CITY OF KENT
ARCHITECTURAL REVIEW BOARD
June 5, 2018

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

MEMBERS ABSENT: **Kevin Koogle**

STAFF PRESENT: **Heather Phile, Development Planner**
Jennifer Barone, Development Engineer
Eric Fink, Assistant Law Director
Bridget Susel, Community Development Director
Kim Brown, Administrative Assistant

I. CALL TO ORDER

The meeting was called to order by Mr. Boyle at 4:08 p.m.

II. ROLL CALL

Howard Boyle, Steve Balazs, Alan Orashan, and David Basista were present. Kevin Koogle was absent.

MOTION: ***Mr. Orashan moved to excuse the absence of Mr. Koogle. Mr. Basista seconded the motion. The motion carried 4-0.***

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. ARB18-010 A-HA! WIRELESS
425 FRANKLIN AVENUE

The applicant is requesting review of the proposed signage.

Joel Rhodes, Owner/Operator presented. He stated that the sign presented is the sign at their current location on 211 Cherry Street. The new location will also have 3 up-lights for the sign. It is a printed plastic sign with a lightweight aluminum frame and bracket.

Mr. Orashan asked if there was a border around the sign.

Mr. Rhodes stated that there is a small frame that is not visible in the picture.

<u>MOTION</u>: ***Mr. Balazs moved to approve the Certificate of Appropriateness for ARB18-010, A-Ha! Wireless, 425 Franklin Ave. Mr. Basista seconded the motion. The motion carried 4-0.***

B. ARB18-011 KENT INVESTORS LLC
1005 EAST MAIN STREET

The applicant is requesting review of the proposed comprehensive sign plan package.

The applicant was not present, so the remaining items were addressed as to give the applicant time to arrive. After hearing all other matters before the Board, a phone call revealed that the applicant had a scheduling issue and will not be able to attend the meeting. Public comment was still heard.

Paula Treckel, 1244 Woodhill Dr, Kent stated her concerns regarding the proposed signage for the project. In summary, she feels that the signs are too large and the aesthetics do not blend with the building or the neighborhood. She suggested a brick base for the monument sign.

Terry Kuhn, 496 Overlook Dr, Kent stated his concerns regarding the comprehensive sign plan and its applicability for this project.

Mr. Boyle thanked the public for their comments.

Ms. Treckel asked if the project will have to come back before the Board.

Ms. Susel stated that this project does not require a Certificate of Appropriateness, however the Planning Commission does accept recommendations. Ms. Susel clarified that the Planning Commission with be notified that they did not come before the Board today and the actions of this Board as well as the concerns that were heard from the public. The Board can still choose to make a recommendation today or they can delay until the applicant is present.

Mr. Balazs asked if the comprehensive sign plan included all of the signs on the peroperty.

Mr. Boyle stated that a comprehensive sign plan normally refers to the entire project. Mr. Boyle clarified that the Board does not have to approve each sign and can speak to whatever they feel is appropriate. The advantage of the sign plan is to set a standard for all signs on the property, so that each sign does not have to be re-reviewed when there is a change, such as a new tenant.

<u>MOTION</u>: ***Mr. Orashan moved to table ARB18-009, Kent Investors, 1005 E Main St. to the next meeting. Mr. Balazs seconded the motion. The motion carried 4-0.***

V. MEETING SUMMARIES

A. April 3, 2018

MOTION: ***Mr. Orashan moved to approve the April 3, 2018 meeting summary as submitted. Mr. Balazs seconded the motion. The motion carried 4-0.***

B. May 1, 2018

MOTION: ***Mr. Basista moved to approve the May 1, 2018 meeting summary as submitted. Mr. Orashan seconded the motion. The motion carried 3-0. Mr. Balazs abstained, as he was not present at that meeting.***

VI. OTHER BUSINESS

A. Treno Update

Ms. Susel stated that since the Certificate of Appropriateness was issued some adjustments have been made to the project, such as the removal of the awning and the addition of a retaining wall. Ms. Susel explained that the Board has the option to request that the applicant return and present an updated plan or they can adjust the certificate without the applicant being present to include the changes.

Mr. Orashan stated that the initial presentation was lacking detail and what is being constructed is a result of that.

Ms. Susel stated that staff is going to implement a better application process where scaled drawings, elevations, etc. will be required, but will not necessarily need to be drawn by a professional. She explained that the new process will improve consistency, similar to the changes implemented by the Board of Zoning Appeals. A draft application will be presented to the Board for their review at the next meeting for discussion. No case will come before the Board unless all of the criteria have been met once the application has been approved and implemented.

MOTION: ***Mr. Orashan moved to have the applicant for the Treno Patio, 211 Franklin Ave., return and present the changes from the original submission. Mr. Balazs seconded the motion. The motion carried 3-0, with Mr. Boyle abstaining.***

VII. ADJOURNMENT

MOTION: ***Mr. Balazs moved to adjourn the meeting. Mr. Basista seconded the motion. The motion carried 4-0.***

The meeting adjourned at 4:35 p.m.