

DESIGN REVIEW BOARD
MINUTES OF OCTOBER 2, 2019
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 2, 2019. Vice-Chairman Keith Deyer called the meeting to order at 7:31 p.m.

1) ROLLCALL

Present: Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Patricia Lang, Joseph Mercurio, Michael Willoughby; Student Representative Klea Ahmet

Absent: Chairman John Henke; Board Member Natalia Dukas; Alternate Board Members Dulce Fuller, Alexander Jerome

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

10-39-19

2) Approval Of Minutes

Motion by Mr. Willoughby
Seconded by Ms. Debbrecht to approve the DRB Minutes of September 4, 2019 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Deyer, Lang, Mercurio

Nays: None

10-40-19

3) Public Hearing

None.

10-41-19

4) Design Review

A. 700 N. Old Woodward

City Planner Dupuis summarized the item.

Architect Chris Siminski presented the plans as provided.

Vice-Chairman Deyer stated the applicant would have to submit calculations showing that the façade is constructed of at least 90% glass, brick, cut stone, cast stone, coarsely textured stucco, or wood as per City Planner Dupuis' report.

Both Vice-Chairman Deyer and Mr. Willoughby advised the applicant that the Board of Zoning Appeals does not usually grant variances for issues that are self-created.

Mr. Siminski confirmed that would not be an issue. He said he would likely shrink the six vertical panels from two feet to 1.9 feet each, that he would likely shrink the three horizontal panels in the center, and would make other small changes to reach the required 90%.

In reply to Vice-Chairman Deyer's question regarding how the plans would meet the signage ordinance, Mr. Siminski said he would begin by meeting with the building owner to determine whether all five panels will remain necessary based on expected tenancy in the building. From there Mr. Siminski would determine next steps for the signage.

Vice-Chairman Deyer suggested it would be most appropriate to have the applicant come back after the plan issues laid out in City Planner Dupuis' report have been adequately resolved.

Mr. Willoughby concurred with Vice-Chairman Deyer. Mr. Willoughby noted that the plans were inaccurate in terms of the color of the corten steel, among other missing details.

Mr. Siminski said he sought to give more of a simple visualization with the submitted plans rather than a precise representation.

Mr. Willoughby explained to Mr. Siminski that the City and the DRB expects plans to accurately represent what is intended. Mr. Willoughby said he would not personally be able to approve the plans as submitted.

Motion by Mr. Willoughby

Seconded by Ms. Lang to postpone the Design Review application for 700 N. Old Woodward pending resolution of the issues laid out in City Planner Dupuis' report on the item.

Vice-Chairman Deyer noted the DRB is not opposed to the plans for 700 N. Old Woodward in theory. He said it merely necessary for the required information regarding the plans to be provided. Vice-Chairman Deyer said the DRB would need samples of the paint, the panels, an elevation of the side section of the building, and other items noted in City Planner Dupuis' report.

Mr. Willoughby requested the applicant either bring samples of weather corten steel or take photos of some of the weather corten steel that can be found throughout the City.

Ms. Debbrecht opined that the awnings contributed to a busy aesthetic even though she understood why the building owner might want the awnings.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Lang, Debbrecht, Deyer, Mercurio

Nays: None

The DRB said it would wait to decide on the lighting question until the plans were resubmitted in full.

City Planner Dupuis recommended Mr. Siminski submit a night view of the lighting along with the other materials to be resubmitted.

Mr. Siminski thanked the DRB for their time and left the meeting.

10-42-19

5) Sign Review

None.

10-43-19

6) Study Session

None.

10-44-19

7) Miscellaneous Business And Communications

1. Administrative Sign Approvals

2. Administrative Approvals

Included in agenda packet.

10-45-19

Adjournment

No further business being evident, the board motioned to adjourn the meeting at 7:48 p.m.

Nicholas Dupuis
City Planner