

**Design Review Board
Minutes Of October 20, 2021**

851 S. Eton St., Department of Public Services, Birmingham, MI

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 20, 2021. Chair John Henke called the meeting to order at 7:45 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Dustin Kolo, Julie Rasawehr; Alternate Board Members Samantha Cappello, Kathleen Kriel; Student Representatives Charles Cusimano, Elizabeth Wiegand

Absent: Board Members Keith Deyer, Natalia Dukas, Patricia Lang, Michael Willoughby

Administration: Nicholas Dupuis, Planning Director ("PD")
Laura Eichenhorn, City Transcriptionist

10-092-21

2) Approval Of Minutes

The DRB moved approval of the July 21st, 2021 and September 1st, 2021 meetings to the November 3, 2021 meeting.

10-093-21

3) Public Hearing

None.

10-094-21

4) Design Review

A. 33101 Woodward – Comerica Bank

PD Dupuis introduced the item.

Leonard Murz, engineer, and Pam Stasko, architect, spoke on behalf of the request.

In reply to Chair Henke, Ms. Stasko stated there would be no exterior wall-mounted electrical service equipment.

After discussion, Mr. Murz said he would provide revised plans which retain the southwest window.

Motion by Ms. Kriel

Seconded by Ms. Cappello to approve the Design Review application for 33101 Woodward – Comerica – with the following conditions:

- 1. The applicant must submit revised plans without opaque materials blocking the windows at the drive-through;**
- 2. The Design Review Board approves the proposed 70% Visual Light Transmittance glazing pursuant to Article 4, Section 4.90(e) of the Zoning Ordinance to afford the applicant the ability to comply with the current energy code; and,**
- 3. The applicant must submit revised plans maintaining the current window opening on the south facade.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Kriel, Cappello, Henke, Kolo, Rasawehr
Nays: None

B. 34164 Woodward – Sun Medical

PD Dupuis presented the item.

Greg Jamian, President of Sun Medical, and Michael Dorfman, attorney, spoke on behalf of the request.

In reply to Mr. Kolo, Mr. Jamian confirmed that they would remove the yellow sun-shaped vinyl window sticker from the front window.

Chair Henke noted that the proposed use of yellow as a design element was non-coincidental, given the establishment's name and logo. He said the Board would have to evaluate whether they would consider the yellow quarter-circle a design element or part of the signage.

Mr. Jamian noted the logo was different from the yellow quarter-circle.

Chair Henke reiterated that the choice of a yellow quarter-circle was at least not a coincidence in this case. He said it would be more comfortable if it were not an arch.

Chair Henke also noted a discrepancy between the size of the yellow quarter-circle in the photo versus the rendering.

In reply to Chair Henke, Mr. Dorfman said they could have their designer superimpose the yellow quarter-circle onto a photograph of the building for the Board so the representation would be to scale.

Motion by Ms. Cappello

Seconded by Ms. Kriel to postpone the Design Review application for 34164 Woodward – Sun Medical – to November 3, 2021 pending receipt of the following:

1. A to-scale rendering of the proposed design change.

Mr. Kolo added that the opaque window covering should be removed.

Motion carried, 5-0.

VOICE VOTE

Yeas: Cappello, Kriel, Henke, Kolo, Rasawehr

Nays: None

C. 35106 Woodward – Whole Dental Wellness

PD Dupuis presented the item.

Iden Kalabat, engineer, and Whitney Weiner, owner, were present on behalf of the request.

Mr. Kalabat provided a sample of the Parklex material proposed to be used and said he would provide PD Dupuis with the proposed paint color for the north block wall.

Dr. Weiner stated she was very interested in supporting murals in Birmingham.

Chair Henke recommended that Dr. Weiner express her interest to the Planning Board since they would be reviewing the proposed Public Art ordinances on October 27, 2021.

PD Dupuis explained why this property would not qualify for a mural under the currently proposed Public Art ordinances. He said he would be happy to discuss the topic further with the applicant if they had further questions.

Motion by Ms. Cappello

Seconded by Ms. Kriel to approve the Design Review application for 35106 Woodward – Whole Dental Wellness – with the following conditions:

- 1. The applicant must submit a paint color for the north block wall to complete the Design Review; and,**
- 2. No signage is approved as a part of this Design Review.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Cappello, Kriel, Henke, Kolo, Rasawehr

Nays: None

10-095-21

5) Sign Review

None.

10-096-21

6) Study Session

None.

10-097-21

7) Miscellaneous Business And Communications

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Action List 2021**

10-098-21

Adjournment

Motion by Ms. Kriel

Seconded by Ms. Cappello to adjourn the DRB meeting of October 20, 2021 at 8:56 p.m.

Motion carried, 5-0

VOICE VOTE

Yeas: Kriel, Cappello, Kolo, Rasawehr, Henke

Nays: None



Nicholas Dupuis
Planning Director