

**DESIGN REVIEW BOARD  
MINUTES OF APRIL 15, 2020**

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, April 15, 2020. Chairman John Henke called the meeting to order at 7:54 p.m.

**1) ROLLCALL**

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

**Absent:** Alternate Board Member Alexander Jerome

**Administration:** Nicholas Dupuis, City Planner  
Laura Eichenhorn, Transcriptionist

Chairman Henke thanked everyone for joining the virtual meeting and reviewed protocol for virtual meetings.

**04-29-20**

**2) Approval Of Minutes**

**Motion by Mr. Deyer**

**Seconded by Ms. Dukas to approve the DRB Minutes of March 4, 2020 as submitted.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**04-30-20**

**3) Public Hearing**

None.

**04-31-20**

**4) Design Review**

**A. 400 S. Old Woodward – The Forefront**

City Planner Dupuis and Nichole McNamara, architect, reviewed the item. Ms. McNamara outlined all proposed changes to the building for the Board members.

City Planner Dupuis confirmed for Chairman Henke that the DRB could approve the plans with conditions should they see fit.

**Motion by Mr. Willoughby**

**Seconded by Ms. Lang to approve the Design Review application for 400 S. Old Woodward with the following conditions: 1. The applicant must revise the plans to show all 1-bedroom units at a minimum of 600 sq. ft. in floor area, or obtain a variance from the Board of Zoning Appeals. 2. The applicant must submit site plans showing 38 off-street parking spaces, or obtain a variance from the Board of Zoning Appeals.**

Mr. Barbat explained that they are considering two different options for car lift logistics: either neighbors would leave their keys in their cars, since the garage is secured, so cars can be moved by other neighbors if need be, or the building would bring on a full-time valet to coordinate parking. He emphasized that it is in the building's best interest to make it as user friendly as possible so as not to inconvenience residents at all.

Ms. McNamara added that the applicant considered looking for more parking nearby or seeking a variance for less parking, but that ultimately the applicant decided it was in the residents' and the larger community's best interest for sufficient parking to be provided on-site.

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

Don Amalfitano explained he is part of the operating entity of 294 E. Brown, and that they are concerned that residents of 400 S. Old Woodward will seek parking in 294 E. Brown's lot. Mr. Amalfitano asked that the applicant consider telling residents during the onboarding process that they will be towed if they park in 294 E. Brown's lot.

Mr. Barbat said he fully understood Mr. Amalfitano's concern and that he would work with him to make sure no parking conflicts arise.

**04-32-20**

**5) Sign Review**

None.

**04-33-20**

**6) Study Session**

A. Canopy Signs

City Planner Dupuis reviewed the item.

**Motion by Mr. Willoughby**

**Seconded by Mr. Mercurio to recommend approval to the City Commission the proposed amendments to Articles 1 and 3 of the Sign Ordinance to adjust the definition of canopy sign and canopy valence, add definitions for canopy, awning, awning sign, awning valence, and awning shed, and to amend the Permanent Business Sign Standards and Table B.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

Members of the DRB commended City Planner Dupuis for his work on the definitions.

B. The Birmingham Plan (2040)

**04-34-20**

**7) Miscellaneous Business And Communications**

**A. Staff Reports**

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

**3. Action List - 2020**

**04-35-20**

**Adjournment**

**Motion by Ms. Lang**

**Seconded by Mr. Willoughby to adjourn the DRB meeting of April 15, 2020 at 8:44 p.m.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

Nicholas Dupuis  
City Planner