

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
APRIL 18, 2017**

MEMBERS PRESENT: Howard Boyle
 Allan Orashan
 Kevin Koogle
 David Basista
 Steve Balazs

STAFF PRESENT: Bridget Susel, Community Development Director
 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 Chair Boyle at 4:00 p.m.

II. ROLL CALL

Howard Boyle, Kevin Koogle, David Basista, Steve Balazs and Allan Orashan were present.

Motion: *Mr. Koogle moved to take the agenda out of order to hear ARB17-001/Kent Investors as the last case to review. Mr. Balazs seconded the motion. The motion carried 4-0. (Mr. Orashan not present during the vote)*

III. ADMINISTRATION OF OATH

Mr. Fink instructed members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. Mr. Fink administered the oath, "Do you swear or affirm that the testimony that you are about to give this evening 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. ARB16-008 GRAZERS
 425 Franklin Avenue**

The applicant is requesting review of revisions to the approved building sign plan.

Stacy Lasher stated she is the owner and operator of Grazers. She introduced Patrick Rubensall who is the designer of the sign. He will review the changes to the design.

Mr. Rubensall stated that his the students at Cuyahoga Valley Career Center assisted with the design of the sign. The custom exterior signage will maintain the architectural integrity of downtown Kent and retain the logo brand for GRAZERS. The material was changed to make the sign lighter. The original sign design was 180 pounds that could not be supported on the building. The material was changed to aluminum and the letter inserts will be made from translucent acrylic in light green and dark green. The mounting will be stainless steel bolts to the existing facade. The new weight of the sign is 30 pounds.

The GRAZER sign will be illuminated in a backlit fashion. The backlighting will be provided by a single two lamp fluorescent enclosed water proof light fixture.

Mr. Koogle asked if the lighting will be inside.

Mr. Rubensall stated yes. The lighting will backlit that will illuminated the green acrylic lettering.

Mr. Balazs suggested turning the flanges inward to inside the wall rather than outward. This would make it more aesthetically pleasing.

Mr. Koogle agreed.

Mr. Boyle asked if the only difference is the change in material. Is the sign design the same as previously presented.

Ms. Lasher stated yes. The material was changed to aluminum instead of steel and the sign will be more stable to the building.

Mr. Koogle asked if the sign will include a top or bottom.

Mr. Rubensall stated no. He may include some type of screening at a later time.

Public Comment: None

MOTION: *Mr. Koogle moved to approve the Certificate of Appropriateness to amend the signage for ARB16-008/Grazers based on graphics, colors, size, material changed to aluminum, projection sign on two sides, location of sign on building, changed lighting to fluorescent water proof light fixture (green plexiglass), and flanges direction changed to inward for mounting to facade. Mr. Balazs seconded the motion. The motion was approved 5-0.*

**C. ARB17-002 TRENO RISTORANTE
152 Franklin Avenue**

The applicant is requesting review of new building signage.

Mr. Mike Crawford from Advanced Display and Mr. Ron Burbick made the presentation. Mr. Crawford stated there will be three sign. The signs are the same size and the material is high density urethane. The size is 1.5" x 23.5" x 95.5". The back ground is black with gold leaf letters.

Mr. Burbick said there is currently a total of six signs on the building. One sign honors the original owner and the other sign is historical that is located by the door. He said he is trying to make the look of the signage like an old train station. The color of the building will be slightly changed. Train stations traditionally had a sign at the rear of the building along the side of the tracks.

Mr. Orashan asked about the length of the sign. He suggested stretching out the sign between the two brackets to make it longer and make the lettering more narrow.

Mr. Burbick stated the sign is 8 feet and it cannot be make any longer because of the type of material.

Mr. Fink reviewed the zoning code requirements from Section 1165.02(d): Non-Confirming Signs regarding pre-existing signs. He said the applicant may need to submit a Comprehensive Sign Plan to cover the number of signs or submit an application to the Board of Zoning Appeals for any sign variances.

Mr. Koogler suggested a fourth sign at the other end of the building

Mr. Burbick said that there is large tree at that location and the public will not be able to see the sign.

Ms. Susel stated the Arch Board only reviews the color, size, aesthetics and material. The number of signs may be subject to Planning Commission or Board of Zoning appeals review.

Mr. Orashan asked if the Board could send a recommendation to the Planning Commission to accept the Comprehensive Sign Plan.

Ms. Susel stated yes. She briefly explained the sign application procedure to submit an application for a Comprehensive Sign Plan or to submit to the Board of Zoning Appeals to request sign variances.

Mr. Burbick requested that the office send the information to his office.

