

AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – October 21st, 2020
******* 7:15 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

- 1) Roll Call**
- 2) Approval of the DRB Minutes of October 7th, 2020**
- 3) Public Hearing**
- 4) Design Review**
- 5) Sign Review**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Action List – 2020**
- 8) Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

DESIGN REVIEW BOARD
MINUTES OF OCTOBER 7, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 7, 2020. Chairman John Henke called the meeting to order at 7:13 p.m.

1) ROLL CALL

Present: Chairman John Henke; Board Members Natalia Dukas, Patricia Lang, Michael Willoughby

Absent: Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Joseph Mercurio; Alternate Board Member Alexander Jerome

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

10-71-20

2) Approval Of Minutes

Ms. Dukas clarified that in the second full paragraph from the bottom, on page two of the minutes it should say 'Holiday Market Select' instead of 'Viga'.

Motion by Ms. Dukas

Seconded by Mr. Willoughby to approve the DRB Minutes of September 16, 2020 as amended.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Lang, Dukas, Willoughby, Henke

Nays: None

10-72-20

3) Public Hearing

None.

10-73-20

4) Design Review

None.

10-74-20

5) Sign Review

None.

10-75-20

6) Study Session

None.

10-76-20

7) Miscellaneous Business And Communications

A. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

City Planner Dupuis explained that Todd's Room, located at 825 Bowers, had recently painted the exterior of their building pink without a permit. He explained that the pink was part of the business' branding according to a representative for the business. The business submitted an application for an administrative approval of the exterior paint change after the painting was completed. A resident reached out to the City to express their displeasure with the pink exterior.

Mr. Willoughby said that plenty of businesses have color schemes for their branding without painting the exterior of their buildings to match the color scheme. He said that if the request to paint the exterior pink had appeared before the DRB prior to the painting he would not have voted in favor of it.

Ms. Dukas noted that Todd's Room moved from another location in the City on Pierce Street and that the exterior was not pink then.

Chairman Henke stated that the business had also painted the building without letting the building owner know.

There was consensus among the DRB members that disapproval of the application was most appropriate.

City Planner then presented a question regarding Be Well, located at 750 S. Old Woodward. He explained they were interested in installing a permanent awning and support posts. City Planner Dupuis asked the DRB if the project was substantial enough to merit a review as opposed to an administrative approval.

Chairman Henke said he could not think of an instance where the DRB did not review a proposal for an awning.

Mr. Willoughby added that if the applicant chooses to come before the DRB the proposed posts should also be included in their renderings.

City Planner Dupuis agreed, and said he would also ask for a rendering without the enclosure if Be Well decided to pursue a DRB review.

Mr. Willoughby said the discussion might also proceed differently if the awning and posts were proposed only for the duration of the other Covid-19 pandemic allowances the City has made.

City Planner Dupuis then presented one more administrative approval request submitted on behalf of 856 N. Old Woodward, The Pearl. He explained that they had put an awning up with text without the approval of the Planning Division. The City passed new ordinance language regarding canopies and awnings over the summer, and The Pearl's awning is non-compliant with the current language. The owners of The Pearl were interested in coming before the DRB on October 21, 2020 to advocate for the sign. Procedurally, City Planner Dupuis explained that both a denial and an approval from the DRB could result in the applicant deciding to pursue the matter further before the Board of Zoning Appeals (BZA). He stated that the difference between those outcomes would be that in the case of a DRB approval the owners would appear before the BZA with the DRB's endorsement of the project.

City Planner Dupuis encouraged the Board members to take an opportunity to review the awning in person prior to the October 21, 2020 meeting if at all possible.

He said he was just offering the preceding information as an introduction to the matter since it would be before them in two weeks' time.

Mr. Willoughby said the applicant should be sure to bring all relevant specifications to the October 21, 2020 meeting so the item would not have to be rescheduled.

3. Action List - 2020

10-77-20

Adjournment

Motion by Ms. Lang

Seconded by Mr. Willoughby to adjourn the DRB meeting of October 7, 2020 at 7:30 p.m.

Motion carried, 4-0.

