ADA requirements, if necessary. The laundry facility will also be on the first floor. There is an elevator at the rear of the building.

The typical floor plan is a bedroom, living room, kitchen, bathroom, and each unit has its own utilities. The color scheme will be blue, green, and taupe with vinyl siding. The handrails and columns are white. The appearance will be similar to the surrounding single family houses. There will be a six foot fence in front of the electric meters area to shield the appearance.

Mr. Ambuske noted that it was determined that the water line for this project does not have enough pressure. He will work with the City officials to resolve this issue. The agency intends to apply for grants to help with the cost of the working on the water line.

There was a discussion regarding the location of the meters. Mr. Koogle suggested that the meters be moved behind the stairway so that they are not seen from the street. He also asked if the recycling bins can be moved to another location that is not so visible.

It was stated that the trash area is at the rear next to the retaining wall. Arbor vitae will be placed around the dumpsters.

Ms. Annette Petranic, Director of Housing for Coleman stated that there will be a few common recycling bins for the entire apartment complex. Each unit will not have individual recycling bins.

Mr. Willoughby suggested adding windows to both sides of the apartment.

Mr. Koogle suggested adding posts under the balcony to the east and west sides of the building. He agreed that windows should be placed on the north and south sides. In addition, add a dormer or take the ridge through to the north side of the building.

Mr. Ambuske stated that this project is an Ohio Finance Energy Star Project with LED lighting for 90% efficiency. He said that the meter location can be moved behind the stairs that will eliminate the fence in the front yard. Also, the recycling bins could probably be placed inside the storage room.

Mr. Willoughby noted that Mr. Ambuske is a member of the KSU Advisory Board. He asked if this could be a conflict of interest, since he is an employee of KSU as a Associate Professor in the College of Architecture.

Attorney Fink asked if Mr. Willoughby received any compensation or if Mr. Ambuske had any direct influence on his income.

Mr. Willoughby said no.

Attorney Fink ruled that this is not a Conflict of Interest and he can vote on this case.

MOTION: ***Mr. Willoughby moved to recommend approval of the site plan for ARB16-004/ Coleman TAY Apartment building subject to the following conditions. Mr. Koogle seconded the motion. The motion carried 3-0.***

- 1) Relocate the meters to inside the hallway***
- 2) Add four (4) window to the north and south elevations***
- 3) Place columns under balcony on the west facade to match the east facade***
- 4) Add gable on north facade with a jog or extension***
- 5) Move recycling bins into storage room***

- VI. Minutes Summary: Regular Meeting - February 2, 2016
Special Meeting - February 9, 2016

MOTION: *Mr. Koogle moved to approve the regular minutes summary of February 2, 2016 as presented. Mr. Willoughby seconded the motion. The motion carried 3-0.*

MOTION: *Mr. Koogle moved to approve the special minutes summary of February 9, 2016 as amended. Mr. Willoughby seconded the motion. The motion carried 3-0.*

- VII. Adjournment

MOTION: *Mr. Willoughby moved to adjourn the meeting. Mr. Koogle seconded the motion. The motion carried 3-0.*

The meeting adjourned at 4:56 p.m.