



AGENDA
BIRMINGHAM DESIGN REVIEW BOARD
WEDNESDAY MAY 17, 2023
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 [May 3, 2023](#)**
- 3) Public Hearing**
- 4) Design Review**
- 5) Sign Review**
 - A. [34040 Woodward – Community Unity Bank](#)**
 - B. [220 Park – Clark Hill](#)**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [June 7, 2023](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Action List 2023](#)**
- 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 May 3, 2023**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, May 3, 2023. Vice Chair Kolo called the meeting to order at 7:15 p.m.

1) Rollcall

Present: Vice Chair Dustin Kolo; Board Members Michael Willoughby, Julie Rasawehr; Alternate Board Member Samantha Cappello

Absent: Chair John Henke; Board Members Keith Deyer, Natalia Dukas, Patricia Lang; Alternate Board Member Sam Lanfear

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

2) Approval of the DRB Minutes of March 1, 2023

05-13-23

Motion by Ms. Rasawehr

Seconded by Ms. Cappello to approve the March 1, 2023 minutes as submitted.

Motion carried, 4-0.

VOICE VOTE

Yeas: Kolo, Willoughby, Rasawehr, Cappello

Nays: None

3) Public Hearing

4) Design Review

A. 1065 E. Maple – Mobil

PD Dupuis and VC Kolo advised the applicant that they would need four affirmative votes for DRB approval. Since there were only four DRB members present, the applicant was offered the opportunity to postpone without penalty.

Jennifer Glover, representative for the applicant, said she preferred that the request be heard presently.

CP Blizinski presented the item.

DRB comments were as follows:

- A photometric plan would be appropriate given the proximity of residential housing;
- The requested increase in signage seemed excessive;
- There was likely a way for this project to be ordinance compliant;

- Installing signage areas without signage might allow for future non-compliant signage to be installed;
- It might be easier to allow more of the requested signage if the signage in the windows was reduced; and,
- The rendering should show that the proposed signage would be at least 20 feet apart in order to comply with the ordinance.

PD Dupuis noted that another Birmingham Mobil location had been required to compromised on its requested amount of signage in the past.

Ms. Glover spoke on behalf of the project. She said she would speak with the owner about the concerns raised.

PD Dupuis said that any further reduction in signage would likely benefit the application at the Board of Zoning Appeals since the extant signage amounted to almost all of the signage allowed.

Public Comment

Bill Wozniak, neighbor to the applicant, stated that the present lighting was already very bright.

CP Blizinski confirmed that the applicant was over their allowed window signage.

05-14-23

Motion by Mr. Willoughby

Seconded by Ms. Cappello to postpone the design review for 1065 E. Maple, with the required dimensions, photometric study, and updated window sign plan, to June 7, 2023.

Motion carried, 4-0.

VOICE VOTE

Yeas: Kolo, Willoughby, Rasawehr, Cappello

Nays: None

5) Sign Review

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 2023

8) Adjournment

No further business being evident, the Board motioned to adjourn at 7:54 p.m.

Design Review Board
Minutes of May 3, 2023

A blue ink signature of Nick Dupuis, featuring a stylized 'N' and 'D'.

Nick Dupuis, Planning Director

A black ink signature of Laura Eichenhorn, featuring a stylized 'L' and 'E'.

Laura Eichenhorn, City Transcriptionist

DRAFT



MEMORANDUM

Planning Division

DATE: May 17th, 2023

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.

On December 7th, 2022, ([Agenda](#) – [Minutes](#)) sign and façade changes were reviewed at the Design Review Board. It was discussed by board members that it was difficult to gauge the aesthetic effect of the façade changes on the overall building by viewing the separate elevations. The Design Review Board members requested that the applicant return with a rendering of the full building façade and postponed making a decision on the application to January 4th, 2023.

On January 4th, 2020, ([Agenda](#) – [Minutes](#)) revised sign and façade changes were reviewed at the Design Review Board. The revised design had very few changes from the previous meeting, however an elevation of the full building façade was reviewed. Board members felt that the façade screening and supports were too tall for the building and suggested reducing the height by about one third. A decision was postponed indefinitely for the applicant to return with a complete, revised design.

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
Reclaimed wood	West, South, Southwest elevations above windows and entryway	Brown

As this building is located within the Triangle District Overlay, 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 reclaimed wood, 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 7” internally lit letters with colors as shown on the sign plans provided. The letters would be mounted to a wood panel mounted on the building façade. The sign itself is proposed to be a name letter sign 48.47 sq. ft. 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. The proposed sign meets the ordinance for combined sign allowance and placement.

