

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF MAY 18, 2016
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, May 18, 2016. Chairman John Henke called the meeting to order at 8 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Keith Deyer, Natalia Dukas, Thomas Trapnell, Michael Willoughby

Absent: Vice Chairperson Shelli Weisberg; Student Representative Loreal Salter-Dodson

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

Chairman Henke cautioned the petitioners that the board is one member short this evening and they would need four affirmative votes to be approved. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioners elected to proceed.

05-19-16

APPROVAL OF MINUTES
DRB Minutes of April 20, 2016

Motion by Mr. Coir

Seconded by Mr. Trapnell to approve the DRB Minutes of April 6, 2016 as presented.

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Trapnell, Deyer, Dukas, Henke, Willoughby

Nays: None

Absent: **Weisberg**

05-20-16

SIGN REVIEW
1555 E. Fourteen Mile Rd.
Kakos Market

Zoning: B-2B General Business

Proposal: Mr. Baka recalled that on April 6, 2016 the applicant was approved to renovate the exterior of the single-story one-tenant building. However, review of proposed Red LED accent lighting to be mounted underneath the soffit of the “high” parapet was postponed to allow to applicant time to develop a signage proposal as well. The applicant has now submitted a proposal to reface a portion of the existing pole sign and to install two (2) new name letter signs on the building.

Signage: The applicant is proposing to reface the upper portion of the pole sign while eliminating the lower section. This is being proposed so that the applicant will have enough additional signage to install two name letter signs on the building façade.

The total linear building frontage is 96 ft., permitting 144 sq. ft. of sign area. The existing pole sign measures 36 sq. ft. per side, totaling 72 sq. ft. The proposed name letter signs will measure 21.75 sq. ft. feet each for a total of 43.5 sq. ft. The combined area of the existing and new signage will be 141.5 sq. ft. which is in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area that states for all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The wall sign is proposed to be mounted higher than 8 ft above grade which meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 ft. above public alley.

The applicant proposes to install new Lexan panels on the one of the light boxes of an existing pole sign while eliminating the lower light box. The proposed pole sign light box measures 36 sq. ft. per side, totaling 72 sq. ft. The face panels have applied translucent vinyl background with ¾ in. routed PVC letters reading “KAKOS” above with ¼ in. routed PVC letters reading “FINE WINE BEER – SPIRITS” below. The letters are painted white. The vinyl background is proposed to mimic the synthetic wood planks that were approved for the building façade.

This is an existing non-conforming sign, and it is in accordance with 2.07, A (2) of the Sign Ordinance that states a nonconforming sign shall not be moved, replaced, enlarged or altered, except to bring the sign into complete conformity with this Chapter. The message of a non-conforming sign may be changed only by the person who operated the business being advertised on the signage on the premises on February 1, 2005, or related person, provided that the business

being advertised on the signage on February 1, 2005, continues in operation, so long as this does not create any new nonconformities and sign review is received.

Illumination: The applicant is proposing LED accent lighting to be mounted underneath the soffit of the “high” parapet.

Chairman Henke noticed the flood light at the top of the pole sign seems to hit more of the building than the parking lot. Mr. Joe Kakos, the business owner, said that detail will be taken care of.

Mr. Deyer had a concern about the red soffit accent lighting. It strikes him as not being in tune with what they are trying to do with the building. Mr. Kakos explained they want to use Phillips kinetic bars that change color for specific holidays. Mr. Deyer was in favor of white lighting that would accent the architecture of the building. Mr. Kakos agreed that white would be the primary color. In further response to Mr. Deyer, Mr. Kakos said 60% of his shop is wine. Liquor is second, then beer.

Motion by Mr. Deyer

Seconded by Mr. Coir to approve the signage for 1555 E. Fourteen Mile Rd., Kakos Market, as submitted and that the architectural lighting proposed for the building be approved with the understanding that it is primarily white, but that the petitioner on occasion may change it to some other solid color temporarily - no moving lights.

There was no discussion from the public on that motion at 8:15 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Coir, Dukas, Henke, Trapnell, Willoughby

Nays: None

Absent: Weisberg

05-21-16

DESIGN AND SIGN REVIEW

34602 Woodward Ave.

Audi of Birmingham

Zoning: B-2/MU-5 General Business

Proposal: The previous approval for this project expired on April 15, 2016. The applicant is now requesting that the same proposal be approved in order to allow them to pull their building permits. No changes from the original approval are

proposed. The applicant is seeking approval for the building renovation of a one-story, single-tenant building located at 34602 Woodward Ave. The building is the location of Audi of Birmingham. The applicant proposes to renovate the façade of the building on all elevations and install new signage.

