

The following Summary Minutes are an administrative accounting of the meeting.

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
MAY 2, 2017**

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

STAFF PRESENT: **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 Mr. Boyle at 4:00 p.m.

II. ROLL CALL

Howard Boyle, Kevin Koogle, Steve Balazs, David Basista, and Allan Orashan 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. ARB17-001 KENT INVESTORS LLC
 1005 EAST MAIN STREET**

The applicant is requesting review of the proposed new building.

Steve Funk, Roetzel & Andres, 222 S. Main St., Akron, stated that at the end of the last meeting they were given a list of items to consider by the Board; they have submitted revised drawings based on these recommendations. Mr. Funk reminded the Board that this is a C-R District where the project is a permitted use and it is also not in the overlay district.

Gary Onesti, Kent Investors, reviewed the recommendations one by one. Mr. Onesti stated that as long as the trash enclosure will not require a zoning variance, they are open to constructing one that will match the structure and be landscaped.

Mr. Fink stated that if the structure did not have a roof, it would be classified as a fence and would not require a variance; the allowed height is 1 foot taller than the trash receptacle. Mr. Fink has no comment regarding any deed restrictions.

Mr. Onesti stated that as long as there are no other restrictions, he will comply with this request. Mr. Onesti stated that item number two regarding removing the height bar at the drive-thru is a liability issue and is necessary. He provided a new picture that shows what a recently installed height bar looks like and how it blends into the surrounding area.

Mr. Koogler suggested raising the canopy.

Mr. Onesti stated that if the canopy is too high then it doesn't protect the window. He added that it will depend on the tenant and whether or not they need a canopy. Mr. Onesti stated that he feels that item number four, which is to make the high windows bring in natural light to the interior of the building is a good idea but it is going to be dependent on the tenant interior.

Mr. Koogler stated that their concern is if some windows have light projecting out during the night and some do not.

Mr. Onesti stated that they will not be lighting the windows.

Tyler Rice, Fabo Architecture, stated that they reevaluated the west and north elevations and added gables and windows similar to the east elevation, which satisfies item number three.

Mr. Balazs asked if the rooftop equipment would be visible.

Mr. Rice stated that they will screen the equipment on the roof by strategic placement, parapet wall, or other screening. Mr. Rice presented a sample of the brick color for the structure, which has more reddish hues in it but also contains the previous browns (item number six).

Mr. Onesti stated that earlier in the year, he met with Scott Hine from Davey Tree regarding saving as much of the existing plants on site as possible. Mr. Onesti stated that they are going to do their best to save some of the trees by going back and trimming the canopy based on how much of the root structure is destroyed during excavating.

Public Comment

Paula Treckle, 1244 Woodhill Dr., stated that while she appreciates the changes to the north elevation, they have removed four real windows and the service doors are plain and there is no life to the north elevation.

Board Discussion

Mr. Orashan questioned the windows that Mrs. Treckle was referring to.

Mr. Onesti stated that they moved the windows up so that they would have a better appearance and also for security purposes.

Mr. Balazs questioned previously discussed lighting windows in the rear of the building.

Mr. Onesti stated that they will install wall packs and sconces in that area.

MOTION: *In case ARB17-009, Kent Investors, 1500 E. Main St., Mr. Koogle moved to recommend to Planning Commission approval of the elevations as presented with the following additional recommendations:*

- *Install a three sided masonry enclosure around the dumpster, which matches the materials of the building as long as this does not require a variance.*
- *The faux windows are changed to real windows so you can see inside the building.*
- *Save the trees and existing vegetation as much as possible.*

Mr. Balazs seconded the motion.

(The above motion includes 2 friendly amendment clarifications by Mr. Koogle and seconded by Mr. Balazs)

Motion carried 5-0.

V. MEETING SUMMARY April 18, 2017

MOTION: *Mr. Orashan moved to approve the April 18, 2017 as amended. Mr. Basista seconded the motion. The motion carried 5-0.*

VI. OTHER BUSINESS

VII. ADJOURNMENT

MOTION: *Mr. Balazs moved to adjourn the meeting. Mr. Koogle seconded the motion. The motion carried 5-0.*

The meeting adjourned at 4:40 pm.