Lighting

The applicant has proposed new light fixtures on the building and site. The new light fixtures are summarized in the table below. The new light fixtures are proposed to be mounted 6 ft. from grade and will project 4” from the wall according to the specification sheet provided. **Any lights proposed in front of an adjacent storefront will require a separate application. Only improvements to 34040 Woodward – Community Unity Bank –are approved as a part of this application.**

Lighting Type	Qty.	Location	Color
Scott Arch. Ltg.	3	Adjacent to entry and windows on the South and Southwest elevation, underneath proposed new architectural feature	Brushed 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 Scott Arch. lights do not appear to be 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 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 Design Review Board APPROVES the non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D) of the Zoning Ordinance;

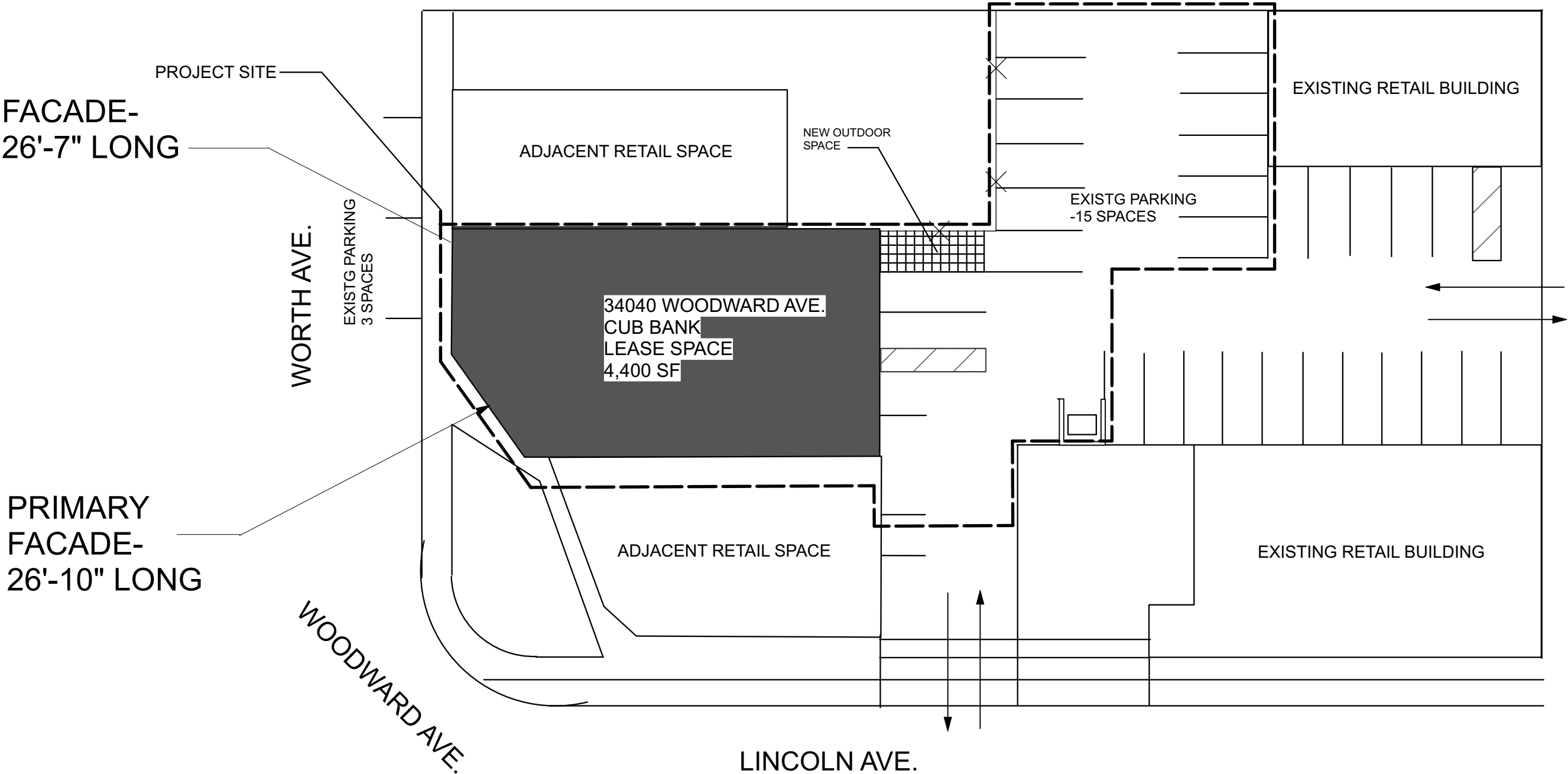
Motion to **POSTPONE** the Design Review application for 34040 Woodward – Community Unity Bank – pending receipt of the following:

1. _____
2. _____
3. _____

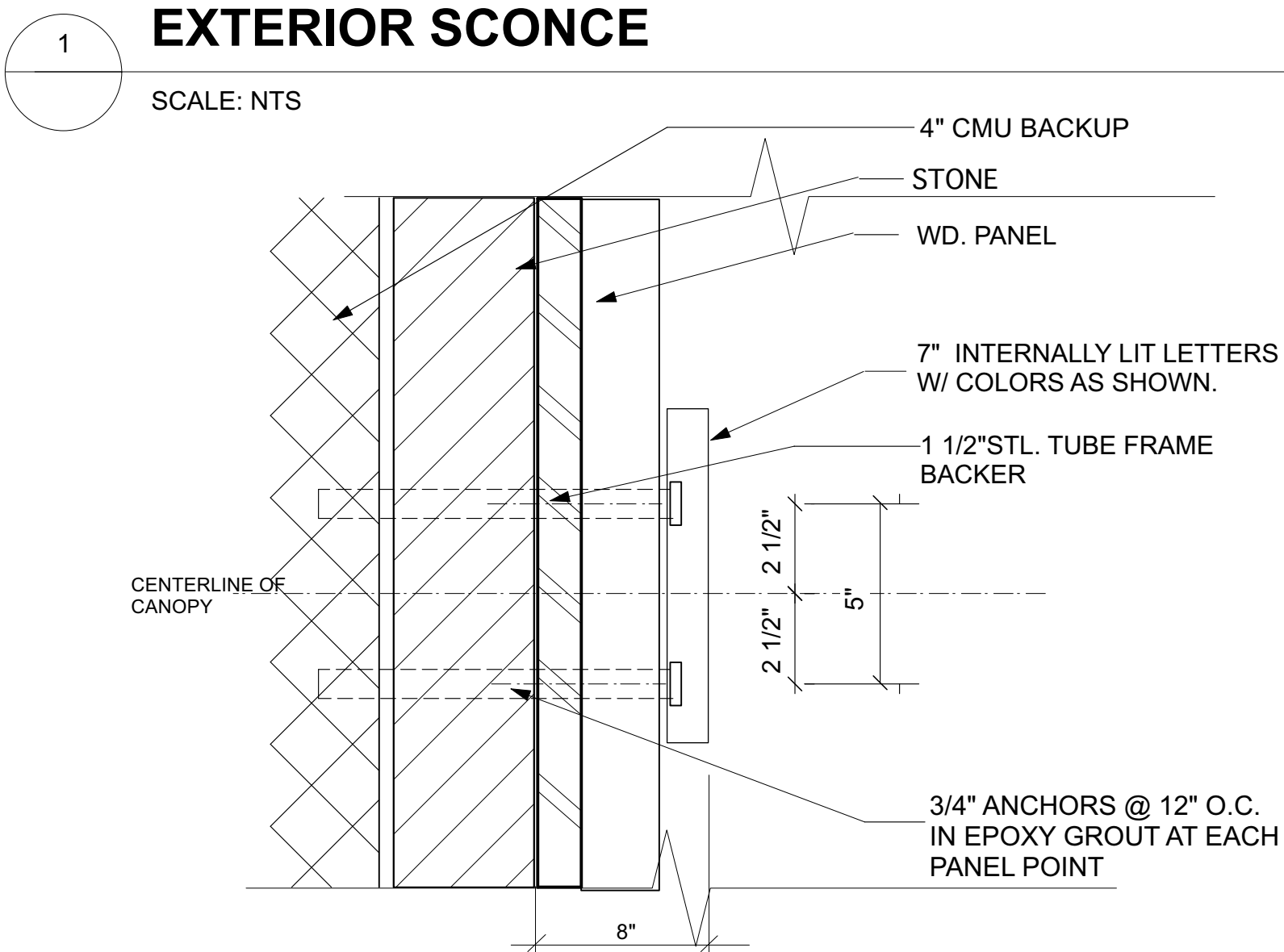
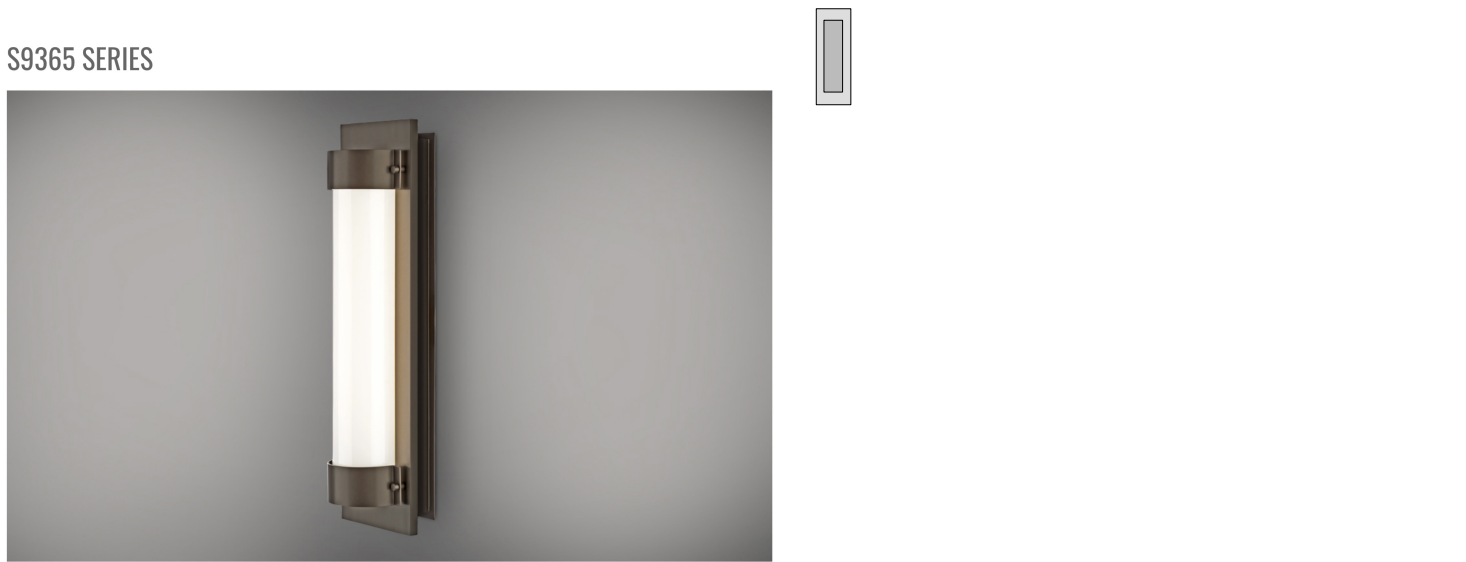
OR

