

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF AUGUST 16, 2017
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, August 16, 2017. Chairman John Henke called the meeting to order at 7:32 p.m.

Present: Chairman John Henke; Board Member, Thomas Trapnell, Shelli Weisberg, Michael Willoughby; Alternate Board Member Adam Charles

Absent: Board Members Keith Deyer, Natalia Dukas; Alternate Board Member Dulce Fuller; Student Representatives Josh Chapnick, Griffin Pfaff

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

08-17-17

APPROVAL OF MINUTES
DRB Minutes of March 1, 2017

Motion by Ms. Weisberg

Seconded by Mr. Trapnell to approve the DRB Minutes of March 1, 2017 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Weisberg, Trapnell, Charles, Henke, Willoughby

Nays: None

Absent: Deyer, Dukas

08-18-17

DESIGN REVIEW
925-975 E. Maple Rd.
George Building

Zoning: O-2 Office Commercial

Proposal: Mr. Baka explained the applicant is proposing to update the façade of the building. The update includes the painting of existing brick and the installation of new TRESPA Smart Siding. The applicant describes that the entire building will be painted a dark grey, “Iron Ore” from Sherwin Williams. The TRESPA paneling will comprise the second floor façade. The color is “Romantic Walnut,” a light brown wood color which mirrors the look of cut wood. The updates will occur on all elevations and do not alter any doorways, windows or landscaping.

Signage: Signage is proposed to remain on the south and east elevations of the updated façade. The tenant signage, “BMG Media,” will be placed on the paneling at the southeast corner of the building. The existing signage was previously approved, but any new signage will need to be administratively approved.

Illumination: Four new lights are proposed on both the north and south elevations (eight in total). These lights are on either side of the pedestrian entry doors along the Maple Rd. frontage, as well as the rear parking lot frontage. The light fixtures (Cubi 28 by Leucos Lighting) will be 11 in. x 11 in. x 4 in, squares with white LED bulbs. The luminaries are not cut-off as required by Article 4, Section 4.21 of the Birmingham Zoning Ordinance, but may be approved by the DRB.

Mr. Michael George, the property owner, said he purchased the building about a year ago and since that time the inside has been redone. The building contains some long-term tenants. Older buildings look better when they are darker because of the defects in the brick.

**Motion by Mr. Willoughby
Seconded by Mr. Charles**

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Charles, Trapnell, Henke, Weisberg

Nays: None

Absent: Deyer, Dukas

08-19-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 1185 S. Adams, Suite 13, Glow - Looking to install one illuminated sign at the southeast corner of the building off of Lincoln Ave.

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- 33583 Woodward Ave., Bank of Ann Arbor - New signs for new business, east elevation, west elevation, east elevation by entrance.
 - 2755 E. Maple Rd., Rosso Development - Remove present roofing, ice and water felt venting, Gutters, Certainteed Landmark shingles, Moria Black.
 - 768 N. Old Woodward Ave, Ly Sushi - Letters will be constructed of .5 in. Central Plastic mounted on 3 mm Alu-panne then mounted to wall.
 - 630 N. Old Woodward Ave. - Non-illuminated 1.5 in. x 16.75 in. x 75 in. HDU sign made from 1 in. thick HDU background panel with .5 in. HDU overlay raised border and dimensional lettering.
 - 2075 E. Fourteen Mile Rd. - Exterior flagstone painting and landscaping. Flagstone paint is Sherwin Williams SW 7048 Urban Bronze. Landscape drawings attached.
 - 491 Townsend - Use of dimensional slate style asphalt shingles replacing former 3-tab shingles. Both are dark gray.
 - 2457 E. Maple Rd, Maple Crest Apts. - Removal of roofing and re-roof with Certainteed Landmark Berne Sienna.
 - 335 N. Eton, Birmingham Woods - Tear off existing roof on entire building and re-roof to Code.
 - 323 N. Eton, Birmingham Woods - Tear off existing roof on entire building and re-roof to Code.
 - 730 N. Old Woodward Ave. - Papillion Blanc - Replacement wall sign.
 - 539 - 585 Chester, Chester Row - Replace driveway site for size, replace existing asphalt with concrete.
 - 476 - 478 Park - Recap existing stair, installing railing.
 - 996 S. Adams, Primos Pizza - Replace damaged sign face with new face on pole sign in front of building.
 - 33502 Woodward Ave., Nadeau - Fabricate and install two sets of LED illuminated wall signs (34.75 sq. ft.) on front and side wall elevations.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

08-20-17

ADJOURNMENT

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

Matthew Baka
Sr. Planner