



AGENDA
BIRMINGHAM DESIGN REVIEW BOARD
WEDNESDAY DECEMBER 7, 2022
BIRMINGHAM CITY HALL, 151 MARTIN ST, COMMISSION ROOM 205, BIRMINGHAM MI *
******* 7:15 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call
- 2) Approval of the DRB Minutes of **October 19, 2022** and **November 16, 2022**
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
 - A. **34040 Woodward – Community Unity Bank (Postponed from 11/16/22)**
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **December 21, 2022**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Action List 2022**
- 8) Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., or may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

**Design Review Board
Minutes Of October 19, 2022**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 19, 2022. Chair Henke called the meeting to order at 7:31 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Keith Deyer, Natalia Dukas, Dustin Kolo, Patricia Lang, Julie Rasawehr; Alternate Board Member Samantha Cappello; Student Representatives Meghan Murray, Charlie Vercellone

Absent: Board Member Michael Willoughby

Staff: Planning Director Dupuis; City Planner Blizinski, City Transcriptionist Eichenhorn

2) Approval of the DRB Minutes of September 21, 2022

10-33-22

Motion by Ms. Rasawehr

Seconded by Ms. Cappello to approve the September 21, 2022 minutes as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Henke, Rasawehr, Deyer, Cappello, Dukas, Kolo, Lang

Nays: None

3) Public Hearing

4) Design Review

5) Sign Review

A. 34901 Woodward – CIBC

CP Blizinski and PD Dupuis presented the item.

PD Dupuis explained Planning recommended approval even though the signs did not meet the ordinance because:

- The signs were visually appropriate for the surroundings;
- There was limited signage space available for the office spaces; and,
- The signs did not run afoul of the intent of the sign ordinance.

Ms. Dukas concurred that the signs were not visually offensive and said she would have difficulty placing useful, ordinance-compliant signs on the building.

Chair Henke said he would feel differently if the applicant were requesting more signage than what was being proposed.

Mr. Deyer and Ms. Rasawehr concurred. Ms. Rasawehr said that based on the design of the building the proposed location would be the only reasonable location for the sign.

Chair Henke said he was comfortable letting the Board of Zoning Appeals determine what would be most appropriate.

It was noted that other signage on the building would have to be reduced in order to make this proposed signage compliant with the ordinance's requirements for signage sizes.

10-34-22

Motion by Mr. Deyer

Seconded by Ms. Dukas to approve the Sign Design Review application for 34901 Woodward – CIBC – with the following conditions:

- 1. The applicant must submit revised sign plans with reduced total signage on walls other than the principal frontage, or obtain a variance from the Board of Zoning Appeals; and,**
- 2. The applicant must submit revised sign plans locating all proposed signs within the sign band, or obtain a variance from the Board of Zoning Appeals.**

Motion carried, 7-0.

VOICE VOTE

Yeas: Henke, Rasawehr, Deyer, Cappello, Dukas, Kolo, Lang

Nays: None

6) Study Session

7) Miscellaneous Business And Communications

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Action List 2022

8) Adjournment

No further business being evident, the Board motioned to adjourn at 7:25 p.m.

Design Review Board
Minutes of October 19, 2022



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist

DRAFT

Design Review Board
Meeting of November 16, 2022
151 Martin Street, City Commission Room 205, Birmingham, MI

Meeting was canceled at 7:58 p.m. due to lack of a quorum.



Nicholas Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist



MEMORANDUM

Planning Division

DATE: December 2nd, 2022

TO: Design Review Board

FROM: Leah Blizinski, City Planner

APPROVED: Nicholas Dupuis, Planning Director

SUBJECT: 34040 Woodward – Community Unity Bank – Design Review

The applicant has submitted a Design Review application for a sign and façade changes on an existing 1-story commercial building in the B2 General Business and MU-5 Triangle District Overlay zoning districts. The subject site is located on the east side of Woodward, north of Lincoln St.

The building has an existing approved sign design plan which includes two sign boxes with LED fixtures, one for each building tenant. The applicant prefers to remove the previously approved sign box for their location and instead install signage and minor façade alterations as proposed in the attached plans.