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

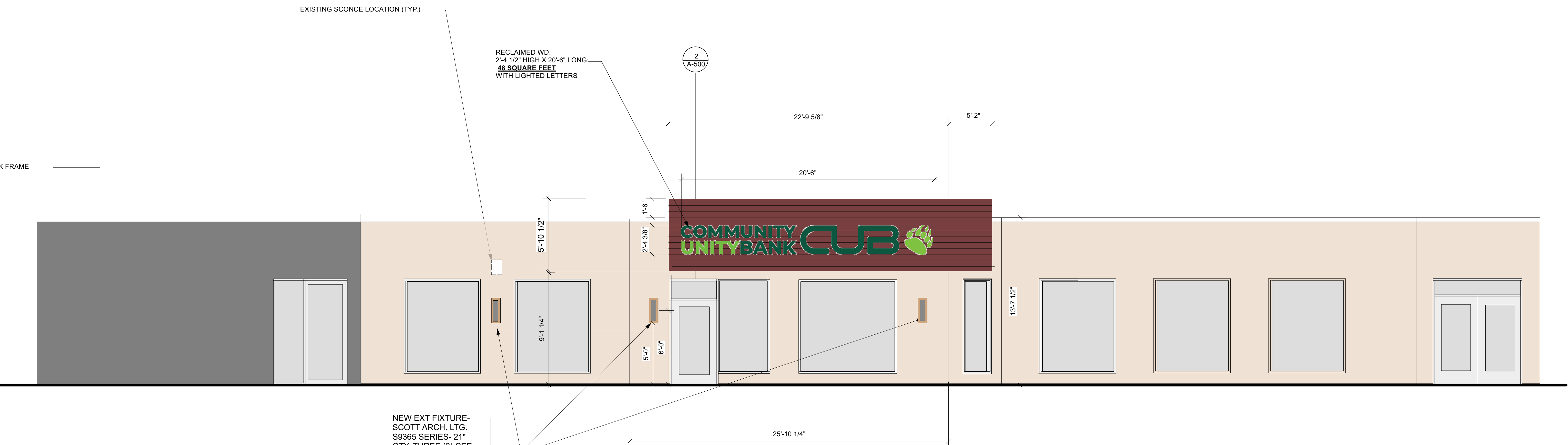
1. _____
2. _____
3. _____



SITE PLAN
SCALE: 1"= 50'-0"



2 CONNECTION TO EXT. WALL

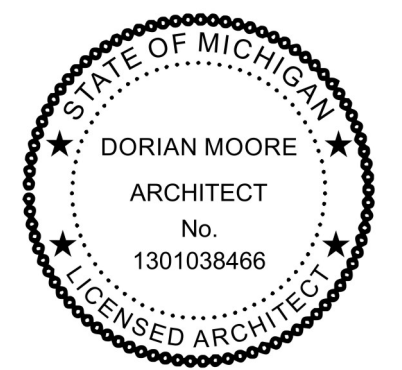


SOUTHWEST ELEVATION
SCALE: 1/4"= 1'-0"

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

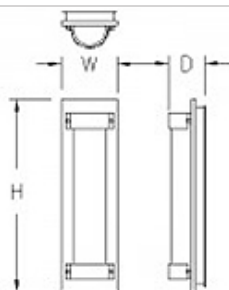
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Issued For:
UPDATED SET 08.17.22
OWNER REVIEW 09.07.22
PRELIM SIGN REVIEW 09.20.22
DESIGN REVIEW
SUBMISSION 10.14.22
SIGN REVIEW REVISION 11.07.22
SIGN REVIEW REVISION 04.28.23





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

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - 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);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

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: _____



MEMORANDUM

Planning Division

DATE: May 17, 2023

TO: Design Review Board

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 220 Park – Clark Hill – Design Review

The applicant has submitted a Design Review application for a 2 new illuminated Building Identification Signs on an existing 3-story commercial building in Downtown Birmingham.

