

**Design Review Board
Minutes Of May 17, 2023**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, May 17, 2023. VC Kolo called the meeting to order at 7:20 p.m.

1) Rollcall

Present: Board Members Keith Deyer, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Member Sam Lanfear

Absent: Chair John Henke; Board Members Patricia Lang, Julie Rasaweher; Alternate Board Member Samantha Cappello

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

2) Approval of the DRB Minutes of May 3, 2023

05-15-23

Motion by Mr. Willoughby

Seconded by Mr. Deyer to approve the May 3, 2023 minutes as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Kolo, Willoughby, Deyer, Dukas, Lanfear

Nays: None

3) Public Hearing

4) Design Review

5) Sign Review

A. 34040 Woodward – Community Unity Bank

CP Blizinski presented the item and answered informational questions from the DRB.

Mr. Deyer said his only hesitance regarding the sign was the wood backer.

Ms. Dukas said she viewed the wooden piece as a feature of the building, rather than a backer. She said she preferred this proposal to the applicant's previous proposal.

VC Kolo concurred. CP Blizinski said Staff interpreted the wooden piece as part of the building's facade and not as part of the sign.

Dorian Moore, architect, spoke on behalf of the project and answered informational questions from the DRB.

In reply to Mr. Deyer, Mr. Moore said he could supply information regarding the stain that would be used on the wood.

05-16-23

Motion by Ms. Dukas

Seconded by Mr. Willoughby to approve the design review application for Community Unity Bank with the following condition:

- 1. The Design Review Board APPROVES the non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D) of the Zoning Ordinance.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Kolo, Willoughby, Deyer, Dukas, Lanfear

Nays: None

B. 220 Park – Clark Hill

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

Dan Minkus, managing partner of the Birmingham office of Clark Hill, spoke on behalf of the proposal and answered informational questions from the DRB.

Mr. Willoughby said it seemed like the applicant had met all of the criteria for the design review. He said the DRB could support the design review portion of the request. He said the DRB would not be establishing precedent by approving the design review aspect of proposal.

Mr. Deyer said the proposal was tastefully done and would look fine. He concurred with Mr. Minkus that the proposal would make it easier for clients to locate the applicant. He said that the proposal was appropriate and met all of the design review requirements. He opined that the DRB should solely offer approval of the design review aspects of the proposal.

PD Dupuis offered a modification to the suggested motion language to address Mr. Deyer's comment.

Mr. Deyer motioned using the modified suggested motion language.

05-17-23

Motion by Mr. Deyer

Seconded by Mr. Willoughby to approve the Design Review application for 220 Park St. – Clark Hill – with the following conditions:

- 1. The applicant must submit revised sign plans with no illumination on the building identification sign, or 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 carried, 5-0.

VOICE VOTE

Yeas: Kolo, Willoughby, Deyer, Dukas, Lanfear

Nays: None

DRB members agreed that the modification to condition one allowed them to only comment on the aspects of the project within their purview.

PD Dupuis said he would remember that for future suggested motion language.

6) Study Session

7) Miscellaneous Business And Communications

In reply to Mr. Deyer, PD Dupuis said he would raise questions regarding potential vehicle storage near Adams Square with Code Enforcement.

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 7:56 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist