

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF NOVEMBER 2, 2016
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, November 2, 2016. Chairman John Henke called the meeting to order at 7:45 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Natalia Dukas, Thomas Trapnell, Vice Chairperson Shelli Weisberg, Michael Willoughby

Absent: Board Member Keith Deyer; Student Representative Loreal Salter-Dodson

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

11-38-16

APPROVAL OF MINUTES
DRB Minutes of August 3, 2016

Motion by Mr. Coir

Seconded by Ms. Dukas to approve the DRB Minutes of August 3, 2016 as presented.

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Dukas, Henke, Trapnell, Willoughby, Weisberg

Nays: None

Absent: Deyer

08-39-16

SIGN REVIEW
555 S. Old Woodward Ave.
Triple Nickel

Mr. Willoughby recused himself.

Zoning: B-3 General Business

Proposal: Mr. Baka recalled the applicant was previously granted administrative approval to install a building identification sign above the second story of the two-story Triple Nickel Restaurant. The applicant is now seeking permission to illuminate the existing sign. Article 01 section 1.05 (K) 2 permits non-illuminated building identification signs above the first floor. Accordingly, the applicant has expressed their intent to apply for a variance from the Board of Zoning Appeals ("BZA"). They have indicated that due to the unique orientation of the building to Woodward Ave., particularly for north-bound traffic, patrons and staff alike have difficulty finding the building. As has been City policy, the applicant has been instructed to appear before the Design Review Board for a formal review in order to give the board members an opportunity to evaluate the proposal against the standards outlined in Article 02 section 2.02 C of the Sign Ordinance.

Signage: The previously approved building identification sign is a 17 in. x 180 in. wall sign. The sign was granted administrative approval on June 13, 2016. At that time the application was reviewed and verified for Sign Ordinance compliance.

Illumination: The signage will be internally illuminated with white LEDs.

Mr. Paul Dieter, Metro Detroit Signs, was present with Mr. Jack Reinhart, the building owner. Mr. Dieter stated that it is difficult for people to find the restaurant. There is a real challenge because of the mature tree canopy along S. Old Woodward Ave. Therefore it would be a tremendous benefit to have the sign illuminated.

Several board members spoke to say they didn't really mind an illuminated sign. It is facing S. Old Woodward Ave. and there is a lot of light coming from there. Mr. Reinhart said he plans to take down the temporary 'Open for Lunch' signs.

Chairman Henke cautioned that the request to illuminate the Powerhouse sign that faces Woodward Ave. was turned down by the Board of Zoning Appeals. Mr. Reinhart stated it has been a serious business problem because no one can find his establishment.

Motion by Mr. Coir

Seconded by Ms. Weisberg that the DRB support the illumination of the sign at 555 S. Old Woodward Ave., Triple Nickel.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Weisberg, Dukas, Henke, Trapnell

Nays: None

Recused: Willoughby

Absent: Deyer

08-40-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 150 Bird Ave. #23 - Install four (4) vinyl replacement windows.
- 199 W. Brown - Re-cover existing awning. Color: Brown.
- 203 Hamilton Row, Blush Couture Bride - Install one (1) 18 in. x 146 in. Blush Couture Bride wall sign.
- 340 Hamilton Row - I am using an existing sign from 250 Martin St., unit 1 and 2. I am just moving the exact sign to my new location at 340 Hamilton Row.
- 344 Hamilton Row - Install wall sign on the front of building.
- 361 N. Eton, Unit 34, Birmingham Woods - Replacement of glass block bathroom window with a traditional vinyl window. Scheduled for November 21, 2016.
- 395 Hamilton Row, retail store -
 - 1) Signage for the store: "Voila."
 - 2) Exterior paint: Navajo White from Benjamin Moore.
- 555 S. Old Woodward Ave., Core Revolution - Wall sign for Core Revolution, 18 in. x 178 in. = 22.5 sq. ft.
- 967 N. Old Woodward Ave. - Removal of entry door/installation of new door.
- 805 E. Maple Rd., Shift Digital - Install wall signs at the southeast and southwest corner of building.
- 980 S. Old Woodward Ave., Chemical Bank - Universal Sign, Inc. plans to replace the two existing wall signs with signs of similar size.
- 1875-1945 Southfield Rd., Birmingham Terrace - aka: Beachroe, LLC.
- 1964 Southfield Rd. - Changing the two (2) existing logos only on the S and E elevations. Adding five (5) new sets of secondary signage on the E elevation.

- 2253 Cole, Cole Business Center - Administrative approval to just add one (1) window.
- 2555 E. Maple Rd, Maple Gardens - Removal of existing steel frame and door/installation of new steel frame and door.
- 33263 Woodward Ave. - Brick and beam repair/replacement.
- Violation Notices (none)

B. Communications

- Commissioners' Comments (none)

08-41-16

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:55 p.m.

Matthew Baka
Sr. Planner