On July 6, 2022 ([Agenda](#) – [Minutes](#)), the Design Review Board moved to approve a Design Review application for changes to the entrance of the building and other minor façade changes.

On February 15, 2023 ([Agenda](#) – [Minutes](#)), the Design Review Board moved to approve a master sign plan for the building. In the approval, the Design Review Board assigned the Woodward frontage as the principal building frontage for the purposes of signage and limited the permitted combined sign area to 196 sq. ft. During that review, it was made clear that any illumination proposed on the two “Clark Hill” signs would require an additional review and a variance.

Signage

There were a total of 7 new commercial sign sizes and locations approved on the master sign plan. The following table summarizes the general placement and size of each of the signs:

Content	Type	Location	Area (sq. ft.)
Farmers & Merchants	Name Letter	Woodward façade	47.3
Farmers & Merchants	Name Letter	Park St. Façade	47.3
Hylant	Name Letter	Woodward Façade	19.3
Hylant	Name Letter	Park St. Façade	19.3
Clark Hill	Building	Woodward Façade	18.3
Clark Hill	Building	Hamilton Row Facade	18.3
220 Park	Name Letter	Woodward	25.8
Total Proposed	-	-	195.6
Total Permitted (Woodward)*	-	-	196

* Although the Woodward frontage would permit 279 sq. ft. ordinarily, the permitted combined area was capped at 196 sq. ft. as a part of the master sign plan approval.

The applicant is proposing to have the 2 "Clark Hill" signs located above the sign band at the top of the building. The Sign Ordinance defines Sign Band as:

"A horizontal band extending the full width of the building facade and located between the highest first floor windows and the cornice, or if there is more than one story, the highest first floor windows and the bottom of the second floor windows."

The Sign Ordinance does permit *non-illuminated* signs identifying the entire structure by a building name to be permitted above the first floor so long as they comply with the rest of the Sign Ordinance requirements. There are no restrictions outlined in the Sign Ordinance as to the number of Building Identification Signs permitted. Historically, the City has limited the number of signs permitted to be placed as a Building Identification Sign, and have limited the content of such to one entity/name.

The "Clark Hill" signs are proposed as halo-lit channel letters that project a total of 3.5 inches from the building face. Illumination is not permitted for building identification signs. Thus, **the applicant must obtain a variance for 36.7 sq. ft. of illuminated building identification signage.**

In addition, there is one inconsistency in the plans submitted that show the "220 Park" sign in a previously proposed location. The Planning Division will work with the applicant to provide consistent drawings.

Lighting

There are no new light fixtures proposed as a part of the Design Review application submitted.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site & Aerial Photographs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 2, Section 2.02 of the Sign Ordinance and Article 7, Section 7.09 of the Zoning Ordinance, the Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 220 Park St. – Clark Hill – with the following conditions:

1. The applicant must obtain a variance for 36.7 sq. ft. of illuminated building identification signage; and
2. The applicant must submit revised plans to the Planning Division with consistent signage.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 220 Park St. – Clark Hill – with the following conditions:

1. The applicant must obtain a variance for 36.7 sq. ft. of illuminated building identification signage; and
2. The applicant must submit revised plans to the Planning Division with consistent signage.

Motion to **POSTPONE** the Design Review application for a Master Sign Plan at 220 Park St. pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 220 Park St. – Clark Hill – for the following reasons:

1. _____
2. _____
3. _____



KRIEGER KLATT
ARCHITECTS

2120 E. 11 Mile Rd. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:

Boji Group
220 Park Street
Birmingham, MI 48009

Project:

220 Park Street-Phase 2
Birmingham, MI 48009

[illegible]

Seal:



Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

North Arrow:

Sheet Title:

Existing Site & Building Photographs

Project Number:

22-014

Scale:

Sheet Number: _____

C.104



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ARCHITECTS

2120 E. 11 Mile Rd. | Royal Oak, MI 48067
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220 Park Street
Birmingham, MI 48009

Project:

220 Park Street-Phase 2
Birmingham, MI 48009

[illegible]

Seal:



Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

North Arrow:

Sheet Title:

Existing
Surrounding Site
Photographs

Project Number:

22-014

Scale:

Sheet Number: _____

C.105

Boji Group
220 Park Street
Birmingham, MI 48009

220 Park Street-Phase 2
Birmingham, MI 48009

[illegible]

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

Exterior Renderings

22-014

Sheet Number: _____



Boji Group

Birmingham, MI 48009

[illegible]

North Arrow:

A.005



View from Hamilton



View from Park Street and Hamilton Intersection



View from Hamilton and Woodward Ave. Intersection



View from Woodward Ave.