Building Exterior

The site/design plans submitted contain proposals for new façade materials and signage. Please see the following table for a list of all proposed materials:

Material	Location	Color
McNichols Wire Mesh	West, South, Southwest elevations above windows and entryway	Stainless Steel
Tube Stock Frame	West, South, Southwest elevations above windows and entryway	Carbon Steel
Steel Sheet – Cold Rolled	Sign	Steel

As this building is located within the Triangle District Overlay District, there are specific architectural standards that must be followed. Per Article 3.09, Section (D) (1) of the Zoning Ordinance, “all walls exposed to public view from the street, or parking area shall be constructed of not less than 60% brick, stone or glass.” The architectural feature is proposed to be of a mesh

metal material, but does not appear to bring the portion of the building constructed of brick, stone or glass, under 60%. The plan appears to meet all relevant standards under Article 3.09.

Signage

There is one new sign proposed as a part of the Design Review submitted. The sign is proposed as a metal wall sign to be mounted on the steel mesh and metal frame structure. The sign itself is made out of a layer ¼" metal sheet with letters cut out and a layer of ¼" metal back plate painted with colors as shown on the plans provided.

The total area of the proposed sign is 80 sq. ft. and the sign is proposed to be mounted in the sign band. The total linear building frontage for this tenant is 53.5 ft. on Woodward, which means that the total allowable combined sign area for this tenant is 80.25 sq. ft. It is worth noting that the plans are inconsistent in some areas after revisions, which will need to be updated.

Lighting

The applicant has proposed new light fixtures on the building and site. The new light fixtures are summarized in the table below:

Lighting Type	Qty.	Location	Color
Scott Arch. Ltg.	5	Adjacent to entry and windows on the South and Southwest elevation, underneath proposed new architectural feature	Brushed Aluminum
Hydrel Spotlights	4	Uplighting underneath proposed sign	Aluminum

Article 4, Section 4.21 (C) of the Zoning Ordinance requires a photometric plan for new lighting that may significantly alter the light distribution or illuminance on a site, as deemed necessary by the Planning Division or Design Review Board. Due to the location and low output of the fixtures proposed, the Planning Division did not seek a photometric plan as a part of the Design Review application requirements. **The Design Review Board may wish to discuss this determination and direct the applicant to provide a photometric plan if deemed necessary.**

Additionally, Article 4, Section 4.21 (D) requires all luminaries to be full cutoff or cutoff, as defined in Section 9.02, and positioned in a manner that does not unreasonably invade abutting or adjacent properties. Exception to cutoff luminaries can be made at the discretion of the Design Review Board under any of the following conditions:

- a. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.

- b. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
- c. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
- d. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
- e. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
- f. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

The proposed Hydrel spotlight light fixtures are not full cutoff as defined in Section 9.02. **Thus, the Design Review Board should discuss the proposed fixtures in regards to the six conditions listed above and determine if an exception will be granted.**

The 5 proposed Scott Arch. Lighting sconces will be replacing existing wall lights. The new wall sconces will be positioned lower on the wall. There are no dimensions included for height from grade, however the specification sheet shows the depth projection to be 4". **The applicant must submit revised plans to show the height from grade for the light fixtures.**

Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sign Review Requirements

Article 2, Section 2.02 of the Sign Ordinance states that sign review approval shall be granted only upon determining the following:

1. The scale, color, texture and materials of the sign being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.
2. The scale, color, texture and materials of the sign will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.
3. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.
4. The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.
5. The sign is consistent with the intent of the Master Plan, Urban Design Plan(s), and/or Downtown Birmingham 2016 Report, as applicable
6. The sign otherwise meets all requirements of this Chapter.

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Planning Division Analysis

Based on the requirements of Article 7, Section 7.09, the Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 34040 Woodward – Community Unity Bank – with the following conditions:

1. The applicant must submit revised plans with consistent signage details;
2. The Design Review Board APPROVES the non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D) of the Zoning Ordinance;

Sample Motion Language

Motion to **APPROVE** the Design Review application for 34040 Woodward – Community Unity Bank – with the following conditions:

1. The applicant must submit revised plans with consistent signage details;
2. The Design Review Board APPROVES the non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D) of the Zoning Ordinance;

