

**BIRMINGHAM DESIGN REVIEW BOARD**  
**MINUTES OF JUNE 15, 2016**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, June 15, 2016. Chairman John Henke called the meeting to order at 7:30 p.m.

**Present:** Chairman John Henke; Commission Members Mark Coir, Thomas Trapnell, Vice Chairperson Shelli Weisberg

**Absent:** Board Members Keith Deyer, Natalia Dukas, Michael Willoughby; Student Representative Loreal Salter-Dodson

**Administration:** Matthew Baka, Sr. Planner  
Carole Salutes, Recording Secretary

Chairman Henke cautioned the petitioner there are only four of seven board members present this evening and they would need four affirmative votes to be approved. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioner elected to proceed.

**06-25-16**

**APPROVAL OF MINUTES**  
**DRB Minutes of May 18, 2016**

**Motion by Mr. Coir**

**Seconded by Mr. Trapnell to approve the DRB Minutes of May 18, 2016 as presented.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Coir, Trapnell, Henke, Weisberg

Nays: None

Absent: Deyer, Dukas, Willoughby

**06-26-16**

**SIGN REVIEW**  
**576 E. Lincoln**  
**Birmingham Bloomfield Credit Union**

Zoning: B-1 Neighborhood Business

Proposal: The applicant proposes to install an illuminated "V" shaped ground sign on the west side of the BBCU on E. Lincoln setback 1 ft. from the property line.

Signage: The total linear building frontage is 84 ft. 9 in., permitting 84.75 sq. ft. of sign area. The proposed ground sign is proposed to have signage on each side. The top portion measures 30 sq. ft. There is additional lettering on the base of the sign that reads "Est. 1931"; dimensions were not provided for this portion of the sign. However, as the top portion of the sign is 30 sq. ft., which is the limit for ground signs, the lettering on the base of the sign would result in the proposal exceeding the permitted sign area for a ground sign. In addition, the dimensions of the two existing signs on the building are not provided. Accordingly, **the total amount of signage on the site cannot be determined at this time.** In accordance with Section 86, Article 1.0, Table B of the Sign Ordinance, the total of all ground signs must not exceed 1 sq. ft. of sign for each linear foot of principal building frontage. The proposal does not meet this requirement.

The sign is proposed to be mounted 8 ft. above grade in accordance with Section 86, Article 1.0, Table B that states, no ground sign may be more than 8 ft. above grade.

In accordance with Section 86, Article 1.0, Table B, no ground sign may be more than 30 sq. ft. per side. The proposal does not meet this requirement.

The proposed sign is to be constructed of an aluminum cabinet and base. The graphics are routed letters with acrylic backers as letters. The bottom section is proposed to be aluminum fabricated skirt with aluminum frame. The lettering will be reflective blue vinyl face. **Typically the DRB requires that ground signs are constructed with push-thru letters rather than routed.**

Illumination: The applicant proposes to internally illuminate the sign with double sided LED lighting panels.

Mr. Baka said he has now received information from the sign company that the total existing signage on the building is 37 sq. ft. which with their proposal puts them over what is permitted. He feels the large monument sign is out of scale with the building. The sign has a total of 60 sq. ft. and they are allowed a total of 84.75 sq. ft. of signage. Therefore, they would need to get the monument sign down to about 48 sq. ft.

Mr. Scott Gardner, Gardner Signs, explained they propose a V-shaped sign so they can get visibility from both east-bound and west-bound Lincoln. Mr. Gardner was informed that the DRB cannot approve a sign that needs a

variance. Chairman Henke said it would be very difficult for this board to approve something where it doesn't see a rendering, square footage, and dimensions.

Ms. Linda Hatfield, Director of Marketing for the Credit Union, agreed to reduce the size of the sign and then come back before the board at the next meeting.

Mr. Gardner asked to table their proposal until the next meeting.

**Motion by Ms. Weisberg**

**Seconded by Mr. Coir to adjourn the Sign Review for 576 E. Lincoln, Birmingham Bloomfield Credit Union, to the DRB meeting of July 6, 2016.**

**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Coir, Trapnell, Henke, Weisberg

Nays: None

Absent: Deyer, Dukas, Willoughby

**06-27-16**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

- 746 E. Maple Rd. - Paint exterior of building.
- 665 S. Maple Rd., S. Adams Square - Wall sign for new business.
- 555 S. Old Woodward Ave, B/B - Blow Dry Bar - Install wall sign for B/B - Blow Dry Bar on the front elevation.
- 3422 Woodward Ave., Walk Happy Store - Install UL listed channel letter sign with LED lighting on the front elevation.
- 33400 Woodward Ave., New You Salon - Paint building.
- 34222 Woodward Ave., De Giulio Kitchen - Re-cover existing awning with signage. Also additional signage above awning and signage above overhead door west of awning. Location: south elevation.

-- Violation Notices (none)

**B. Communications**

-- Commissioners' Comments (none)

**06-28-16**

**ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:42 p.m.

Matthew Baka  
Sr. Planner