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Boji Group

Birmingham, MI 48009

[illegible]

North Arrow:

GENERAL NOTES:

1. ALL LETTERS TO BE PIN MOUNTED
2. ALL ILLUMINATED LETTERS TO BE HALO LIT
3. TENANT SIGNAGE IS RESTRICTED TO THE PROPOSED AREA OF THE SIGNAGE ON THIS PLAN FOR THE TOTAL OF TWO SIGNS PER TENANT. SIGNAGE WAS ALLOCATED BASED ON TENANT NAME AND HEIGHT OF LETTER RESTRICTIONS.
4. IN THE EVENT OF A TENANT CHANGE, THE NEW TENANT FOR THAT SPACE MUST COMPLY WITH THE ABOVE REGULATIONS SET FORTH BY THE OWNER, 220 PARK, LLC.

NOTE: FINAL THICKNESS, SYSTEM, ILLUMINATION, AND MATERIAL TO BE SUBMITTED FOR ADMIN APPROVAL BY SIGNAGE VENDORS.



D.100 $3/32" = 1'-0"$



A.206 $1/4'' = 1'-0''$



A.206 $1/4" = 1'-0"$



(A.206) $1/4" = 1'-0"$



A.206 $1/4^{\circ} = 1'-0''$



A.206 $1/4^{\circ} = 1'-0''$



A.206 $1/4" = 1'-0"$



A.206 $1/4^{\circ} = 1^{\circ} \cdot 0^{\circ}$



(A.206) $1/4'' = 1'-0''$

NOTE: PLACARD TO MATCH MAPLEWOOD STONE

THE FOLLOWING TEXT WILL BE UNDER THE LOGO:

This property developed and managed by
Boji Group
Built 1990
Redeveloped 2023



1 East Elevation - Signage

(D.100) $3/32'' = 1'-0$



ELEVATION



SIDE VIEW



18.33 Sq. Ft.



Night Simulation

CONSTRUCTION:

- 2" deep Aluminum logo and letters
- Face and side walls to be painted

ILLUMINATION:

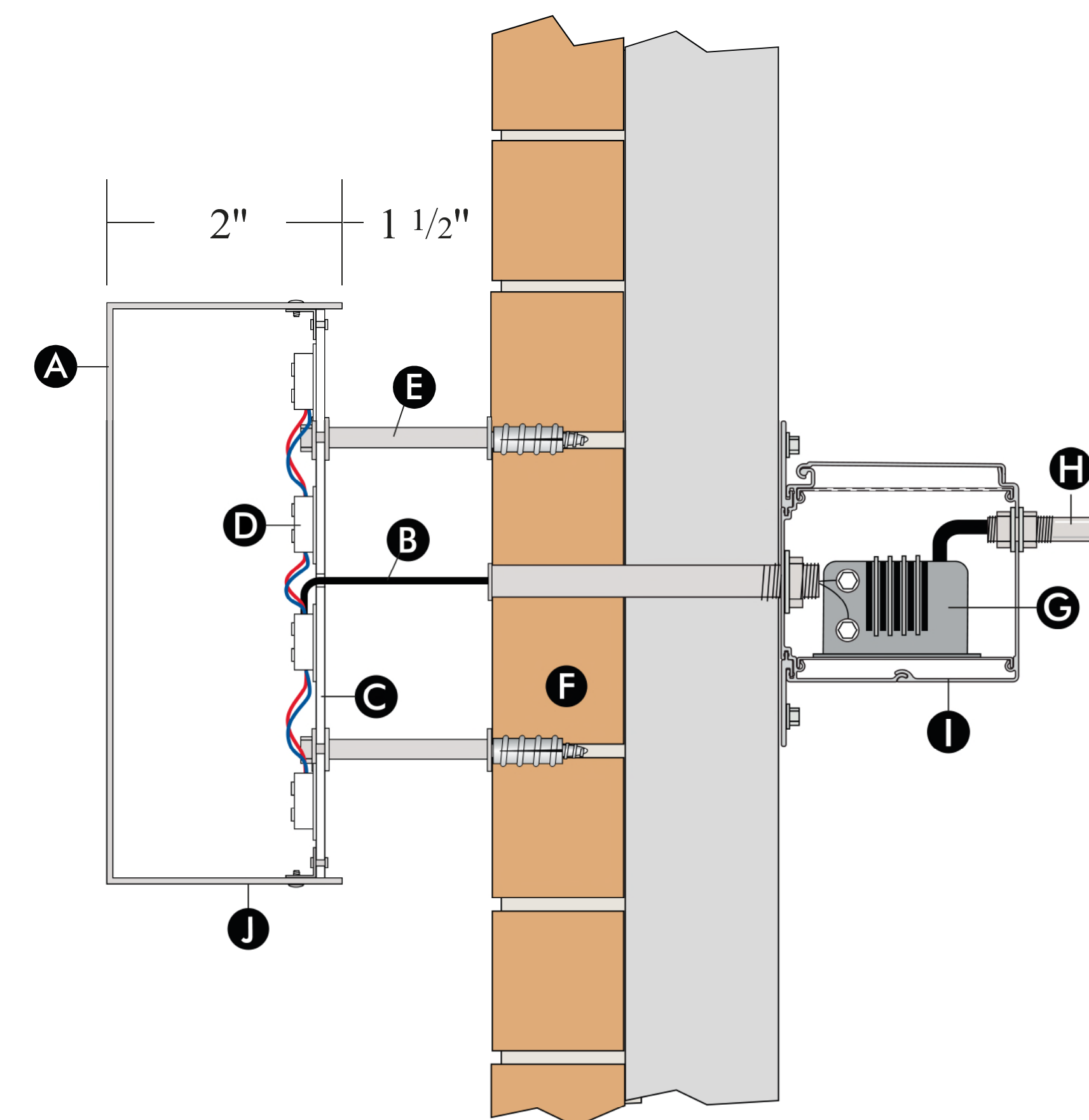
- Sign letters to be internally illuminated with white LEDs,
- Back/Halo illumination
- LED power supply (transformer), mounted remote behind wall.
- 120 volt input, 12 volt output.

