

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
April 6, 2021**

MEMBERS PRESENT: Howard Boyle
 Kevin Koogle
 Bridget Tipton
 David Basista

STAFF PRESENT: Eric Fink, Assistant Law Director
 Bridget Susel, Community Development Director
 Heather Heckman, Development Planner

I. CALL TO ORDER

The meeting was called to order by Mr. Boyle at 2:59 p.m.

II. ROLL CALL

Howard Boyle, Bridget Tipton, Kevin Koogle, and David Basista were present. Mr. Saxe was absent.

MOTION: Mr. Koogle moved to excuse Dennis Saxe from the April 6, 2021 Architectural Review Board meeting. 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 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. ARB21-003 CITY OF KENT, CHIMNEY SWIFT TOWER
 NEAR 301 SOUTH DEPEYSTER STREET**

The applicant is presenting a courtesy review of the proposed tower for chimney swifts.

Rhonda Boyd, Senior Engineer, City of Kent, gave an overview of the project. She stated that the tower will be located at the police station retention area just opposite the walking path. She stated that the area will be replaced with a pollinator garden and shared a rendering of the proposal. She described the tower as being 4' by 4' in diameter and 20' tall with specialized tiles depicting pollinators, flowers, and the swifts. Ms. Boyd presented samples of the Belden brick for the tower, which was selected to match the existing colors and history of the area.

Mr. Boyle stated that he feels that Ms. Boyd has done a beautiful job.

Mr. Koogle stated that he also likes the tower and appreciated learning about the swifts from the presented literature.

Mr. Basista stated that he agrees and feels that it is a beautiful addition to the area.

Public Comment

None

**B. ARB21-004 BUCKEYE RELIEF
1181 WEST MAIN STREET**

The applicant is requesting review of the revised site plan and Comprehensive sign package for a medical marijuana dispensary.

John Waddell, Erbach Waddell Architects, 2335 W. 11th St., Cleveland, Ohio, stated that he and the client, Caroline Henry are present for the case. Mr. Waddell stated that the proposal is to renovate an existing building for a medical marijuana dispensary. He stated that alterations will be extensive including re-siding portions of the building, a new gable roof, landscaping, parking lot restriping, bike rack, dumpster enclosure, reducing windows or blacking them in in order to comply with the State's requirements, and interior renovations. He stated that the building is heavily secured.

Mr. Boyle questioned if there are shake shingles in the gable ends and stone on the front.

Mr. Waddell stated that there are shakes in the gables and a stone product on the front. He stated that the batten siding is a hardy plank.

Mr. Koogle questioned the roof projections on the left and right elevations that are higher than the main ridge and why a cricket wasn't used between the two.

Mr. Waddell stated he recently noticed this and that is a revision that he will probably make.

Mr. Basista questioned the sign package.

Mr. Waddell stated that the signs will be submitted for review at a later meeting. He noted that the signs will be minimal.

Ms. Susel asked the applicant for clarification as to the order of approvals the applicant is required to provide for both the State and the City.

Ms. Henry stated that they will need to submit a form to the State for approval, which the City will need to sign off on, but they first need to go through the Board review process.

Mr. Boyle stated that this will be a tremendous improvement to a building that has been isolated for 40-50 years although it is an unusual use.

Mr. Basista agreed that it is a huge improvement.

Public Comment

None

MOTION: *In case ARB21-004, Buckeye Relief, 1181 W. Main St., Mr. Basista moved to recommend to Planning Commission the approval of the site plan as presented for a medical marijuana dispensary with the following condition:*

- *The extended gable be eliminated to better align the roofs and connect with a roof cricket.*

Ms. Tipton seconded the motion.

The motion carried 4-0.

V. MEETING SUMMARIES

MOTION: *Mr. Basista moved to approve the March 2, 2021 Architectural Review Board Summary Minutes as amended.*

Mr. Koogle seconded the motion.

The motion carried 3-0-1 with Ms. Tipton abstaining.

VI. OTHER BUSINESS

The Board and staff discussed previously reviewed projects and their statuses:

1. Hotel proposed for the corner of Summit St. and Franklin Ave.
2. West Side Fire Station
3. Wendy's

VII. ADJOURNMENT

MOTION: *Mr. Koogle moved to adjourn the meeting. Mr. Basista seconded the motion. The motion carried 4-0. The meeting adjourned at 3:27 p.m.*