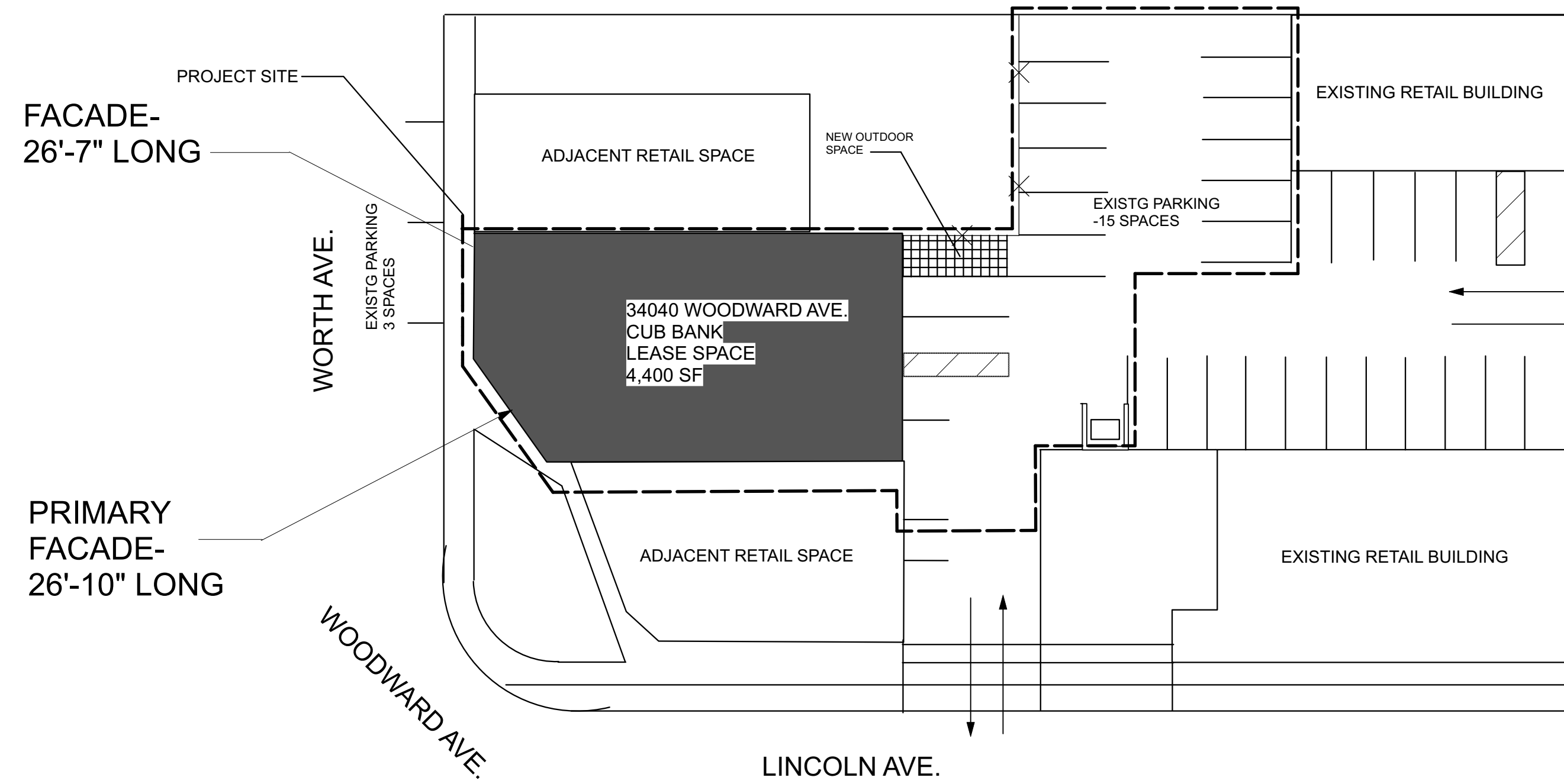
Motion to **POSTPONE** the Design Review application for 34040 Woodward – Community Unity Bank – pending receipt of the following:

1. _____
2. _____
3. _____

OR

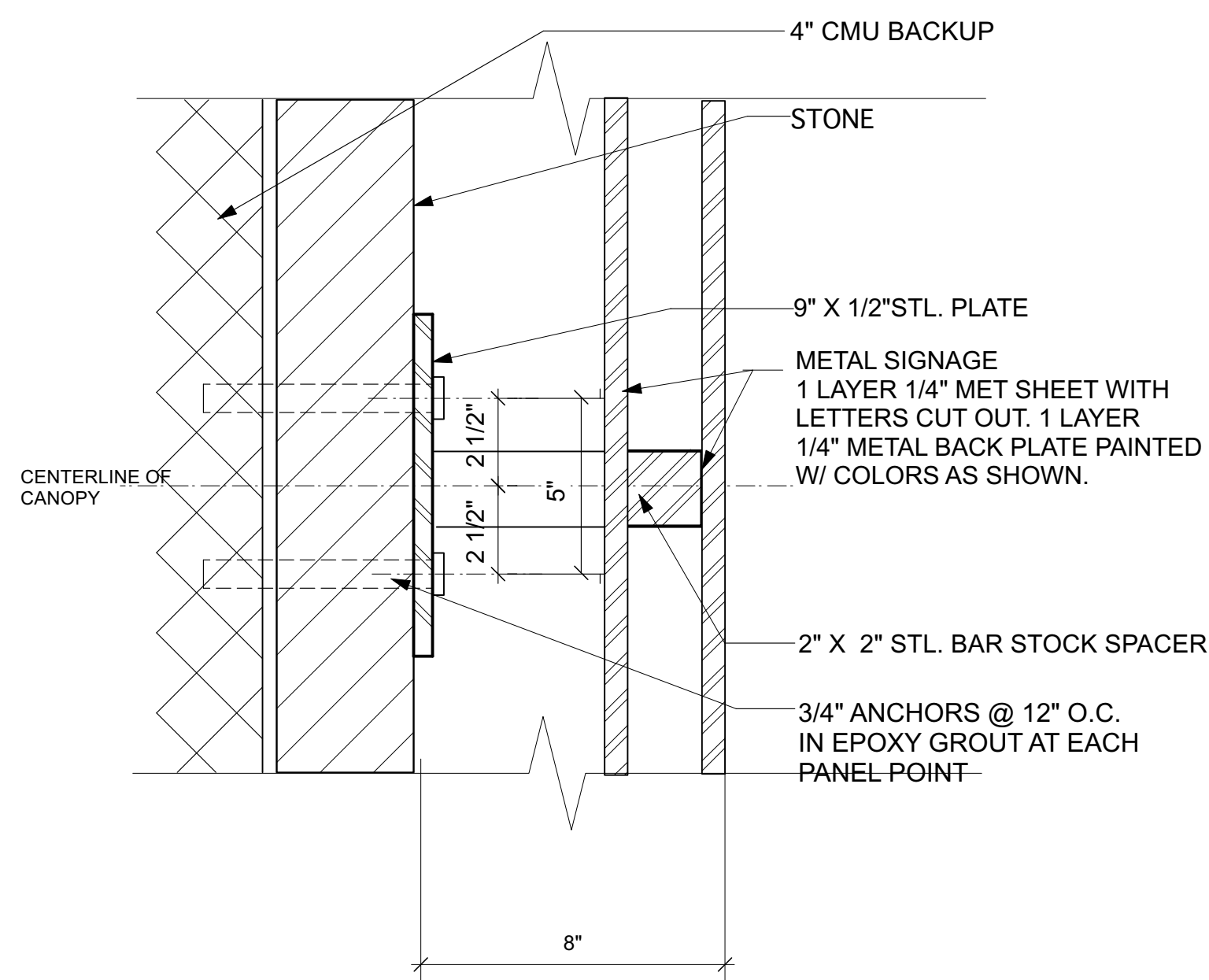
Motion to **DENY** the Design Review application for 34040 Woodward – Community Unity Bank – for the following reasons:

1. _____
2. _____
3. _____



SITE PLAN

SCALE: 1"= 50'-0"



CONNECTION TO EXT. WALL

S9365 SERIES



EXTERIOR SCONCE

SCALE: NTS

WIRE MESH SC REEN:

McNICHOLS® Wire Mesh

Designer Mesh, SHIRE™ 2105, Stainless Steel, Type 304,
Woven - Lock Crimp/Plain Weave, 44% Open Area

McNICHOLS® Wire Mesh, Designer Mesh, SHIRE™ 2105, Stainless Steel, Type 304,
Mill Finish, Woven - Lock Crimp/Plain Weave, Long Way of Opening (LWO) Parallel to
Length of Sheet, 44% Open Area

