

**Design Review Board
Minutes Of May 3, 2023**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, May 3, 2023. Vice Chair Kolo called the meeting to order at 7:15 p.m.

1) Rollcall

Present: Vice Chair Dustin Kolo; Board Members Michael Willoughby, Julie Rasawehr; Alternate Board Member Samantha Cappello

Absent: Chair John Henke; Board Members Keith Deyer, Natalia Dukas, Patricia Lang; Alternate Board Member Sam Lanfear

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

2) Approval of the DRB Minutes of March 1, 2023

05-13-23

Motion by Ms. Rasawehr

Seconded by Ms. Cappello to approve the March 1, 2023 minutes as submitted.

Motion carried, 4-0.

VOICE VOTE

Yeas: Kolo, Willoughby, Rasawehr, Cappello

Nays: None

3) Public Hearing

4) Design Review

A. 1065 E. Maple – Mobil

PD Dupuis and VC Kolo advised the applicant that they would need four affirmative votes for DRB approval. Since there were only four DRB members present, the applicant was offered the opportunity to postpone without penalty.

Jennifer Glover, representative for the applicant, said she preferred that the request be heard presently.

CP Blizinski presented the item.

DRB comments were as follows:

- A photometric plan would be appropriate given the proximity of residential housing;
- The requested increase in signage seemed excessive;
- There was likely a way for this project to be ordinance compliant;

- Installing signage areas without signage might allow for future non-compliant signage to be installed;
- It might be easier to allow more of the requested signage if the signage in the windows was reduced; and,
- The rendering should show that the proposed signage would be at least 20 feet apart in order to comply with the ordinance.

PD Dupuis noted that another Birmingham Mobil location had been required to compromised on its requested amount of signage in the past.

Ms. Glover spoke on behalf of the project. She said she would speak with the owner about the concerns raised.

PD Dupuis said that any further reduction in signage would likely benefit the application at the Board of Zoning Appeals since the extant signage amounted to almost all of the signage allowed.

Public Comment

Bill Wozniak, neighbor to the applicant, stated that the present lighting was already very bright.

CP Blizinski confirmed that the applicant was over their allowed window signage.

05-14-23

Motion by Mr. Willoughby

Seconded by Ms. Cappello to postpone the design review for 1065 E. Maple, with the required dimensions, photometric study, and updated window sign plan, to June 7, 2023.

Motion carried, 4-0.

VOICE VOTE

Yeas: Kolo, Willoughby, Rasawehr, 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

8) Adjournment

No further business being evident, the Board motioned to adjourn at 7:54 p.m.

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Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

APPROVED