Public Comment: None

MOTION: *Mr. Orashan moved to approve the Certificate of Appropriateness for ARB17-002/Treno Ristorante to install three signs: 1.5" x 23.5" x 95.5" - one sided, black background and gold leaf lettering (total of 46.8 sq. ft.) with the requirement that Kent ABC Holdings will submit a Comprehensive Sign Plan or submit an application to the Board of Zoning Appeals for sign variances. Mr. Basista seconded the motion. The motion carried 4-0. (Mr. Boyle abstained)*

**D. ARB17-003 THE ZEITGROUP, LTD
 143 East Main Street**

The applicant is requesting review of the renovation to the facade.

John Zeit stated that he is an architect and CEO of The Zeitgroup. Mr. Zeit reviewed the proposed changes to the building facade. He stated that the entire concrete face will be replaced with a brick base and storefront framing with spandrel glass windows. The brick will be chosen to match the existing brick. The windows will be inset. No signage is proposed as this time. The owner has not leased the building at this time. The framing around the windows will closely match the framing of Kent Natural Foods to the east and McKay Bricker.

Mr. Orashan asked what is the material of the marquee.

Mr. Zeit stated he is not sure. He believes that it is a concrete or a smooth stucco. This will probably be the location of the sign for whatever tenant leases the building.

Mr. Orashan suggested that the brick color is a darker tone to be a little different from the McKay Bricker facade.

Mr. Koogler asked if the marquee will be a different texture.

Mr. Zeit stated that it could be but he will deal with any material change once a tenant is selected for the building. This review is only for the change to the facade.

Public Comment: None

MOTION: *Mr. Balazs moved to approve the Certificate of Appropriateness for ARB17-003/The Zeitgroup to renovate the facade with brick base and new storefront framing with spandrel glass as presented. Mr. Orashan seconded the motion. The motion carried 5-0.*

**B. ARB17-001 KENT INVESTORS LLC
1005 E. Main Street**

The applicant is requesting review of the proposed new building.

Gary O'Nesti stated that he is representing LRC Realty who are the owners of the property. He presented the proposed project to construct a commercial retail development. The project is intended to include three food or retail tenants with a combined footage of approximately 8,500 square footage. A drive thru facility is also anticipated. The site design include drainage, lighting and landscaping to the City regulations. The selected material and a facade will be blend in with the surrounding neighborhood. There will be pedestrian access as well as ingress and egress for vehicular traffic and on-site patron parking lot. A Comprehensive Sign Plan will be submitted at a later date when the final tenants are selected.

Mr. O'Nesti introduced Tyler Rick, Fabo Architecture. He reviewed the material of brick, hardy plank siding, gable elements, dormer and asphalt shingles.

Mr. Koogler asked if the dormers are two story.

Mr. Rick stated the dormers are fake that will fit into the second story. This is to make it appear to be residential. The tenant buildout will determine the function of the dormer.

Mr. Balazs stated that this is a unique lot. The west and north elevations are bleak. He suggested sprucing up the appearance with windows. He said the location of the trash enclosure is not serving the neighborhood.,

Mr. O'Nesti stated the building will be landscaped on all sides. Perhaps awnings or additional windows could be added to the front and rear for a better appearance depending on the tenant. The mechanicals will be installed on the roof or buried in the building. He stated that he does not plan to install a Mansard roof.

Mr. Boyle stated that windows on the west side would be helpful. More landscaping in needed between the building and the drive-thru lane.

Mr. Koogler asked about the height bar at the drive-thru entrance. Is that necessary or can it be omitted from the plans. He also expressed concern about the location of the trash enclosure.

Mr. O'Nesti stated that the height bar for the drive-thru is a requirement of the future tenant.

Mr. Wohlwend briefly discussed the landscaping plan. He said they will comply with the City regulations to surround the dumpsters. It will be positioned toward the building and not out to the neighborhood. He said the screening would have to be four feet or less.

Mr. Orashan asked about fencing around the dumpsters.

Mr. Fink referred to the Zoning Code regulations regarding fences. The code states that no fencing, wall or hedges in a front yard area exceed four feet in height. The Planning Commission will decide this issue.

Mr. Orashan asked if the Arch Board could make a recommendation to the Planning Commission to permit installation of a higher fence.

Mr. Fink said yes.

Mr. Orashan said the north and west elevations look like the back of the building. He would like more done to improve the elevations. He suggested adding more windows or a different type of material to help with the appearance of the building so it does not look like a blank wall to the neighborhood.

Mr. Koogler said he liked the material colors.

Mr. Basista said he would like to see more reddish tone brick than brown.

PUBLIC COMMENT

Paula Treckel (1244 Woodhill Drive): Stated she appreciates the effort of the development however, she objects to the appearance of the north and west elevations. This project will create more traffic for the neighborhood. This property really has four front yards. She is concerned with the placement of the dumpster that could attract wild animals. She is concerned about the landscape plan that could cut down old oak and maple trees. There needs to be additional vegetation that blends in better to the neighborhood.

