

**BIRMINGHAM DESIGN REVIEW BOARD**  
**MINUTES OF JANUARY 4, 2017**  
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, January 4, 2017. Chairman John Henke called the meeting to order at 7:15 p.m.

**Present:** Chairman John Henke; Board Members Natalia Dukas, Vice Chairperson Shelli Weisberg, Michael Willoughby; Alternate Board Members Adam Charles, Dulce Fuller

**Absent:** Board Members Mark Coir, Keith Deyer, Thomas Trapnell

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

**01-01-17**

**APPROVAL OF MINUTES**  
**DRB Minutes of November 2, 2016**

**Motion by Ms. Dukas**

**Seconded by Mr. Willoughby to approve the DRB Minutes of November 2, 2016 as presented.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Dukas, Willoughby, Charles, Fuller, Henke, Weisberg

Nays: None

Absent: Coir, Deyer, Trapnell

**01-02-17**

**DESIGN REVIEW**  
**2254 Cole St.**  
**Lincoln Adams LLC**

Zoning: MX Mixed Use

Proposal: Mr. Baka advised the applicant is proposing to renovate an existing multi-tenant building located in the Rail District for commercial use. The majority of the changes to the building are proposed to be implemented on the east elevation of the building. The condition of the building on this elevation is

severely deteriorated. It is a hodge-podge of rolling doors, wood paneling, and cement boards. With the exception of the south end of the building, the entire façade of the east elevation is proposed to be removed and replaced with clear glass in anodized aluminum frames. The south end of the east façade will retain the CMU block that currently exists along with the large clear window and single man door. At the north end of the east elevation the building façade turns to face north, creating a small alcove or indentation in the building. The north facing portion of this alcove is also proposed to be renovated by removing the existing façade treatment and windows and installing full height clear glass windows with anodized frames. There are no other changes proposed to the exterior of the building at this time.

Signage: No signage changes were included with this application. Individual tenants will be required to apply for administrative approval as needed.

illumination: No new lighting has been proposed at this time. However, there are several existing wall pack lights that do not meet the Zoning Ordinance requirements for cut-off lighting.

Mr. Darrin Atesian, the landlord for the building, stated they plan to paint the building in the Spring. Chairman Henke informed him that he will need Planning Dept. approval for the paint color.

Mr. Baka noticed that a lot of light packs on the outside are not complying with the Lighting Ordinance. Mr. Atesian agreed to install fixtures that meet the current Ordinance; Chairman Henke said the tear sheets for those will need to be submitted.

In response to Mr. Willoughby, Mr. Simone, Prime Design Systems, Inc., explained they plan to install new glass and anodized aluminum frames on the east elevation. The intention is to have continuity. As existing tenants move out their plan is to implement Phase 2. Ideally they would like to replicate the east elevation. It was noted that this is a bi-level building along Cole st.

**Motion by Ms. Weisberg**

**Seconded by Mr. Willoughby to approve the Design Review for 2254 Cole St., Lincoln Adams LLC, contingent upon the applicant submitting tear sheets for the cut-off lighting and color samples for administrative approval by the Planning Dept.**

There were no public comments at 7:25 p.m.

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Weisberg, Willoughby, Charles, Dukas, Fuller, Henke

Nays: None

Absent: Coir, Deyer, Trapnell

**01-03-17**

## **MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

### **A. Staff Reports**

#### -- Administrative Approvals

- 33816 Woodward Ave, Auto Europe - 3 ft. x 10 ft. illuminated cabinet sign located on the front wall.
- 34400 Woodward Ave. - Installing two internally illuminated wall signs on the front and side.
- 33772 Woodward Ave., Pet Wants - New wall sign located on the front wall.
- 2159 Cole St., Color Box - Install Color Box sign on front wall.
- 746 E. Maple Rd., Love and Buttercream - Valance type awning with signage on the front of the building, north elevation.
- 902 S. Old Woodward Ave., Suite 100, OWC -
  1. Found wood siding in bad shape, discovered existing brick was in very good shape. Removed wood and painted brick.
  2. Color change. Painted the entire building in the specified and approved color and found it in large scale to be much too purple. Selected new color in same level of darkness, much less color.  
Original color: Benjamin Moore Dark Purple 2073-10  
New color: Benjamin Moore Nightshade 2116-10
  3. .Minor dimensional change at recessed corner entry to accommodate grade issues which were a result of a net 1.5 in. topping surface at the parking lot and alley which was done during construction.
  4. Lowered the awnings from 10 ft. clear to 9 ft. 5.5 in. due to structural issues related to the framing requirements for the approved sign panels above awnings.
  5. Modified light location and type at approved steel banded "barrels." Eliminated the illuminated face type of fixture as it was too brash, and replaced them with cylinder down lights, providing a gentler lighting of the banded barrels. Eliminated the "barrel" on the west facade. Worried that traffic in the alley could damage it.

6. Changed the west facade sign from halo lit channel letters to custom subtle wrought iron sign with gentle face illumination. Note: All signage modifications were done after owners developed their logo.
7. Honed granite finish was upgraded to a leathered (honed but slightly textured) finish.
8. Removed corner bracket sign as it was not required. The new recessed corner entry is much more obvious than indicated on renderings.

- 975 E. Maple Rd. - Sign on front of building, channel lettering.
- 33322 Woodward Ave., Fast Signs - Paint, stucco, plus new signs.
- 2100 E. Maple Rd., Whole Foods - Install (4) four sets of raceway mounted channel set letter sets on the north, south, east, and west side of building, Denied.

-- Violation Notices (none)

## **B. Communications**

-- Commissioners' Comments

Discussion considered the next BZA meeting which will cover the requested signage for Whole Foods.

It was noticed there is a different temporary sign at Triple Nickel. The restaurant did receive their requested variance for an illuminated building sign.

**01-04-17**

## **ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:33 p.m.

Matthew Baka  
Sr. Planner