

AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – June 16th, 2021
******* 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 June 2nd, 2021](#)
- 3) Public Hearing
- 4) Design Review
 - A. [825 Bowers – Todd’s Room](#)
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [July 7th, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Action List 2021](#)
- 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.

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

**Design Review Board
Minutes Of June 2, 2021**

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, June 2, 2021. Chair John Henke called the meeting to order at 7:35 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer (Harbor Springs, MI), Dustin Kolo, Patricia Lang (Harbor Springs, MI), Michael Willoughby; Alternate Board Members Samantha Cappello, Kathleen Kriel; Student Representatives Charles Cusimano, Elizabeth Wiegand

All located in Birmingham, MI unless otherwise noted.

Absent: Board Member Natalia Dukas

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

06-050-21

2) Approval Of Minutes

Motion by Mr. Deyer

Seconded by Ms. Lang to approve the DRB Minutes of May 19, 2021 as submitted.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Debbrecht, Kolo, Deyer, Henke, Lang

Nays: None

Absent: Willoughby

Abstain: Cappello

06-051-21

3) Public Hearing

None.

06-052-21

4) Design Review

A. 825 Bowers – Todd's Room

Chair Henke noted that someone had contacted the City vis-a-vis the concern Todd Skog, applicant, had raised at the May 19, 2021 DRB meeting. Chair Henke explained that the concern had been referred to the City Manager and City Attorney. Chair Henke said he would make no further comment regarding the matter at the moment.

Mr. Skog said that while that was not his intention for that to occur, he likely had no influence over what happened after he raised the concern.

Chair Henke said he did not believe the revised proposal sufficiently addressed the DRB's previously stated concerns.

Mr. Skog said he consulted three paint stores and that all advised him that 'contemporary' paint colors were subjective and not a specific category. He said he would need a list of colors from the DRB to know which colors they found amenable since 'contemporary' paint colors is not an agreed-upon category.

Chair Henke recommended the discussion be adjourned for two weeks and that Mr. Skog work with CP Dupuis to devise a more suitable proposal.

Mr. Willoughby encouraged Mr. Skog to hire a design professional to assist in revising the exterior design. He said it would be in his interest to receive expert advice on the redesign so that he could move forward.

Ms. Cappello suggested that some shades of grey might be considered more contemporary.

**Motion by Ms. Lang
Seconded by Mr. Kolo to postpone discussion of 825 Bowers to June 16, 2021 to give more time for discovery of the palette.**

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Debbrecht, Kolo, Deyer, Henke, Lang, Willoughby, Cappello

Nays: None

06-053-21

5) Sign Review

None.

06-054-21

6) Study Session

None.

06-055-21

7) Miscellaneous Business And Communications

A. Pre-Application Discussions

1. 33233 Woodward – Hands-On Physical Therapy

CP Dupuis briefly reviewed the proposal.

The DRB recommended bringing the item for a design review. They asked CP Dupuis to ask that the applicant find a way to align the lower and upper windows in their drawings before coming before the DRB.

B. Draft Agenda for Next Meeting

C. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Action List - 2021**

06-056-21

Adjournment

Motion by Ms. Lang

Seconded by Ms. Debbrecht to adjourn the DRB meeting of June 2, 2021 at 7:58 p.m.

Motion carried, 7-0

ROLL CALL VOTE

Yeas: Lang, Debbrecht, Henke, Willoughby, Kolo, Deyer, Cappello

Nays: None

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: June 11th, 2021
TO: Design Review Board
FROM: Nicholas Dupuis, City Planner
SUBJECT: Design Review – 825 Bowers – Todd’s Room

Zoning: O-2 (Office-Commercial) & MU3 (Mixed-Use)
Existing Use: Commercial

Introduction

In late 2020, the Planning Division observed a completed and unapproved exterior painting project on an existing one-story commercial building in the Triangle District. The applicant submitted an Administrative Approval application for the unapproved painting project that was denied based on the recommendations of the Design Review Board (DRB). City Staff advised the applicant that they would be required to either submit a new Administrative Approval application to repaint the building or submit a Design Review application to petition the DRB to formally consider the current unapproved paintjob.

A Design Review application was submitted seeking approval for the full pink paint scheme and was reviewed by the Design Review Board on November 18th, 2020 and was ultimately postponed with direction given to reduce the impact through new paint and perhaps some additional landscaping. The minutes from the November 18th meeting are attached for your review.

The applicant returned to the Design Review Board on May 19th, 2021 and was unable to provide an updated proposal in time for the meeting and was postponed again until June 2nd, 2021. During the May 19th meeting, the Planning Division and Design Review Board clarified that they were looking for an updated design that included changes to the paint and not just landscaping.

On June 2nd, the Design Review Board reviewed a new proposal that included a new paint color on the rear and partial sides of the building. The Design Review Board postponed the review until June 16th, 2021, asking the petitioner to include a little more detail and better mitigation of the pink.

Building Exterior

At this time, the applicant has submitted new plans proposing to repaint the rear and partial sides of the building brown (Turkish Coffee), while keeping the sides and small areas on the front of

the building Rose Petal Pink. The newly proposed brown color matches the existing trim on the building, and complements the brown-shingled roof that exists on the building.

Signage

There are no new signs proposed as a part of this approval.

Planning and Zoning

At this time, there are no major planning and zoning issues related to the painting project proposed. However, the applicant is proposing to add new landscaping to the site. The landscaping includes boxwoods along the front (Bowers) and side (parking lot) of the building.

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Planning Division Analysis

The applicant meets Design Review requirements 1 and 2 of Section 7.09. However, requirements 3-7 are worth some discussion by the Design Review Board. Although the rose petal pink color is unlikely to adversely affect property values in the immediate neighborhood, the appearance of the building certainly stands out and may be considered incompatible with the neighboring buildings save perhaps the red portion of the Gallig Fiat/Alpha Romeo dealership to the west. Other buildings in the area appear to have neutral tones or unpainted red brick. Although subjective, the Planning Division does not feel that the rose petal pink color is *garish*, *unsightly* or *offensive*. However, it does provoke a reaction due to the uncommonness of the color pink on building facades, especially in Birmingham.

Finally, the design of the building as it relates to the exterior paint may be considered "bold" as suggested by the Triangle District Urban Design Plan:

New buildings should move away from existing architectural styles and instead evolve toward a "bold" approach to contemporary design through the use of massing, colors, façade treatments, etc.

Based on the new paint scheme and landscaping, and its attention paid to the sensitive commercial/residential boundary, the Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 825 Bowers – Todd's Room.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 825 Bowers – Todd's Room.

OR

Motion to **POSTPONE** the Design Review application for 825 Bowers – Todd's Room – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 825 Bowers – Todd's Room – for the following reasons:

1. _____
2. _____
3. _____











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Design Review Board Action List – 2021

Design Review Board	Quarter	Rank	Status
Wall Art	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. Sign Ordinance update in progress.