

**Design Review Board
Minutes Of March 1, 2023**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, March 1, 2023. Mr. Deyer called the meeting to order at 7:20 p.m.

1) Rollcall

Present: Board Members Keith Deyer, Natalia Dukas, Patricia Lang; Alternate Board Members Samantha Cappello, Sam Lanfear

Absent: Chair John Henke; Board Members Dustin Kolo, Michael Willoughby, Julie Rasaweher

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the DRB Minutes of February 15, 2023

03-09-23

Motion by Ms. Cappello

Seconded by Ms. Lang to approve the February 15, 2023 minutes as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Lanfear, Deyer, Lang, Cappello

Nays: None

3) Public Hearing

4) Design Review

A. 185 Oakland

PD Dupuis presented the item and answered informational questions from the DRB.

Ross Hinkle, architect, spoke on behalf of the item. He stated that the dimensions of the soffit and the foot candles of the lighting would be changed to meet the ordinance requirements. He explained that it would be difficult to meet the glazing requirements since the landlord was trying to conduct exterior repairs to the building without disturbing the tenants.

Ms. Dukas said the design changes would be an improvement to the look of the building and commended the applicant team.

03-10-23

Motion by Ms. Dukas

Seconded by Ms. Lang to approve the Design Review application for 185 Oakland with the following conditions:

- 1. The Design Review Board approves the non-cutoff wall sconces pursuant to Article 4, Section 4.21;**
- 2. The applicant must submit revised lighting/photometric plans that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance;**
- 3. The Design Review Board approves the canopy and awning projections into the Oakland and Ferndale right-of-way so long as the applicant submit revised plans with all dimensions clearly labeled and confirmed. In addition, the applicant must submit revised plans reducing the soffit projection to 2 ft. or less, or obtain a lease from the City Commission; and,**
- 4. The applicant must submit revised design plans demonstrating transparent areas equal to 70% of its portion of the facade, between one and eight feet from the ground on the south and east facades, or obtain a variance from the Board of Zoning Appeals. Additionally, the applicant must submit glazing specification sheets to ensure the clarity requirements are met.**

In reply to Mr. Deyer, PD Dupuis noted that any future proposed sign could be administratively approved as long as it complies with the sign requirements.

Mr. Deyer noted that if more than one tenant occupies the building in the future, a sign plan should be submitted.

Mr. Hinkle said the intent was to return with a sign plan.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Lanfear, Deyer, Lang, Cappello

Nays: None

B. 33680 Woodward – Petrucci Homes

PD Dupuis presented the item and answered informational questions from the DRB.

Trent Schmitz, architect, and Mike Petrucci, owner, spoke on behalf of the item.

PD Dupuis confirmed for Mr. Petrucci that future plans for exterior paint would need to be submitted to the Planning Department for review.

Mr. Schmitz explained that the backer for the sign would be changed from the submitted plans to be the same color as the building. Mr. Petrucci added that it would have panel detail in the plaster, and that it would not be brass.

It was noted that lighting only the letters of the sign would comply with the ordinance.

Mr. Petrucci stated that there would be no light above the sign.

In reply to Mr. Deyer, Mr. Schmitz confirmed that the applicant would submit updated renderings.

PD Dupuis advised the DRB that a recent Supreme Court case prohibited the regulation of the content of signs. He said the Board could still regulate design standards, including concepts such as 'visual clutter' and 'architectural harmony'.

Ms. Cappello commended the applicant on the gas lanterns.

Ms. Dukas said the design was beautiful.

03-11-23

Motion by Ms. Cappello

Seconded by Ms. Lang to approve the Design Review application for 33680 Woodward – Petrucci Studio – with the following conditions:

- 1. The applicant must submit revised site/design plans with consistent material notes throughout;**
- 2. The applicant must submit revised sign plans with all required dimensions, and also with changes to the brass element to match the exterior of the building;**
- 3. The applicant must clarify the rooftop plans to show no new proposed RTU; and,**
- 4. The applicant must submit glazing specification sheets for all proposed glazing to ensure the clarity requirements are met.**

Mr. Deyer advised the applicant that any changes to these approvals or to the exterior of the building must be submitted to the Planning Department for review prior to occurring.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Lanfear, Deyer, Lang, 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**

03-12-23

**Motion by Ms. Lang
Seconded by Mr. Lanfear to approve the 2023 DRB Action List.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Lanfear, Deyer, Lang, Cappello

Nays: None

8) Adjournment

No further business being evident, the Board motioned to adjourn at 8:01 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

APPROVED