2" X 2" STL. TUBE STOCK FRAME

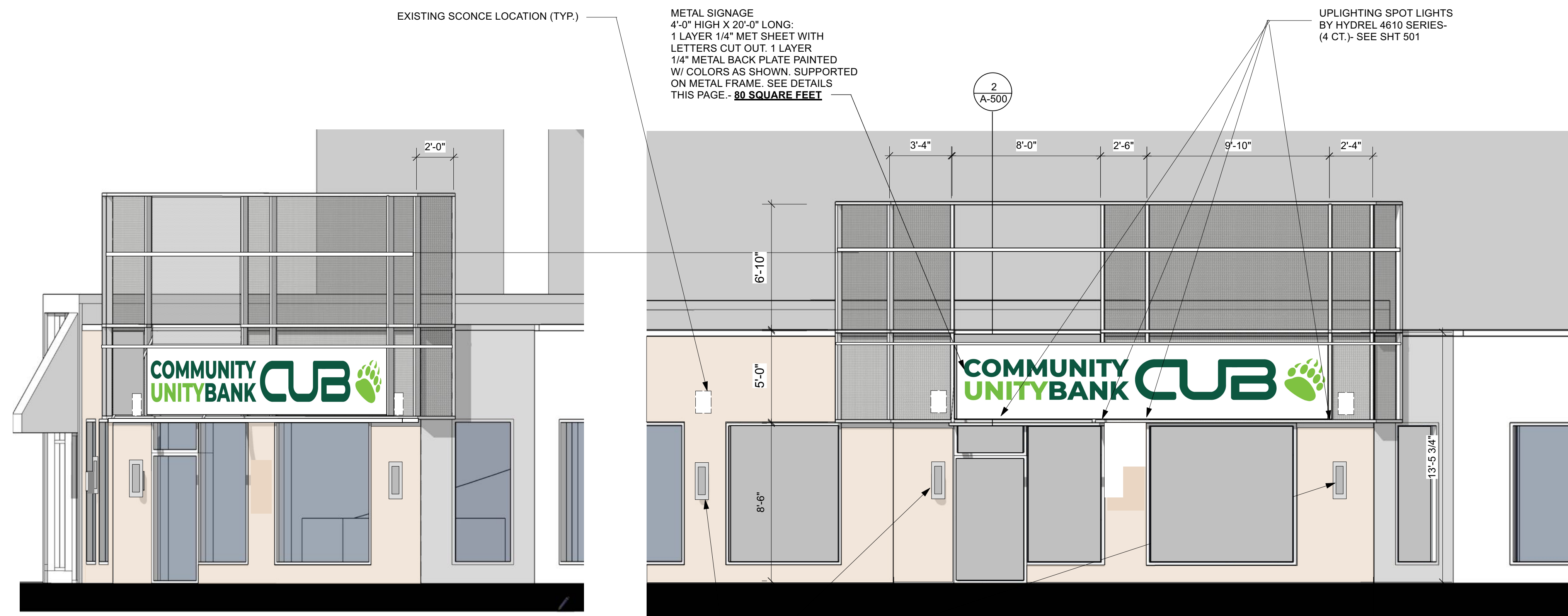
EXISTING SCONCE LOCATION (TYP.)

NEW EXT FIXTURE-
SCOTT ARCH. LTG.
S9365 SERIES- 21"
QTY. FIVE (5)-SEE
DETAIL 1 THIS PAGE.
REMOVE EXISTING
FIXTURES
ABOVE WINDOW HT.
INSTALL NEW FIXTURES
DIRECTLY BELOW
AS SHOWN.



WEST ELEVATION

SCALE: 1/4"= 1'-0"



SOUTH ELEVATION

SCALE: 1/4"= 1'-0"

SOUTHWEST ELEVATION

SCALE: 1/4"= 1'-0"

NEW EXT FIXTURE-
SCOTT ARCH. LTG.
S9365 SERIES- 21"
QTY. FIVE (5)-SEE
DETAIL 1 THIS PAGE.
REMOVE EXISTING
FIXTURES
ABOVE WINDOW HT.
INSTALL NEW FIXTURES
DIRECTLY BELOW
AS SHOWN.

