

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
MAY 16 , 2017**

MEMBERS PRESENT: **Allan Orashan
Kevin Koogle
Steve Balazs**

ABSENT: **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. Orashan at 4:02 p.m.

II. ROLL CALL

Kevin Koogle, Steve Balazs and Allan Orashan were present.

Motion: *Mr. Koogle moved to excuse Howard Boyle and David Basista for the meeting. Mr. Balazs seconded the motion. The motion carried 3-0.*

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. ARB17-004 UNIVERSITY HOSPITALS/Cicogna Signs
401-411 Devon Place**

The applicant is requesting review of the proposed Comprehensive Sign Plan for UH Kent Medical Center.

Mr. Dan Ellenberger representing University Hospital and Mr. Bill Holzman from Cicogna Sign Company made the presentation. He stated that the medical center is proposing to clean up the existing way-finding signs and remove other signs that are no longer necessary. The new signage will be clearer to provide safer direction into and around the facility. This is a free standing emergency building.

Mr. Holzman presented a list of wall signs for the main entrance and the address. The pole signs will mark the handicapped parking and other wall signs identifying the ambulance and emergency care entrance. The directional signs will mark patient pick-up area. The Robinson signage will be removed and the canopy wall signage will state University Hospital.

Mr. Holzman also stated that the facility will install a free standing digital monument sign. The sign will be capable of being linked into AMBER alerts and any other emergency information.

Mr. Orashan asked about the timing of the sign.

Mr. Holzman stated there will be no flashing and the messages will refresh every 10 to 20 seconds. The messaging will be controlled by an internet connection.

Mr. Balazs asked if the messaging will be in color.

Mr. Holzman stated the digital sign will have full video capability.

Mr. Balazs asked if there are any future plans to install signs along State Route 261.

Mr. Ellenberger stated no. He said all unnecessary signs will be removed. There will be new building signs and some of the traffic signs that are confusing will be omitted. The ambulance and full service urgent care signs are new. They do not want to block the view of the building. He said all of the pine trees will remain. Only dead trees will be removed from the property.

Mr. Koogler asked about the square footage for the monument sign.

Mr. Fink stated the Comprehensive Sign Plan does not have size regulations. The Planning Commission will determine the size.

There was a discussion about handicap signage.

Ms. Phile stated that handicap sign locations are mandated by ADA regulations and are not part of the Comprehensive Sign Plan.

MOTION: *Mr. Koogle moved to recommend approval of the Comprehensive Sign Plan as presented for ARB17-004/University Hospital to the Planning Commission. Mr. Balazs seconded the motion. The motion carried 3-0.*

**B. ARB17-005 WENDY'S
515 East Main Street**

The applicant is requesting a review of the proposed new building and signs.

Brad Ervin, Project Manager from Boxley Contracting presented the project. He stated that the corporate office is in the process of rebuilding all of the existing Wendy's. The scope of the work will include demolition for a new image of the restaurant. (site plan on file)

Dan Wallin is the architect for the project. He displayed samples of the proposed materials. He reviewed the new model for the building. The left egress onto Main Street will be through Lincoln Street, no left turn onto Main Street.

The building was rotated and will run parallel with East Main Street. The drive thru lane and menu board will face Lincoln Street at the corner of Main Street. Mr. Wallin stated this should improve the impact to the residential neighborhood behind the restaurant.

The building elevations will have new aluminum composite panels; dark bronze storefront with high glass for the restaurant venue, dark bronze trims, Wendy's red accents, brick, and EIFS to complete the new design.

Mr. Koogle stated that building is attractive, but he is concerned with the drive thru lane towards Main Street.

Mr. Ervin stated that drive thru will be east to west to keep the traffic away from the residential area. The entrance will be a right in-right out only traffic flow. The curb cut on Main Street will be moved from the intersection.

Mr. Koogle stated he does not like the drive thru window facing towards Main Street. There should be more visual screening. He would like the exterior of the building to be attractive from all sides. He said the drive-thru is the least attractive side.

Mr. Ervin reviewed the reader board facing Lincoln Street. He feels that this location will be better for the residents behind the restaurant.

Mr. Balazs agreed with Mr. Koogle. He inquired if the building could be flipped. He suggested moving the drive thru window to the rear of the building and also it could help to hide the trash containers.

Mr. Ervin stated that based on actual observations of the customers driving patterns, they feel the right-in and right-out traffic flow will work for this site.

There was a discussion about the number of signs for the building.

Mr. Fink reviewed the regulations for a Comprehensive Sign Plan. He stated the applicant can either ask for variances from the Board of Zoning Appeals or submit a Comprehensive Sign Plan application that can be submitted to the Planning Commission.

Mr. Orashan stated that he also does not like the drive-thru facing Main Street. He urged the applicant to submit a Comprehensive Sign Plan for all of the proposed signs on the building. The focus of the building should be towards KSU campus. He said a new building will be an improvement on this corner.

Mr. Wallin stated that they may not need a sign on the side of the building. He said they will review their sign plan for any adjustment, if the building placement is changed.

There was a discussion on what items could be approved or recommended to the Planning Commission regarding the site plan and signs.

Mr. Fink stated the Board could recommend approval of the site plan with conditions or require the applicant to return to the Board with changes to the sign and building, if it is reoriented.

Ms. Barone stated the applicant would need to make any appropriate changes to the site plan prior to presentation to the Planning Commission, as well as submit a revised application letter.

MOTION: *Mr. Koogle moved to recommend to the Planning Commission to approve the site plan and sign plan with conditions for ARB17-005/WENDY'S. Mr. Balazs seconded the motion. The motion carried 3-0.*

1. *Install a ground mounted sign instead of pole sign or pole sign not taller than current sign.*
2. *Locate Drive-thru on north side of building not on Main Street*
3. *Roof access moved to north side of building.*
4. *Locate trash storage on northeast side of building.*

V. OTHER BUSINESS
NONE

VII. ADJOURNMENT

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

The meeting adjourned at 4:49 p.m.