

**Design Review Board  
Minutes Of June 15, 2022**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, June 15, 2022. Chair John Henke called the meeting to order at 8:19 p.m.

**1) Rollcall**

**Present:** Chair John Henke; Board Members Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Samantha Cappello

**Absent:** Board Members Keith Deyer, Julie Rasawehr; Alternate Board Member Kathleen Kriel

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

**2) Approval of the DRB Minutes of May 18, 2022**

To be approved at the next meeting.

**3) Public Hearing**

**4) Design Review**

**A. 220 Park – Request for façade changes to existing building**

PD Dupuis presented the item.

Jeff Klatt, architect, spoke on behalf of the project.

PD Dupuis noted that signage on the canopy as-designed would not be possible given the parameters of the ordinance.

Mr. Klatt said the applicant would be willing to strike the request for signage on top of the canopy.

Mr. Willoughby recommended that the Board be able to see a sample of the canopy material. He noted that the proposed material, galvanized steel, can be done well or done poorly. He noted that large sections also tend to be splotchy, so photographs would be helpful for conceptualizing what it would look like.

Ms. Dukas and Mr. Kolo agreed that they would like to see a sample and photographs.

The DRB offered the applicant a postponement to the next regularly scheduled meeting in order to gather the outstanding information.

The applicant accepted.

**06-18-22**

**Motion by Mr. Willoughby**

**Seconded by Ms. Cappello to postpone the design review for 220 Park to July 6, 2022.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Cappello, Lang, Dukas, Kolo, Henke, Willoughby

Nays: None

**B. 34660 Woodward – Village Players – Request for Wall Art**

PD Dupuis presented the item.

~~Eileen White, President of the Birmingham Village Players Board of Trustees (BVPBOT),~~ Sallie Savoie of the Birmingham Village Players Board of Directors said the main entrance is on Chestnut and the side door is on Woodward. She explained that this wall art would be a part of celebrating the Birmingham Village Players' hundredth anniversary.

Mr. Kolo and Ms. Lang concurred that the Chestnut entrance is the front entrance.

PD Dupuis noted that in the Triangle District wall art has to be at the side setback at the zero foot line. He said that while the Woodward side may be the side setback, it would not be at the zero foot line. He said the applicant might have a hardship based on the placement of the building, that they may face the side setback, and that their proposal may meet the spirit and intent of the ordinance. He said he was bringing the proposal before the DRB for those reasons.

In reply to Mr. Kolo, PD Dupuis stated that nothing in the ordinance prevents wall art from facing Woodward or a main right-of-way.

PD Dupuis explained that, if the motion were made as suggested, the approval from the DRB would only go into effect if a variance were granted by the Board of Zoning Appeals (BZA).

**06-19-22**

**Motion by Ms. Lang**

**Seconded by Ms. Cappello to approve the Wall Art application for 34660 Woodward – Village Players – with the following condition:**

- 1. The applicant must obtain a variance from the Board of Zoning Appeals for the placement of the Wall Art.**

**One of the representatives of the BVPBOT said it was his understanding after talking with City Attorney Kucharek that the DRB could approve the project outright, with no need to go to the BZA. He asked if the DRB might be willing to amend their motion**

**based on that understanding, and said they would be willing to proceed to the BZA if it turned out to be necessary.**

**Chair Henke said he would just as soon leave the motion as-is, and said the DRB could re-address the issue if CA Kucharek confirmed that to be the case.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Cappello, Lang, Dukas, Kolo, Henke, Willoughby

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 2022**

**Adjournment**

**06-20-22**

**Motion by Ms. Lang**

**Seconded by Mr. Willoughby to adjourn the DRB meeting of June 15, 2022 at 9:04 p.m.**

**Motion carried, 6-0.**

VOICE VOTE


Yeas: Cappello, Lang, Dukas, Kolo, Henke, Willoughby

Nays: None

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Nicholas Dupuis  
Planning Director



Laura Eichenhorn  
City Transcriptionist

APPROVED