

**DESIGN REVIEW BOARD
MINUTES OF JULY 1, 2020**

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, July 1, 2020. Chairman John Henke called the meeting to order at 7:36 p.m.

1) ROLL CALL

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

Absent: Board Members Patricia Lang, Joseph Mercurio; 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.

07-43-20

2) Approval Of Minutes

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the DRB Minutes of June 3, 2020 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Debbrecht, Deyer, Henke

Nays: None

07-44-20

3) Public Hearing

None.

07-45-20

4) Design Review

A. 470 N. Old Woodward – Facade Update

City Planner Dupuis reviewed the item. Roman Bonislawski and Joseph Bongiovanni were present on behalf of the application.

Mr. Deyer asked why it was being called a pergola rather than an awning. He opined that the suspension wires coming down from the top were essentially a design element. He also voiced concern that the pergola may not be able to withstand inclement weather given the way it would lay.

Mr. Bonislowski said the ties that hold up the canopy structure were intended as a design component. He said that there are scalloped pieces that would go into the pergola that would drain during inclement weather onto the sidewalk. Mr. Bonislowski confirmed that the pergola was designed with to meet the loading requirements. He expressed confidence in both the aesthetics and engineering of the design.

Mr. Willoughby said he liked the design.

Ms. Debbrecht said she also liked the design.

Ms. Dukas said she agreed with Mr. Deyer that the design seemed to be more of an awning than a pergola. She said she had concerns about the longevity of the scallop design in terms of maintenance.

Chairman Henke told the Board that an approval of these designs would require the building owner to maintain the pergola.

Mr. Willoughby noted that two aspects of the design would protect the pergola from rapid deterioration: that the pergola was designed to drain water onto the sidewalk, and that the upper roof area of the building actually would protect the pergola from inclement weather. He said he was fully supportive of the application.

**Motion by Mr. Willoughby
Seconded by Ms. Debbrecht to approve the Design Review application for 470 N. Old
Woodward with the following conditions:**

**1. The Design Review Board approves the suspended steel pergola to project
into the right-of-way.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Dukas, Deyer, Henke

Nays: None

B. 1740 W. Maple – Holiday Market Select – Façade Renovations

City Planner Dupuis presented the item. Jason Krieger was present on behalf of the application.

In reply to Mr. Willoughby, Mr. Krieger said the roof could be painted black to draw less attention to it.

In reply to Mr. Deyer, Mr. Krieger explained the light at the top of the railing was being proposed as a design element to add interest to the lighting a pedestrian would experience from directly below it. He said he understood Mr. Deyer's hesitance regarding the light and said he could incorporate that feedback into the design.

Mr. Willoughby agreed that the light at the top of the railing should be reconsidered.

Mr. Krieger said it was his team's intent to comply with all City requirements.

Ms. Dukas stated that she lives in the neighborhood and that the project was a welcome addition.

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to the Design Review application for 1740 W. Maple – Holiday Market Select – with the following conditions: 1. This approval does NOT include any changes to the signage on the property; 2. The applicant must submit revised site & photometric plans showing consistent lighting information and illumination levels that do not exceed 1.5 foot-candles at the east/west property lines and 5 ft. beyond the front (south) property line; 3. The applicant must submit revised drawings showing a canopy that projects no more than 4 ft. into the ROW; 4. The Design Review Board APPROVES the projection into the right-of-way; and, 5. That the light fixture at the top of the railing would be removed.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Dukas, Deyer, Henke

Nays: None

07-46-20

5) Sign Review

None.

07-47-20

6) Study Session

A. Murals & Public Art – Sign Ordinance

City Planner Dupuis reviewed the item.

In reply to Mr. Deyer, City Planner Dupuis suggested the DRB could conduct a courtesy review so that the Planning Board would have a record of the DRB's perspective and concerns.

Mr. Deyer and Chairman Henke said it would be their preference to keep murals and public art as a subsection of the sign ordinance so the DRB could maintain jurisdiction.

Chairman Henke said he would be willing to consult with City Attorney Tim Currier to see if there would be a way to make that possible.

City Planner Dupuis clarified that the consent of the property owner would be required for any mural painted on the side of a building. He said he would look into options for increasing and maintaining the DRB's input regarding murals and public art.

07-48-20

7) Miscellaneous Business And Communications

A. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Action List - 2020**

07-49-20

Adjournment

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to adjourn the DRB meeting of July 1, 2020 at 8:29 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Debbrecht, Willoughby, Deyer, Henke

Nays: None

Nicholas Dupuis
City Planner