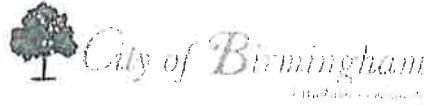
ROLL CALL VOTE

Yeas: Lang, Dukas, Willoughby, Henke

Nays: None

Nicholas Dupuis
City Planner

DRAFT



APPROVED
10/17/2020
PA 20-0103

Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Metro Detroit Signs
Address: 11444 Kaltz Ave
Warren, MI 48089
Phone Number: 586-759-2700
Fax Number: 586-759-2703
Email: kdeters@metrodetroitssigns.com

Property Owner

Name: IRONHEAD TRUST
Address: 1359 DAULS
BIRMINGHAM MI 48009
Phone Number: 248-540-8017
Fax Number: 248-540-2712
Email: PRIMEMANAGEMENT @ +1R.COM

2. Applicant's Attorney/Contact Person

Name: Kevin Deters at Metro Detroit Signs
Address: 11444 Kaltz Ave
Warren, MI 48089
Phone Number: 586-759-2700
Fax Number: (586) 759-2703
Email: kdeters@metrodetroitssigns.com

Project Designer

Name: same as applicant
Address:
Phone Number:
Fax Number:
Email:

3. Project Information

Address/Location of Property: 34000 Woodward Ave
Name of Development: Mayweather Boxing and Fitness
Parcel ID #:
Current Use: Mayweather Boxing and Fitness
Area in Acres:
Current Zoning:

Name of Historic District site is in, if any:
Date of HDC Approval, if any:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Revised Final Site Plan Approval:

4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- Digital Copy of plans

5. Details of the Request for Administrative Approval

Install faces in two existing blank sign cabinets. Front elevation is 4' x 10' (40 sq feet). Rear elevation is 2.5' x 8' (20 sq feet)

6. Location of Proposed Signs

Faces in two existing blank sign cabinets (front and rear elevations)

7. Type of Sign(s)

Wall: Yes - faces in two existing blank cabinets
Ground:
Projecting:

Canopy:
Building Name:
Post-mounted Projecting:



8. If a wall sign, indicate wall to be used:

Front: Yes
Left side: _____

Rear: Yes
Right side: _____

9. Size of Sign

Width: Front sign = 10' Rear sign = 8'
Depth: 4 inch deep cabinets
Height of lettering: Front sign = 23.8 inches Rear sign = 17 inches

Height: Front sign = 116 inches above grade Rear sign = 106 inches above grade
Total square feet: Front sign = 40 sq ft Rear sign = 20 sq ft

10. Existing signs currently located on property

Number: two
Square feet per sign: Front sign = 40 sq ft Rear sign = 20 sq ft

Type(s): existing blank wall sign cabinets (face changes proposed)
Total square feet: 60 sq feet total

11. Materials/Style

Metal: Aluminum
Plastic: Acrylic
Color 1 (including PMS color #): Black
Additional colors (including PMS color #): N/A

Wood: No
Glass: No
Color 2 (including PMS color #): White

12. Sign(s) Read(s): Mayweather Boxing and Fitness

13. Sign Lighting

Type of lighting proposed: N/A - faces only in existing sign cabinets
Size of light fixtures (LxWxH): _____
Maximum wattage per fixture: _____
Location: _____

Number proposed: _____
Height from grade: _____
Proposed wattage per fixture: _____
Style (include specifications): _____

14. Landscaping (Ground signs only) N/A

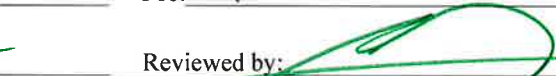
Location of landscape areas: _____

Proposed landscape material: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: 

Date: 9-25-20

<i>Office Use Only</i>			
Application #:	<u>PAA20-103</u>	Date Received:	<u>10/1/2020</u>
		Fee:	<u>100.00</u>
Date of Approval:	<u>10/17/2020</u>	Date of Denial:	<u>N/A</u>
		Reviewed by:	<u></u>



CONSENT OF PROPERTY OWNER

I, IRON HEAD TRUST, OF THE STATE OF Mich. AND COUNTY OF

(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 34000 Woodward Ave;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Metro Detroit Signs;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 9-25-20

IRON HEAD TRUST - DAN WINTER
Owner's Name (Please Print) *Authorized Agent*


Owner's Signature

Front elevation

face in existing blank wall sign cabinet - 40 #

APPROVED
10/7/2020
PAA20-0103



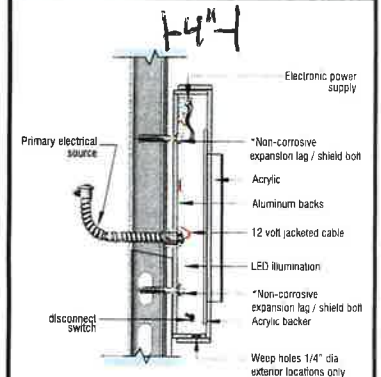
Router Cut
White Acrylic

Router Cut
Aluminum
Painted Black



SIGN DIMENSIONS
48"x120" Overall - 40 Sq. Ft.

