

**Design Review Board
Minutes Of November 3, 2021**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, November 3, 2021. Chair John Henke called the meeting to order at 7:32 p.m.

1) Rollcall

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

Absent: Board Member Patricia Lang

Administration: Nicholas Dupuis, Planning Director
Laura Eichenhorn, City Transcriptionist

11-099-21

2) Approval of the DRB Minutes of July 21, 2021, September 1, 2021, and October 20, 2021

Motion by Mr. Kolo

Seconded by Ms. Dukas to approve the DRB Minutes of July 21, 2021 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Dukas, Deyer, Rasawehr, Willoughby, Henke, Kriel,

Nays: None

Motion by Mr. Kolo

Seconded by Ms. Dukas to approve the DRB Minutes of September 1, 2021 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Dukas, Deyer, Rasawehr, Willoughby, Henke, Kriel,

Nays: None

Motion by Mr. Kolo

Seconded by Ms. Dukas to approve the DRB Minutes of October 20, 2021 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Dukas, Deyer, Rasaweher, Willoughby, Henke, Kriel

Nays: None

11-100-21

3) Public Hearing

None.

11-101-21

4) Design Review

A. 34164 Woodward – Sun Medical

PD Dupuis reviewed the item.

John Jamian, COO, and John Selick, Director of Sales and Marketing, spoke on behalf of the request.

Mr. Jamian contented that the yellow was a recognizable part of Sun Medical's branding but not a logo.

After discussion, Chair Henke stated that it seemed appropriate to use a bold color like yellow in the Triangle District given the overlay standards, but that the current design came too close to seeming like Sun Medical's logo. He recommended the applicant find another way to incorporate the yellow.

The applicants were also told they would have to remove the vinyl graphic in the window regardless of the outcome with the mansard roof.

Mr. Selick then said he thought the graphic adhered to the square footage of opaque materials allowed in windows.

PD Dupuis conceded that might be accurate, and said he would discuss the matter further with the applicant.

Mr. Jamian said his team would find a way to more appropriately integrate the yellow into the design for the mansard roof and would try to return in December 2021 or January 2022.

The Board offered Mr. Jamian the option to reserve a space at the Board's December 1, 2021 meeting, with the option to further postpone without penalty if needed.

Mr. Jamian accepted the Board's offer.

Motion by Mr. Deyer

Seconded by Ms. Rasawehr to postpone consideration of the sign request for 34164 Woodward to December 1, 2021.

Motion carried, 7-0.

VOICE VOTE

Yeas: Deyer, Rasawehr, Willoughby, Henke, Kriel, Kolo, Dukas

Nays: None

B. 201 Southfield - Multi-Tenant Apartment Building

PD Dupuis reviewed the item.

Stephen Bonamy, owner of Creative Brick, was present on behalf of the request.

Motion by Ms. Rasawehr

Seconded by Ms. Kriel to approve the Design Review application for 201 Southfield – Woodcrest – with the following conditions: 1. The applicant must submit revised plans with address numerals/letters at no greater than 8 in. in height; 2. The applicant must submit screening details for the trash enclosure that meet the requirements of Article 4, Section 4.54 of the zoning ordinance; 3. The applicant must clarify the window condition proposed at the balconies and provide glazing specifications for any new glazing proposed; and, 4. Also must replace the crabapple trees with a species permitted in the zoning ordinance.

PD Dupuis stated he would work with the applicant on finding an appropriate way to meet condition two.

Motion carried, 7-0.

VOICE VOTE

Yeas: Rasawehr, Kriel, Kolo, Dukas, Deyer, Willoughby, Henke

Nays: None

11-102-21

5) Sign Review

None.

11-103-21

6) Study Session

None.

11-104-21

7) Miscellaneous Business And Communications

PD Dupuis and John Gardner summarized a request from Mr. Gardner regarding the Birmingham Colonial Building. PD Dupuis outlined the five criteria from Section 4.90(e) of the zoning ordinance that would allow the Board to modify the requirements of the window standards to permit a 68% visual light transmittance (VLT) instead of the ordinance-required 80% VLT.

Mr. Deyer noted that the Board had been willing to grant the 68% VLT during its prior review of the Birmingham Colonial Building and only decided to wait because the Board thought the ordinance regarding VLT would be changing more swiftly than it ultimately has. He said he still believed allowing a 68% VLT in this context would be appropriate.

Mr. Willoughby stated it was totally irresponsible of the City to demand 80% VLT in the ordinance.

Chair Henke concurred with Messrs. Deyer and Willoughby.

Motion by Mr. Willoughby

Seconded by Mr. Deyer to approve a visual light transmittance of 68% for 32333 Woodward Avenue as permitted by Section 4.90 (E) of the zoning ordinance.

Motion carried, 7-0.

VOICE VOTE

Yeas: Willoughby, Deyer, Henke, Rasaweher, Kriel, Kolo, Dukas

Nays: None

- A. Pre-Application Discussions**
- B. Draft Agenda**
- C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Action List 2021**

11-105-21

Adjournment

Motion by Ms. Rasaweher

Seconded by Mr. Willoughby to adjourn the DRB meeting of November 3, 2021 at 8:15 p.m.

Motion carried, 7-0

VOICE VOTE

Yeas: Rasaweher, Willoughby, Deyer, Henke, Kriel, Kolo, Dukas

Nays: None

Design Review Board
Minutes of November 3, 2021

A handwritten signature in blue ink, appearing to read 'Nicholas Dupuis', enclosed within a blue oval shape.

Nicholas Dupuis
Planning Director

APPROVED