

**CITY OF KENT  
ARCHITECTURAL REVIEW BOARD  
DECEMBER 6, 2022**

**MEMBERS PRESENT:**     Dennis Saxe  
                                     David Basista  
                                     Bridget Tipton

**STAFF PRESENT:**        Bridget Susel, Community Development Director  
                                     Kailyn Cyrus, Development Planner

**I.     CALL TO ORDER**

The meeting was called to order by Mr. Saxe at 3:00 p.m.

**II.    ROLL CALL**

Dennis Saxe, Bridget Tipton, and David Basista were present.

**MOTION:**     *Mr. Basista moved to excuse Howard Boyle from the 12/6/22 meeting. Ms. Tipton seconded the motion. The motion carried 3-0.*

**III.   ADMINISTRATION OF OATH**

Ms. Susel instructed members of the audience wishing to be heard on any of the cases presented at this meeting to raise their right hand. Ms. Susel administered the oath, "Do you swear or affirm that the testimony that you are about to give 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.     ARB22-012 TROY GRILLE, ADVANCED DISPLAY  
             118 EAST MAIN STREET**

**Review of proposed sign.**

Derick Collins, Advanced Display, 606 Mogadore Rd., stated that he is the representative for Troy Grille, and he can answer any questions that the Board has.

Mr. Saxe stated that the Board discussed at the last meeting that they would like to see the sign mimic the size and frame style of the Woodsy's sign.

Mr. Collins stated that the owner of Troy Grille does not want a square sign although it had been offered. He stated that the sign will be centered to the Woodsy's sign but the logo and graphics don't lend themselves to a square sign based on the owner's desired sign design, which is not a square because of the horse's head.

Mr. Basista questioned if the sign was illuminated.

Mr. Collins stated that it is not.

Ms. Tipton questioned the length of the existing sign.

Ms. Susel stated that it is 110" x 36"

Ms. Tipton noted that the new proposed sign is smaller in length but a little taller due to the shape.

Mr. Basista stated that it looks like the logo, text, font, and name.

Ms. Tipton stated that she feels that the new brand is much more refined. She stated that she isn't sure how to resolve the shape discrepancy.

Mr. Basista stated that it isn't unattractive as presented. He questioned if the sign meets the Zoning Code. Ms. Susel stated it does comply with the s.f. maximum requirement.

Ms. Tipton questioned if they would be willing to add trim to the sign so that it isn't just a flat piece of metal; such as an outline that would give the appearance of thickness or a shadow.

Mr. Collins suggested using a ½" MDO rather than a flat piece of metal so it is not against the building.

Ms. Tipton stated that she thinks what they like about the Woodsy's sign is that it feels more architectural. She stated that flat metal is only one layer.

Mr. Basista suggested that it give a little relief on the wall.

Mr. Collins stated that the owner doesn't want a sign that looks like everyone else, but he stated that they could install the sign with some standoffs to give it some dimension from the building.

The Board agreed that that would help.

Ms. Susel confirmed with the Board that they are requesting the sign be installed with stand-offs instead of a sign boarder.

Ms. Tipton stated that a border would be difficult given the shape of the sign. She stated that she doesn't care about standoffs if the sign is a thicker material.

Mr. Collins stated that they can give the sign some dimension while installing it.

Ms. Tipton stated that she is more concerned that the sign be ½" to 1" thick.

**Public Comment**

None

**MOTION:** *In case ARB22-012, Troy Grille, Advanced Display, 118 E. Main St., Ms. Tipton moved to grant a Certificate of Appropriateness as submitted with the adjustment that the sign material be ½” to 1” thick.*

*Mr. Basista seconded the motion.*

*The motion carried 3-0.*

**B. ARB22-013 BLISS OHIO  
331 EAST MAIN STREET**

**Review of proposed sign and building improvements.**

Eric Smith, 26 E Park Dr., Athens, OH 45701, stated that he is representing BDT Architecture and the owner of Bliss Ohio.

Mr. Saxe stated that he doesn't have any issues with the sign itself. He questioned if the lighting is adjustable.

Mr. Smith stated that it is and presented the specifications for the lights and a photometric plan. He explained that the plan shows the spread of the light but does not consider the eave blocking any light.

Mr. Basista commented that the candelas were high and would produce a lot of light.

Mr. Smith stated that because of where the lights and signs will be mounted and the angle the light will be tilted, there shouldn't be much that washes past the eaves.

Ms. Tipton questioned the extra white color for the building. She stated that it is almost an unnatural color for the building.

Mr. Smith stated that the color was a requested change order from the owner.

Ms. Tipton questioned the previously approved paint colors.

Ms. Susel stated that the trim was white, building color gray, with burgundy accents.

The Board compared and discussed what was previously approved with the current proposal.

Ms. Tipton stated that she prefers the previously approved. She stated that she could see the red accent color changing to green if that was important but feels that the bright white does not fit where it is located or the structure itself.

Mr. Basista stated that he would like to see the gables in an accent color.

Ms. Tipton agreed and stated that the material for the gables should be different as well. She added that maybe part of the house could be white if the gable color changed.

Mr. Basista suggested toning down the white.

Mr. Smith stated that there are a million options for shades of white. He asked if the green accent color was okay.

Ms. Tipton & Mr. Basista agreed that the green was fine.

Ms. Tipton stated that the gables where the material isn't horizontal siding should be shakes and in a third color.

Mr. Smith stated that the railing will be black aluminum with vertical pickets. The original approved renderings had horizontal pickets. On the ramp railing.

It was decided that the case would be continued and the applicant will return with the specific colors for the exterior of the building to present at a special meeting.

Mr. Smith stated that the sign is a bluish green color. He reviewed the drawing from the sign company with the Board.

Ms. Tipton stated that the size, location, and material of the sign is fine with her but if the green is meant to match the trim color, then they should wait on the sign approval as well.

**MOTION:** *In case ARB22-013, Bliss Ohio, 331 E. Main St., Ms. Tipton moved to continue the case to a future meeting. Mr. Basista seconded the motion.*

*The motion carried 3-0.*

V. **OTHER BUSINESS**  
None.

VI. **ADJOURNMENT**

**MOTION:** *Mr. Basista moved to adjourn the meeting. Ms. Tipton seconded the motion. The motion carried 3-0. The meeting adjourned at 3:20 p.m.*