

DESIGN REVIEW BOARD
MINUTES OF MARCH 4, 2020
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, March 4, 2020. Chairman John Henke called the meeting to order at 7:17 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby

Absent: Board Members Joseph Mercurio; Alternate Board Member Alexander Jerome

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

03-22-20

2) Approval Of Minutes

Mr. Deyer asked that the minutes of the February 19, 2020 meeting be updated to accurately reflect his absence from said meeting.

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the DRB Minutes of February 19, 2020 as amended.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Deyer, Dukas, Henke, Lang

Nays: None

03-23-20

3) Public Hearing

None.

03-24-20

4) Design Review

A. 525 Merrill

City Planner Dupuis presented the item.

Kevin Biddison, architect, was present on behalf of the project. He explained that there was some damage in one corner of the roof, and that it was determined that it would cost as much or more to restore the roof as it would to rebuild it. Mr. Biddison stated that replacing the roof would also allow the top floor to have a bit more height; all other aspects of the building would remain as had been previously proposed.

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the design review application for 525 W. Merrill as proposed as it meets the requirements of Article 7, Section 7.08 of the Zoning Ordinance.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Deyer, Dukas, Henke, Lang

Nays: None

03-25-20

5) Sign Review

None.

03-26-20

6) Study Session

A. Canopy Signs

City Planner Dupuis reviewed the item and the updates to the proposed ordinance language regarding canopy signs.

Chairman Henke said only halo type backlighting should be allowed within the Historic District.

The DRB asked City Planner Dupuis to return with a proposal for alternate language for Article 1, Section 1.05(C)(3).

Mr. Willoughby suggested that the description of the canopy in Article 1, Section 1.05(C)(3) could read 'near flat, or not exceeding a pitch one in twelve'. He said there are some architectural examples of canopies that are not flat.

In reply to City Planner Dupuis, Chairman Henke said that the description of the canopy in Article 1, Section 1.05(C)(3) should not read 'shall be perpendicular' because the language would excessively limit possible canopy design.

Mr. Deyer said the DRB had previously agreed only permit awnings without side valences.

Chairman Henke said allowing awnings with side valences would be his preference.

City Planner Dupuis noted that signage would only be permitted on the front of canopies and awnings. He added that the proposed ordinance language allows for open or closed awnings.

There was consensus among the DRB members that the maximum area of the signs should be limited to .33 square feet per for each linear foot length of the awning or canopy upon which the sign would be placed.

B. The Birmingham Plan (2040)

03-27-20

7) Miscellaneous Business And Communications

Mr. Deyer commented that he did not remember an approval for the high powered sconces outside of Market Square. He said that it might not be an issue since the business does not face any residences.

City Planner Dupuis noted Mr. Deyer's comment.

A. Staff Reports

1. Administrative Sign Approvals

City Planner Dupuis explained that Blue Canary Confections on 14 Mile wanted to put up a sign that would say 'Chocolates, breads and pastries'. He asked the DRB members for their input.

They concurred that it would likely be in excess of their permitted signage based on the calculations in the sign ordinance.

2. Administrative Approvals

In reply to Mr. Deyer, City Planner Dupuis confirmed that if transom signage remained up at Community Yoga come final inspection he would advise them that it was in violation of the sign ordinance.

3. Action List - 2020

City Planner Dupuis provided the DRB members with the final draft of the 2020 Action List.

03-28-20

Adjournment

No further business being evident, the board motioned to adjourn the meeting at 7:44 p.m.

Nicholas Dupuis
City Planner

APPROVED