

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF FEBRUARY 15, 2017
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, February 15, 2017. Chairman John Henke called the meeting to order at 7:30 p.m.

Present: Chairman John Henke; Board Members Vice Chairperson Keith Deyer, Natalia Dukas, Thomas Trapnell, Michael Willoughby; Alternate Board Member Adam Charles

Absent: Board Members Mark Coir, Shelli Weisberg; Alternate Board Member Dulce Fuller

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

02-09-17

APPROVAL OF MINUTES
DRB Minutes of February 1, 2017

Chairman Henke explained that his absenteeism was required because, although he doesn't represent Whole Foods Market, in representing Adachi they are both applicants for a Bistro License. So to avoid any appearance of impropriety or bias, he would have had to recuse himself and that was the only matter on the agenda that evening.

Motion by Mr. Deyer

Seconded by Mr. Trapnell to approve the DRB Minutes of February 1, 2017 as amended.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Trapnell, Charles, Dukas, Henke, Willoughby

Nays: None

Absent: Coir, Weisberg

02-10-17

SIGN REVIEW
200 Chester

Baldwin House

Zoning: R-7 Multiple-Family Residential

Proposal: The applicant proposes to install a one-sided illuminated ground sign on the northeast corner of the parcel.

Signage: Signage regulations for residential zones are governed by Table D: Permanent Residential Sign Standards. Residential signs are not restricted by the principal building frontage as commercial properties are, provided that they comply with the regulations of Table D. In accordance with Section 86, Article 1.0, Table D of the Sign Ordinance, the total of all ground signs must not exceed 20 sq. ft. of sign. **The proposal meets this requirement.** The sign is proposed to be mounted 4 ft. above grade. In accordance with Section 86, Article 1.0, Table D, no ground sign may be more than 4 ft. above grade. **The proposal meets this requirement.**

The proposed sign is to be constructed of an aluminum cabinet with an acrylic face and a brick base. The graphics are proposed to be vinyl letters. **Typically the DRB requires that ground signs are constructed with push-thru or routed letters rather than vinyl.**

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

Mr. Tom Lundsford with Graph-X signs said he will take the board's recommendations back to his client for approval. He passed around some examples of other types of signs. The chairman observed that the board doesn't like to design signs for people. He noted that a couple of signs that have been approved recently are Birmingham Bloomfield Credit Union, which is internally lit with push-thru letters, and the YMCA.

Mr. Deyer noticed that "Baldwin House Apartments" appears on the Canopy and the sign reads "Luxury Senior Living." Mr. Lundsford decided that at this point it seems to make more sense of make the monument sign perpendicular to Martin and two-sided.

Motion by Mr. Deyer

Seconded by Ms. Dukas to postpone the Sign Review for 200 Chester, Baldwin House, to March 1.

It was discussed the applicant could remove the word "Apartments" off of the canopy in order to achieve consistent signage.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Dukas, Charles, Henke, Trapnell, Willoughby

Nays: None

Absent: Coir, Weisberg

02-11-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals (none)

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

02-12-17

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:40 p.m.

Matthew Baka
Sr. Planner