Dr. Randal Smith (301 Oakwood Drive): He suggested that the main entrance to the building is off Crain Avenue instead of Main Street.

Attorney Scott Flynn (220 Frances): He reviewed the restrictive covenants in place for the property that was established by Glen Reed, the original owner of this lot in 1935. He stated that the heirs submitted a letter in opposition to this development. It is not appropriate for the neighborhood. This could become a legal issue because the heirs have the right to approve what is developed on this particular property. They feel this development will devalue surrounding property. They feel the development is not harmonious to the neighborhood and may file a law suit, if this project is approved by the Arch Board and Planning Commission. He hopes this issue does not end up in Court.

Assistant Kent City Law Director, Eric Fink: Mr. Fink stated that the City does not enforce these type of restrictions. Those covenants are private property issues and do not affect the City zoning ordinances.

Sherly Weber (121 Elmwood Drive): She stated her house is directly across from the proposed driveway. She expressed her concern about the drainage of the property towards her property. She requested that the City look the sewer drain by her house. She feels the building is too much for a small space. Ms. Weber feels the trees should not be cut down. She suggested that the zoning may need to be changed to protect this area but understands that this is not the Board that deals with zoning issues.

Clara Bosshart (315 Elmwood Drive): She said this area was the first planned development after WWII. This neighborhood has historic significance.

Don Bosshart (315 Elmwood Drive): He expressed his concern with various traffic issues on Crain Avenue and Luther that will be a problem for the neighborhood. He expressed a concern with where customers will park. He does not like the layout of the building, the drive-thru and feels the entire building is not attractive. The head lights from cars coming out of the driveway will shine on neighboring houses.

Attorney Eric Fink: Mr. Fink stated that Arch Board does not address traffic issues. This is a function of the Planning Commission.

Bridget Susel (Community Development Director): Ms. Susel advised Mr. Bosshart that any traffic concerns or site plan issues should be addressed to the Planning Commission.

Terry Kuhn (496 Overlook Drive): Mr. Kuhn presented a slide show of the characteristic of the neighborhood. He feels the design does not fit into the neighborhood. He said he would like to discuss the issues with the developer and the residents in order to come up with a compromise rather than go to Court.

Kim Sebaly (132 Luther): Mr. Sebaly co-presented the slide show with Mr. Kuhn. He stated he would like to keep the historic character of the neighborhood. He feels that the design of the building does not fit into the neighborhood.

Bruce Shaw (1215 Fairview Drive): Mr. Shaw gave a brief history of the former Tinker's Funeral Home and ambulance service. He said this building and grounds were well maintained and quiet. There was a grass area that the kids played on that was changed to a parking lot in the 1960s. He feels this development will not fit into the neighborhood.

There being no further comments, the Chair closed the public comment period.

Architectural Board Comments:

Mr. Boyle stated he is concern with the north and west elevations. It needs additional attention. He said a lot of concerns were expressed by the neighbors.

Mr. Orashan recommended that the application be tabled in order to give the developer time to make changes to improve the site plan.

Mr. O'Nesti suggested approving the application with the conditions to make the changes so that they can continue to proceed with the project.

Mr. Orashan said he would like to see any changes to review the improvements.

Staff requested a brief recess to confer with the applicant. The Chair recessed the meeting.

The Chair reconvened the meeting.

The Board reviewed the proposed changes to the site plan. This informal information will be forwarded to the applicant.

Recommend that the placement of the trash bins be reviewed to make them as unobtrusive as possible ... consider having an enclosure.

Recommend that the height bar at the drive-thru be removed

Recommend that all the elevations be as visually strong as the right side of the south elevation and the left side of the east elevation.

Recommend that the high windows be real windows that bring natural light into the interior of the building.

Recommend that the existing plants be preserved as much as possible.

Recommend that the brick color be a reddish tone.

Attorney Fink stated that the applicant has agreed to table the meeting to May 2, 2017. He advised the public that Public Comment period is closed. The Board can accept comments only on the changes to the site plan.

MOTION: *Mr. Orashan moved to table ARB17-001/Kent Investors to May 2, 2017. Mr. Basista seconded the motion. The motion carried 5-0.*

V. MEETING SUMMARY: February 7, 2017 - February 21, 2017

Motion: *Mr. Balazs moved to approve the February 7, 2017 as presented. Mr. Basista seconded the motion. The motion carried 5-0.*

Motion: *Mr. Balazs moved to approve the February 21, 2017 as presented. Mr. Orashan seconded the motion. The motion carried 3-0. (Mr. Boyle and Mr. Basista abstained)*

VI. ADJOURNMENT

Motion: *Mr. Orashan moved to adjourn the meeting. Mr. Basista seconded the motion. The motion carried 5-0.*

The meeting adjourned at 5:38 p.m.