Community Unity Bank
34040 Woodward, Birmingham, MI
Community Unity Bank

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Issued For:

UPDATED SET 08.17.22

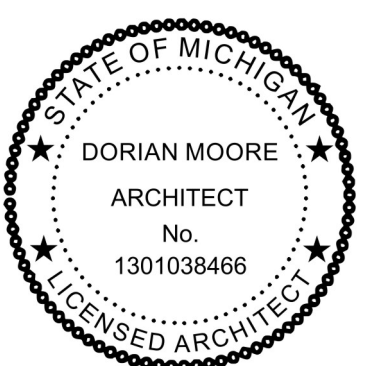
OWNER REVIEW 09.07.22

PRELIM SIGN REVIEW 09.20.22

DESIGN REVIEW

SUBMISSION 10.14.22

SIGN REVIEW REVISION 11.07.22



615 GRISWOLD, STE. 916
DETROIT, MI 48226

313.963.6687
archiveds.com

A DIVISION OF NEW URBAN DESIGN GROUP

SHEET NUMBER:

A-500
EXTERIOR SIGNAGE
AND DETAILS



Specifications

Length:	7"
	180 mm
Width:	3"
	76 mm
Height:	4-5/16"
	110 mm
Weight:	6lbs

4620 SERIES

Knuckle Mount LED Accent Light

HIGHLIGHTS

- Uniquely designed with rugged sealed die-cast aluminum construction and an offset swivel mount for balance.
- Up to 554 lumens
- Optional half and full glare shields
- Die cast aluminum housing. IP66 rated
- Crowned tempered glass lens

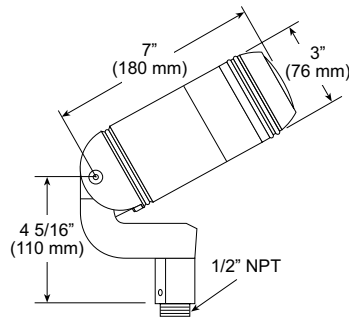
5
YEAR
warranty



IP66



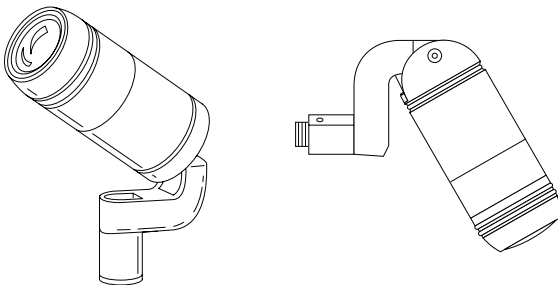
DIMENSIONS



LUMEN PACKAGES

	SP	MFL
Delivered Lumens	459	554
Watts	10	10
LPW	46	52

Note: Information based on WHT41K



ORDERING INFORMATION

EXAMPLE: 4620 LED WHT41K 120 SP KM JBA GS LP BL

Model	LED Array	LED Color	Voltage ¹	Distribution	Mounting	Mounting Options ²				
4620	LED	WHT30K	White	120	SP Spot	KM Knuckle Mount	Independent Mounting	SBA_ ³	12" or 18" Stake Mounted J-Box, Alum.	
		WHT41K	White	277	MFL Medium Flood		JBA	Alum. J-Box		
		WHT53K	White				JBB	Bronze J-Box	SBB_ ³	12" or 18" Stake Mounted J-Box, Bronze
		AMBPC	Phosphor Converted Amber				ARJB	Architectural J-Box, Alum.	TRA	Tree Mounted J-Box, Alum.
		AMBLW	Limited Wavelength 591 nm Amber				SMSA_	12"-48" Stanchion Mt, available in 6" increments.	TRB	Tree Mounted J-Box, Bronze
							PSSA	Pedestal Stanchion Mt	_TRAS	Tree Mounted J-Box w/Alum. mounting strap, available with 1-4 J-Boxes per strap
							WMC	Wall Mt Cover		
							WMSA	Wall Mt with Splice Access	_TRBS	Tree Mounted J-Box w/Bronze mounting strap, available with 1-4 J-Boxes per strap
							PSS_	18", 24", or 36" Polymer Sealed Ground Spike		
Accessories		Options		Lamp		Finish		Listing		
Mounting Arms⁵		External		LP LED Array Included		BL Black		IEC International Electro-Technical Commission (for use with 50HZ applications only)		
EA__	Extended Arm Mt, 12", 24" or 36"	GS	Glare Shield			BZ	Bronze	SND	Sand	
EA45__	45° Extended Arm Mt, 12", 24" or 36"	FGS	Full Glare Shield, 6"			DDB	Dark Bronze	STG	Steel Gray	
EA90__	90° Extended Arm Mt, 12", 24" or 36"					DNA	Natural Aluminum	TVG	Terra Verde Green	
						GN	Green	WH	White	
						GR	Gray	CF	Custom	
								_Z	Zinc Undercoat (i.e. BLZ)	
								RALTB	RAL Paint Finishes	
								Note: RALTB pricing only, replace with applicable RAL call out when ready to order. See the RALBROCHURE for available options. It is recommended that Hydrel products only use textured paint.		

