

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF MARCH 1, 2017
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, March 1, 2017. Chairman John Henke called the meeting to order at 7:23 p.m.

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

Absent: Board Members Vice Chairperson Keith Deyer, Thomas Trapnell; Alternate Board Members Adam Charles, Dulce Fuller

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

03-13-17

APPROVAL OF MINUTES
DRB Minutes of February 15, 2017

Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the DRB Minutes of February 15, 2017 as presented.

Motion carried, 5-0.

VOICE VOTE
Yeas: Willoughby, Dukas, Coir, Henke, Weisberg
Nays: None
Absent: Deyer, Trapnell

03-14-17

SIGN REVIEW
200 Chester
Baldwin House

Zoning: R-7, Multiple Family Residential Existing

Proposal: The applicant proposes to install a two-sided illuminated ground sign on the northeast corner of the parcel. The applicant appeared at the February 15, 2017 DRB meeting for a review of the proposed sign. At that time the board

postponed the application in order to allow the applicant time to consider suggested changes to the sign that were put forward by the board members. The applicant has now revised the sign to align with the recommendations of the board.

The sign is now proposed to be a two-sided aluminum faced cabinet sign with routed push-thru letters and LED illumination. Signage regulations for residential zones are governed by Table D: Permanent Residential Sign Standards. 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 face cabinet and a brick base. The letters are proposed to be acrylic push-thru in PMS# 576 u.

The location of the sign has been slightly moved. It was on an angle but now is perpendicular.

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

Mr. Baka noted there is existing signage that will be grandfathered in.

Mr. Tom Lundsford with Graph-X signs explained they moved the sign location so that it can be seen from both directions.

Motion by Mr. Coir

Seconded by Ms. Weisberg to approve the Sign Review for 200 Chester, Baldwin House, as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Coir, Weisberg, Dukas, Henke, Willoughby

Nays: None

Absent: Deyer, Trapnell

02-11-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

- Administrative Approvals (none)
- Violation Notices (none)

B. Communications

- Commissioners' Comments
 - Ms. Dukas noticed that sandwich boards seem to be multiplying in front of the Y. Mr. Baka agreed to alert Code Enforcement.

02-12-17

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:35 p.m.

Matthew Baka
Sr. Planner