Mr. Baka recalled that last time there were adjustments to the signage that needed to be made and that still applies. Mr. Fred Lavery, the building owner replied that was done on drawings with a change date of 04-20.

Mr. Douglas R. Fehan, 833 Hazel, spoke to represent the Hazel, Chestnut, Forest Homeowners Assoc. He said that Mr. Lavery has been an astounding neighbor. They fully support the change in design of the building which is mandated by Audi as their international dealership look. What the neighbors are asking for is additional screening along the Elm St. border of the Lavery Audi automotive storage lot. The wall would no longer be a chain link fence but should be aesthetically tied to the new building exterior design and should provide an effective visual and sound barrier between the existing business and the residential neighborhood.

Mr. Baka noted he could not see a cyclone fence being approved now.

Mr. Lavery explained the building no longer contains a service department so issues of noise and other matters associated with a service department have been removed. That is a potential benefit to the neighborhood. The skin of the building is too pricey to be used for a screenwall. They need a fence because of security issues.

Mr. Baka said if Mr. Lavery and the Homeowners Association came to the City with something they thought would benefit the neighborhood, administration would approve it.

Mr. Willoughby thought what Mr. Lavery is doing to the building is gorgeous. To go down Elm St. and look through the chain link fence at this building diminishes it somewhat. He encouraged the two to meet and come to a mutual understanding.

Motion by Mr. Deyer

Seconded by Mr. Coir to accept the proposal for 34602 Woodward Ave., Audi of Birmingham, as submitted and that if Mr. Lavery comes back in the future to do something with the fence along Elm St. that can be administratively approved.

Mr. Fehan commented favorably on the motion because he thinks they will find an equitable resolution that will be approved.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Coir, Dukas, Henke, Trapnell, Willoughby

Nays: None

Absent: Weisberg

05-22-16

DESIGN REVIEW

33722 Woodward Ave.

Meadowbrook Urgent Care

Zoning: B-2B General Business

Proposal: The applicant is seeking approval to remodel the exterior of the building. The submitted plans indicate upgrades to all four (4) building elevations. Additionally, there are no proposed changes to windows, lighting, signage, or landscaping for the subject site.

Design:

South Elevation

The applicant proposes to install a grey decorative EIFS crown molding along the south elevation. The applicant also proposes adding a brick veneer with a 3 in. thick sand stone sill that will be installed 2 ft. from the grade. Existing brick for the rest of the elevation will be cleaned with a power washer.

Rear Elevation (East)

No alterations have been proposed for the east elevation. Existing brick will remain and as such will be cleaned using a power washer.

North Elevation (Entrance)

The applicant proposes to install a grey decorative EIFS crown along the north elevation. The plans indicate that a new brick veneer will be added from the grade up 9 ft. on the elevation along with a 3 in. thick sand stone sill installed 2 ft. from the grade. The brick veneer will have 2 in. build out below each window segment. The entrance will receive a 1 in. EIFS build out from the building face on each side of the entry doors. The plans propose new black fabric for the existing canopies.

Front Elevation (West)

The applicant proposes to install a grey decorative EIFS crown along the west elevation to match the south and north elevations. The proposed west elevation also indicates a new 9 ft. high brick veneer with a new 3 in. thick sandstone sill installed 2 ft. from the grade. Existing canopies along the front elevation will receive new black fabric.

Signage: No signage is indicated on the submitted plans.

Illumination: No lighting is proposed for the subject site. All existing lighting will remain.

Mr. Baka passed around the materials board.

Mr. Troy Shantos, Arc-Tec Architects, LLC, explained how the EIFS crown will be applied to the building and then the signage on top of that. Chairman Henke said a side view cut is needed that shows where the sign is relative to the crown.

Motion by Ms. Dukas

Seconded by Mr. Trapnell to approve the Design Review for 33722 Woodward Ave., Meadowbrook Urgent Care, as submitted provided the City receives the drawings that are required for the side view of the signage.

There were no comments from the audience on that motion at 8:45 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Dukas, Trapnell, Coir, Henke, Trapnell, Willoughby

Nays: None

Absent: Weisberg

05-23-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

➤ 1775.1777 Haynes - Gates installed in each driveway of duplex.

➤ 715 Maple Rd., Magic Eyebrow - Front wall sign, rear entrance sign.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

05-24-16

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 8:50 p.m.

Matthew Baka
Sr. Planner