PUSH THRU



Letter Faces
White Acrylic

Pan Depth **Pan Color**
xxx Black

Illumination
- - White LED

UL LISTED

	Sales Person: xxx	Drawn By: Connie Fotiu	Date: 8/24/2020	File Name: Mayweather.cdr Front Elevation Push Thru Pg 1	Revision: 9/15/2020 #1
	This drawing and design/layout is the property of Metro Detroit Signs. The use of which in part or in whole is not permitted without prior written consent from Metro Detroit Signs. All rights reserved. Copyright 2018.				Work Order#: XXX
Customer Signature _____	Date _____				

11444 Kaitz Ave
 Warren, MI 48089
 Phone: 586-759-2700
 Fax: 586-759-2703

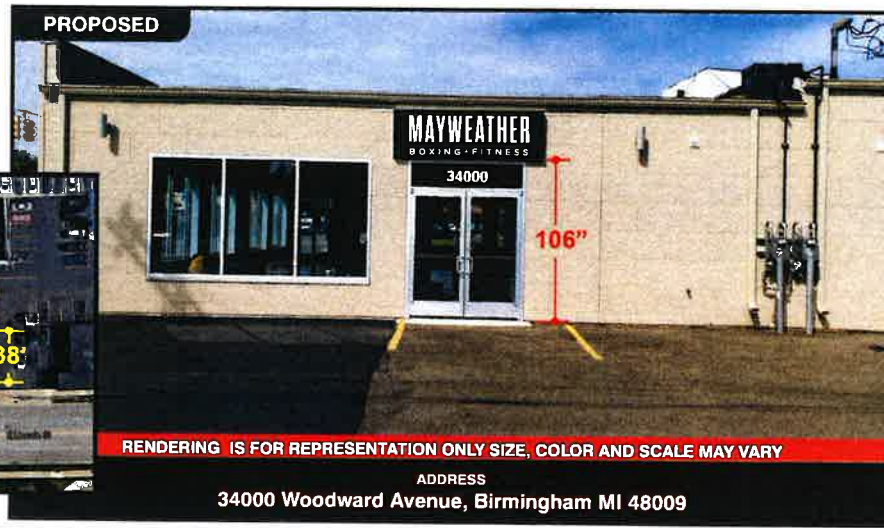
Rear elevation

face in existing blank wall sign cabinet - 20 #



Router Cut
White Acrylic
with Black
Vinyl Applied
to Faces

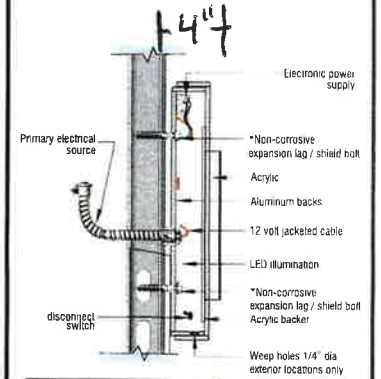
Router Cut
Aluminum
Painted Silver



SIGN DIMENSIONS

30"x96" Sign Face - 20 Sq. Ft.

PUSH THRU



Letter Faces
White Acrylic

Pan Depth xxx
Pan Color Black

Illumination
White LED



Sales Person: xxx

Drawn By: Connie Fotiu

Date: 8/24/2020

File Name: Mayweather.cdr
Back Elevation Push Thru Pg 2

Revision: 9/15/2020 #3

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Customer Signature _____

Date _____

Work Order#: XXX



11444 Kaltz Ave
Warren, MI 48089
Phone: 586-759-2700
Fax: 586-759-2703

Design Review Board Action List – 2020

Design Review Board	Quarter	Rank	Status
Redesign/Update DRB Board Applications	1 st (January-March)	1	<input type="checkbox"/>
Update Sign Ordinance	2 nd (April-June)	2	<input type="checkbox"/>
Create New Informational Artwork for Sign Ordinance	3 rd (July-September)	3	<input type="checkbox"/>
Sign Ordinance Enforcement	4 th (October-December)	4	<input type="checkbox"/>

Updates:

1. Updated Design Review application as of June 2020
 - a. Simplified, reformatted, and trimmed unnecessary sections
 - b. Updated PDF to be a fillable form
2. Sign Ordinance update in progress.