ELECTRICAL LOAD

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
9 LED	500mA	10	0.083	0.048	0.042	0.036	0.029

PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the **Fixture** platform in a **25°C ambient**, based on 13,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Based on 2700K-5000K LED color

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Based on 2700K-5000K LED color

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Notes:

- Integral transformer included.
- See individual mounting specification sheets for conduit/drilling options.
- For 120 Volt portable applications only.
- For multiple TRAS boxes the number of fixture heads and accessories will be equal to the number of boxes ordered.
- EA extending arm accessories are available with WMSA mountings only. Double EAD arms also available (consult factory).
- Add Zinc undercoat for harsh environments.

PERFORMANCE DATA

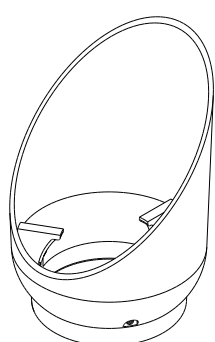
LUMEN OUTPUT

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

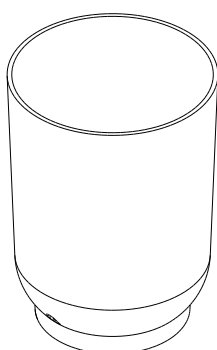
	Distribution	Nema Type	Beam Angle (50%) H x V	Field Angle (10%) H x V	Watts	LPW	Delivered Lumens
3000K 80CRI	SP	3 x 3	13.3 x 13.3	38.4 x 38.4	10	27	276
	MFL	3 x 3	21.9 x 21.9	42.1 x 42.1	10	31	332
4000K 68CRI	SP	3 x 3	13.3 x 13.3	38.4 x 38.4	10	46	459
	MFL	3 x 3	21.9 x 21.9	42.1 x 42.1	10	52	554
5000K 68CRI	SP	3 x 3	13.3 x 13.3	38.4 x 38.4	10	46	459
	MFL	3 x 3	21.9 x 21.9	42.1 x 42.1	10	52	554

OPERATING TEMPERATURE: -30°C Through 40°C

EXTERNAL ACCESSORIES



GS - Glare Shield
(may be field installed)



FGS - Full Glare Shield
(may be field installed)

SPECIFICATIONS AND FEATURES

MATERIAL: Fixture and Knuckle: Die-cast copper-free aluminum A360. All aluminum materials are chem filmed or anodized prior to painting.

LED ARRAY: 9 Watt LED. All withing 3 MacAdam ellipses.

VOLTAGE: 120 Volt

DISTRIBUTION: SP - Spot
MFL - Medium Flood

LENS: Crowned tempered glass.

MOUNTING: 1/2" NPT

FINISH: Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climates without cracking or peeling.

FASTENERS: Stainless steel.

LISTING: cCSAus, Wet Location, Laboratory tests conducted by CSA to UL Standards UL-1598 & UL-8750

BUY AMERICAN: This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

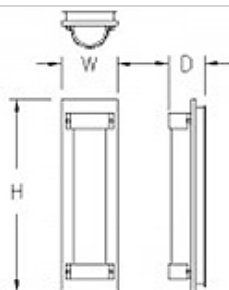
WARRANTY: 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Consult factory for details.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



DIMENSIONS



W	H	D	MC	BASE MODEL NO.
6"	21"	4"	10 1/2"	S9365-L12
6"	27"	4"	13 1/2"	S9366-L16

SPECIFICATIONS

Driver: 0-10V dimming to 1%, 120/277

Mounting: Mounts to all Standard Electrical Junction Boxes (by others) With Hardware Provided. Silicone Seal Required (by others).

FEATURES

- Opal Acrylic Lens
- Solid Aluminum Bar Stock Material
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

ORDER AS A COMPLETE UNIT:

Model No. + Lamp Code + CCT + Finish + Option Code

S9365-L12	+	27K	+	PT	+	Option
S9366-L16		30K		BA		
		35K				
		40K				

FINISHES

BA Brushed Aluminum

PT Powder Coated Finishes*

**

*(Specify Color Code from the list of Powder Coating Finishes [except interior only metallics])

OPTIONS

EML Remote 10W Emergency LED Battery Backup (Requires Additional Power Cable)

LIGHT OUTPUT

LXX = ~ 75 LPW Delivered Lumens (Example: L12= 12W x 75LPW = 900 Lumens)

** Try our new **Shimmer Metallic Paints**, Formulated for Exterior Conditions.



Design Review Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Andy Meisner
 Address: 34040 Woodward
Birmingham MI 48009
 Phone Number: 248-421-2639
 Email address: andy.meisner@gmail.com

2. Property Owner

Name: IRONHEAD TRUST
 Address: 1359 TAVILS
BIRMINGHAM MI 48009
 Phone Number: 313 909 6800
 Email address: PRIME MANAGEMENT LLC@IR.COM

3. Project Contact Person

Name: Dorian Moore
 Address: 615 Griswold st., ste. 916
 Phone Number: 519.890.8572
 Email address: dorian@archiveds.com

4. Project Designer/Developer

Name: Archive DS- Dorian Moore- Architect
 Address: 615 Griswold St., ste. 916
 Phone Number: 519.890.8572 cell
 Email address: dorian@archiveds.com

5. Required Attachments

- | | |
|---|---|
| <p>I. Two (2) paper copies and one (1) digital copy of all project plans including:</p> <ul style="list-style-type: none"> i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair; ii. Colored elevation drawings for each building elevation; iii. A Landscape Plan (if applicable); iv. A Photometric Plan (if applicable); <p>II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;</p> | <p>III. Samples of all proposed materials;</p> <p>IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;</p> <p>V. Current aerial photographs of the site and surrounding properties;</p> <p>VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;</p> <p>VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.</p> |
|---|---|

6. Project Information

Address/Location of the property: 34040 Woodward Ave.
 Name of development: Community Unity Bank
 Sidwell #: _____
 Current Use: Lease Space
 Proposed Use: Bank
 Area of Site in Acres: _____
 Current zoning: _____

	Yes	No
Is the property located in a floodplain? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property within a Historic District? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, which? _____		
Will the project require a variance? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, how many? _____		
Has the project been reviewed by another board? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, which? _____		

7. Details of the Proposed Development (attach separate sheet if necessary)

Metal sign and attached frame element. See drawings for details

8. Required and Proposed Parking

Required number of parking spaces: NA
Proposed number of parking spaces: _____
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? _____
Size of surface parking lot: _____

Number of underground parking levels: NA
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: _____
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: NA

Proposed landscape material: NA

10. Streetscape

Sidewalk width: NA
Number of benches: _____
Number of planters: _____

Number of existing street trees: NA
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: NA
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: NA
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: NA
Proposed number of waste receptacles: _____
Location of waste receptacles: _____

Size of waste receptacles: NA
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: NA
Location of all utilities & easements: _____

Size of transformers (L•W•H): NA
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: NA
Location of all ground mounted units: _____

Size of ground mounted units (L•W•H): NA
Screenwall material: _____
Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: NA
Type of rooftop units: _____
Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____

Location of screenwall: NA
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: 6
Light level at each property line: _____
Type of light fixtures on building: _____
Location of light fixtures on building: _____

Number of light fixtures on site: NA
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: ~~FOR~~ DAN WINTER - MOE.

Date: 10/13/22

Print name: [Signature]

Signature of Applicant: [Signature]

Date: 10/13/22

Print Name: ANDREW MEISNER

Signature of Architect: _____

Date: _____

Print Name: Dorian A. Moore

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted By: _____



AGENDA
BIRMINGHAM DESIGN REVIEW BOARD
WEDNESDAY DECEMBER 21, 2022
BIRMINGHAM CITY HALL, 151 MARTIN ST, COMMISSION ROOM 205, BIRMINGHAM MI *
******* 7:15 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call
- 2) Approval of the DRB Minutes of **December 7, 2022**
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **January 4, 2023**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Action List 2022**
- 8) Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., or may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

Design Review Board Action List – 2022-2023

Design Review Board	Quarter	In Progress	Complete
Signs vs. Designs	1 st (January-March)	<input type="checkbox"/>	<input type="checkbox"/>
Update Sign Ordinance	2 nd (April-June)	<input type="checkbox"/>	<input type="checkbox"/>
Create New Informational Artwork for Sign Ordinance	3 rd (July-September)	<input type="checkbox"/>	<input type="checkbox"/>
Sign Ordinance Enforcement	4 th (October-December)	<input type="checkbox"/>	<input type="checkbox"/>