

**CITY OF KENT  
ARCHITECTURAL REVIEW BOARD  
September 7, 2021**

**MEMBERS PRESENT:**     Howard Boyle  
                                  Dennis Saxe  
                                  David Basista

**STAFF PRESENT:**        Bridget Susel, Community Development Director  
                                  Heather Heckman, Development Planner  
                                  Tim Sahr, Development Engineer  
                                  Kim Brown, Administrative Assistant

**I.     CALL TO ORDER**

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

**II.    ROLL CALL**

Howard Boyle, Dennis Saxe, and David Basista were present. Mr. Koogle and Ms. Tipton were not present. Ms. Tipton previously notified staff that she would not be present.

**MOTION:**     *Mr. Saxe moved to excuse Bridget Tipton from the 9/7/21 meeting.  
                          Mr. Basista 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 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**

**ARB21-015                THE LOFT  
                                  112 WEST MAIN STREET**

**Review of new building signs.**

Brad Patterson, 112 W. Main St., presented the new building signs to the Board that show the updated font. He stated that the font is more thin and more contemporary than the previous signs. Mr. Patterson explained that the background color of the signs will match the lower stripe of the new façade and will have black letters and a black border. He added that the previously approved gooseneck lighting will be black as well.

The Board did not have any questions for Mr. Patterson.

**Public Comment**

None – no members of the public were present.

**MOTION:** *In case ARB21-015, The Loft, 112 W. Main St., Mr. Basista moved to grant a Certificate of Appropriateness for the signs as presented on 9/7/21.*

*Mr. Saxe seconded the motion. The motion carried 3-0.*

**V. MEETING SUMMARIES**

Ms. Susel stated that the reason that two of the cases were done as verbatim is because those applicants have indicated that they want to appeal the ARB decision to Council.

Mr. Boyle stated that as a point of order, he would like a memo to be attached to the minutes that would clarify how the internally lit Jimmy John's sign came to be.

Ms. Susel stated that she will ask the Assistant Law Director to craft a memo explaining the sign. She stated that the sign was authorized through a legal action by Council as a part of the land swap for the courthouse so Jimmy John's was being forced to relocate.

Mr. Boyle also discussed the absence of internally lit signs in the Design Guidelines. He stated that they are not permitted or prohibited; the guidelines are silent on the topic. He stated that he doesn't want Council to think that they are not approving something that is in the guidelines.

Ms. Susel explained that if the Board wanted to prohibit internally lit signs from the code for the Overlay District, they would need to submit and vote on the change, Planning Commission would then vote on a recommendation, and then it would go to Council for approval.

**MOTION:** *Mr. Saxe moved to approve the August 3, 2021 Meeting Summary as presented with an accompanying memo written by the Assistant Law Director clarifying the method of approval of the Jimmy John lighted sign. Mr. Basista seconded the motion. The motion carried 3-0.*

**VI. OTHER BUSINESS**

The Board discussed the history of how the "Karate" sign at 122 W. College St. was allowed. The ARB at that time allowed the signs to go forward discussing that the signage was appropriate for the building as it existed. The ARB at that time also noted that when the owner renovates the building, the signage can again be reviewed for size and placement.

**VII. ADJOURNMENT**

**MOTION:** *Mr. Basista moved to adjourn the meeting. Mr. Saxe seconded the motion. The motion carried 3-0. The meeting adjourned at 3:17 p.m.*