

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
DECEMBER 20, 2016**

MEMBERS PRESENT: **Howard Boyle
Kevin Koogle
David Basista
Allan Orashan
Steve Balazs (arrived late)**

STAFF PRESENT: **Bridget Susel, Community Development Director
Eric Fink, Assistant Law Director
Heather Phile, Development Planner
Jamella Hadden, Administrative Assistant**

I. CALL TO ORDER

The meeting was called to order by Chair Boyle at 4:10 p.m.

II. ROLL CALL

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

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. ARB16-017 PACIFIC EAST
100 E. Main Street**

The applicant is requesting review of proposed building signage.

Huagung Wang made the presentation. Two photographs were submitted showing the changes to the proposed restaurant sign. The background color was changed from orange to black with metal letters that will be painted white. The total square footage is 50 square feet. The height of the individual letters is 20 inches. He presented the metal letters for the Board to review.

Mr. Wang stated that he contacted Sue Nelson (Sue Nelson Designs) about the materials and color for the sign. He stated she recommended a type of paint that he could use on the letters that will stick to the metal. He stated he was told the paint will last through rain, snow and heat. The letters will only be painted on the outside.

Mr. Koogle stated he is concerned with the quality of the metal. He feels the metal will rust because the type of letters presented are not for outside use. The appearance of the letters over time may not hold up to the weather.

Mr. Orashan stated he is also concerned that the metal letters will rust. This material is galvanized steel and not very strong. He said the style of letters he presented are decorative and not for exterior use on the outside of a building. He indicated were the lettering could rust on the inside and probably will run down the face of the building.

Mr. Koogle suggested contacting a sign design business such as Advanced Display to assist him in picking out the right type of letters that can be used for outside signage.

Mr. Boyle and Mr. Basista asked how the letters will be attached or mounted to the building.

Mr. Wang stated he did not know. He stated that another business will install the sign. He said the letters were bought from Hobby Lobby and asked if they could install the signs. He said he is trying to save money on the sign material. He asked if the Board could write a list of everything he needs to do or change so that he does not have to keep coming back.

Mr. Boyle stated that Hobby Lobby is not a sign company. He said the Board cannot give him a list of what to submit. He again suggested that he contact any sign company and to submit all the information regarding size, color, lighting and building attachment at one time for a complete review of the proposed sign. He stated that whomever will be mounting the sign to the building may need to attend the next review meeting to explain the process to mount the sign.

Ms. Susel stated that it is also a safety issue. She reiterated that the letters he displayed are just decorative and are not strong enough to withstand the wind. She demonstrated that the letters are bendable by hand. The City has to ensure that any signage is safe and will not be dangerous to the public.

Mr. Orashan stated that the Board cannot design the sign for the applicant. He agreed with Mr. Boyle and strongly suggested that he contact Advance Display or some other sign company for help with the correct type of material for an exterior sign.

Mr. Fink stated that the City cannot make recommendations regarding which company to contact. He asked the applicant to contact City staff for assistance before coming back to the Board for another review.

Mr. Koogler stated that a sign company may give the applicant other examples of materials that can be used for exterior signage as well as the cost.

MOTION: *Mr. Orashan moved to table ARB16-017/Pacific East in order to give the applicant time to submit a revised sign plan. Mr. Basista seconded the motion. The motion carried 4-0 (Mr. Balazs not present during vote).*

**B. ARB16-018 GRAZERS
425 Franklin Avenue**

The applicant is requesting review of proposed building signage.

Stacy Lasher, owner of Grazers made the presentation. She reviewed the changes to the proposed building sign. The sign was changed to vertical as suggested by the Board. The sign dimensions are 12 sq. ft. The size is 12/375" x 6' tall. The sign thickness is 1/2 inch. Both side panels will feature the logo. The sign will be attached with stainless steel bolts to the building facade.

The back layer is 1/8 inch steel that will be painted. The back of the sign is black with colors of light green and dark green. The front layer is 1/8 steel plasma cut outline of the Grazers logo. The letters are 7.5 inches tall.

The bottom edge of the sign will mount 10 feet from bottom of the building. This will leave a 2 foot space in order to add an awning at a future date.

There was a discussion about the procedure for mounting of the sign.

Ms. Lasher stated that she is contracting with Mike Crawford, Advanced Display to install the signage.

There was a discussion regarding the design, style of letters, green on both sides, the thickness of the sign, and the size of the space between the panels.

Mr. Orashan stated that he is okay with the basic concept of the size and shape of the signage. He stated that the sign company can work out the details to install and construct the sign. He recommended power coating the sign rather than paint.

Ms. Lasher stated she will discuss the power coating issue with Advanced Display.

There was a discussion about the type of lighting. It is proposed to have LED floodlights on either side of the sign.

Mr. Koogler suggested using a different type of mounting to reduce the number of bore holes into the facade.

Mr. Basista suggested lighting the sign from the interior rather than exterior.

MOTION: *Mr. Orashan moved to approve the Certificate of Appropriateness of a new sign presented for ARB16-018/Grazers based on the following modifications:*

Graphics, colors, size, material, projection of sign only on two sides, location of sign on the building, lighting with reduced wattage, metal finish or white, and building department approval of the mounting of the building.

Mr. Balazs seconded the motion. The motion carried 5-0.

V. Other Business

NONE

VI. Adjournment

There was no further business.

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

The meeting adjourned at 4:49 p.m.