

**Design Review Board
Minutes Of August 4, 2021**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, August 4, 2021. Chair John Henke called the meeting to order at 7:24 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas (present via Zoom and therefore not voting), Patricia Lang, Michael Willoughby; Alternate Board Member Samantha Cappello; Student Representatives Charles Cusimano (Birmingham, MI), Elizabeth Wiegand (Leland, MI)

Absent: Board Members Dustin Kolo; Alternate Board Member Kathleen Kriel

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

08-078-21

2) Approval Of Minutes

With Chair Henke, Ms. Debbrecht, Mr. Deyer abstaining due to their absences from the July 21, 2021 meeting and with Ms. Dukas unable to vote due to not physically being in attendance the DRB did not have a quorum for a vote on the minutes.

The July 21, 2021 minutes will be voted on along with the August 4, 2021 minutes at the September 1, 2021 meeting.

08-079-21

3) Public Hearing

None.

08-080-21

4) Design Review

A. 33233 Woodward – Birmingham Colonial

CP Dupuis reviewed the item. He noted that the DRB's previous feedback had been integrated into the present plans.

Mr. Willoughby noted that while the upper windows were not centered over the lower windows, there was symmetry in the design.

John Gardner, architect, was present on behalf of the application, explaining:

- The structural engineer that reviewed the building recommended that a minimum of six feet be maintained between the corners of the building and the windows to maintain the building's structural integrity.
- The applicant/owner of the building occupies the second floor and desired avoid modifying any of his windows. The incoming tenant on the first floor desired more light. The updated plans reflect those requests.

Motion by Mr. Deyer

Seconded by Ms. Lang to approve the Design Review application for 33233 Woodward – Birmingham Colonial – with the following condition: 1. The Design Review Board approves the proposed 62% glazing; 2. The applicant must submit specification sheets for the proposed glass to confirm that the VLT is a minimum of 80%; and, 3. The DRB will allow an administrative approval if the applicant proposes a VLT with a minimum of 66% if the ordinance changes.

Motion carried, 6-0

VOICE VOTE

Yeas: Deyer, Lang, Henke, Debbrecht, Willoughby, Cappello

Nays: None

08-081-21

5) Sign Review

None.

08-082-21

6) Study Session

None.

08-083-21

7) Miscellaneous Business And Communications

Mr. Deyer requested that updates be provided when available regarding 100 N Old Woodward Ave, Suite 120.

A. Pre-Application Discussions

B. Draft Agenda for Next Meeting

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Action List - 2021

08-084-21

Adjournment

Motion by Mr. Willoughby

Seconded by Ms. Lang to adjourn the DRB meeting of August 4, 2021 at 7:44 p.m.

Motion carried, 6-0

VOICE VOTE

Yeas: Willoughby, Cappello, Lang, Henke, Deyer, Debbrecht

Nays: None



Nicholas Dupuis
City Planner

APPROVED