ELECTRICAL REQUIREMENTS:

- (1) 20 amp dedicated circuit.

UL Listed Fabrication

- A** Aluminum channel letter
- B** Low voltage electrical input
- C** Clear polycarbonate backer, "back lit"
- D** White LED modules
- E** Aluminum stand-off (spacer)
- F** Anchors as required
- G** Low voltage LED power supply
- H** 120 volt input electrical
- I** Metal transformer box
- J** Weep holes for draining condensation.



CROSS SECTION

All penetrations to be sealed and water tight.



TWO (2) EXTERIOR BUILDING SIGNAGE

Scale: 3/4" = 1'

SIGNgraphix

8457 Andersonville Rd, Suite H
Clarkston, Michigan 48346
(O) 248.848.1700 (F) 248.848.1722
www.signgraphix.net

Clark Hill

220 Park St. Birmingham, MI 48009

DRAWING: 4-17-23
A-3006 4-19-23
JOB:
26373

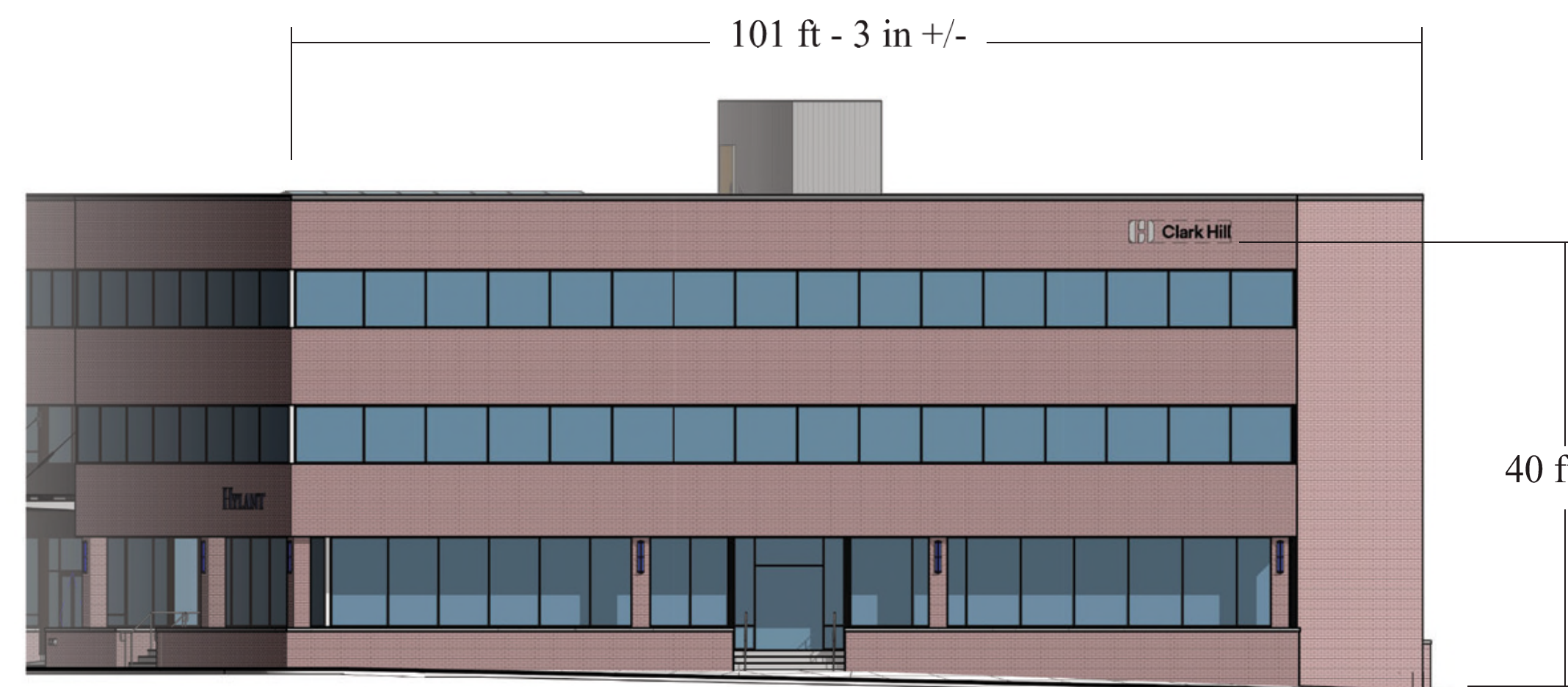
CLIENT SIGNATURE:

DATE:

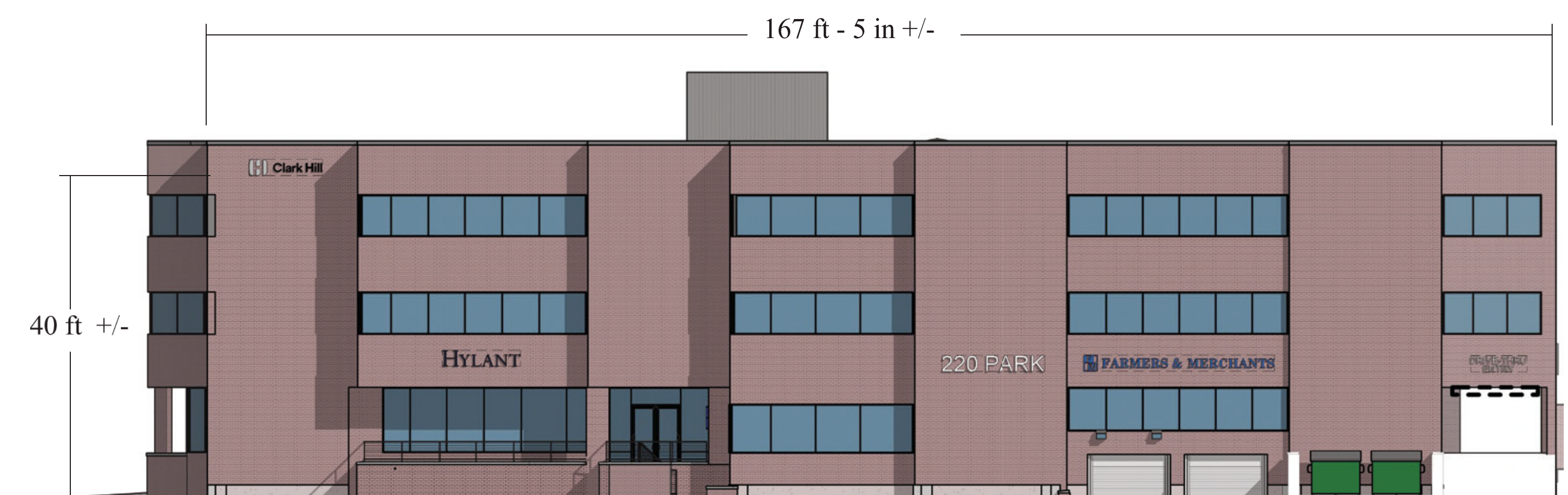
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ELEVATION



EAST ELEVATION



SOUTH ELEVATION

TWO (2) EXTERIOR BUILDING SIGNAGE

Scale: 1/2" = 1'



SIGNgraphix

8457 Andersonville Rd, Suite H
Clarkston, Michigan 48346
(O) 248.848.1700 (F) 248.848.1722
www.signgraphix.net

Clark Hill

220 Park St. Birmingham, MI 48009

DRAWING: 4-4-23
A-2986 4-17-23
JOB:
26373

CLIENT SIGNATURE:

DATE:

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AGENDA
BIRMINGHAM DESIGN REVIEW BOARD
WEDNESDAY – JUNE 7, 2023
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 **May 17, 2023**
- 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. **July 5, 2023**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Action List 2023**
- 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 – 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"/>