

**DESIGN REVIEW BOARD  
MINUTES OF MAY 1, 2013**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, May 1, 2013. Board Member Shelli Weisberg called the meeting to order at 7:05 p.m.

**Present:** Board Members Mark Coir, Darlene Gehringer, Shelli Weisberg, Michael Willoughby; Student Representative Caroline Stacey

**Absent:** Chairman John Henke; Vice Chairman Keith Deyer, Board Member Janet Lekas; Alternate Board Member Robert Goldman

**Administration:** Sheila Bashiri, City Planner  
Carole Salutes, Recording Secretary

**05-29-13**

**APPROVAL OF MINUTES  
DRB Minutes of May 1, 2013**

**Motion by Mr. Willoughby  
Seconded by Ms. Gehringer to approve the DRB Minutes of May 1, 2013 at the next meeting.**

**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Willoughby, Gehringer, Coir, Weisberg

Nays: None

Absent: Henke, Deyer, Lekas

**05-30-13**

**DESIGN REVIEW  
33834 Woodward Ave.  
Frame Art**

Zoning: B-2B2 General Business

Proposal: The applicant proposes to renovate the building by constructing an overhang and adding natural stone to the façade of a one-story, single-tenant building. The proposed building currently has painted brick, and is located

between Blossoms and Auto Europe (Ducati of Detroit), both of which have large overhangs.

This proposal was reviewed at the April 17, 2013 DRB meeting. The DRB was concerned that the three drawings provided were different. The DRB wanted to see the sign design and how the whole proposal fits together, and how it ties in with the buildings on the other side. This needed to be drawn accurately to scale. Also, a sample of the planking was not provided. The applicant was requested to return to the DRB with the requested information.

The applicant proposes to construct a new soffit and overhang which will measure 20 ft. 6 in. w x 7 ft. h x 3 ft. deep. The overhang will be located 11 ft. 4 in. above grade and will be supported with tieback braces. The proposed overhang will be clad in staggered 6 ft. wide, pre-weathered teak wood planks with a 4 in. wide trim on the front and north end next to Blossoms. The south end of the proposed overhang will abut the Ducati overhang. The proposed overhang will be at a comparable height to the surrounding buildings. The top will extend 4 ft. above the existing flat roof, and the bottom will match the bottom of the overhang at Blossoms.

The applicant proposes to add natural stone to entire façade of the building beneath the proposed overhang. The color of the proposed natural stone color is Castle Grey. Galvanized steel backing and mortar will be used to install the proposed stone.

Signage: The renderings indicate that new signage will be mounted on the overhang; however, the applicant did not propose signage and indicated that the owner of the business will apply for a sign review. **The signage proposal including all material details and dimensioned drawings was not presented, as requested by the DRB.**

It was recalled that at the last meeting the applicant said they would come back with signage.

Mr. Terry Zagata appeared for the applicant. He confirmed they will re-use the same sign from their other location. They propose to clad the building with stone. The frame overhang will be clad with wood that is stained dark brown and the sign will be placed on top of the overhang. He provided a sample of the wood in its natural state as well as a sample that was stained dark brown.

Mr. Willoughby noted the original sign is as long as the window is wide and it is mounted directly above the window. He suggested it would be more attractive if it were centered on the window. It is more composed that way.

Mr. Zagata agreed to that placement if the board prefers it.

Ms. Stacey, Ms. Gehringer, and Ms. Weisberg liked the sign centered on the overhang. Mr. Zagata then said he would e-mail a picture showing both placements.

**Motion by Mr. Coir**

**Seconded by Mr. Willoughby to approve the Design Review Application for 33834 Woodward Ave., Frame Art, as proposed, with the condition that the sign location be approved by staff.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Coir, Willoughby, Gehringer, Weisberg

Nays: None

Absent: Henke, Deyer, Lekas

05-31-13

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

Ms. Bashiri reported that the Planning Board has put together a proposal that will allow the Planning Board to perform Design Reviews for projects that also require Site Plan Review. Projects that do not require Site Plan Review will continue to appear before the DRB for Design Review. All projects located in local Historic Districts will continue to appear before the HDC in addition to any required Site Plan Review by the Planning Board. This proposal will cut down on the number of reviews that people have to go through and it will be taken to the City Commission for deliberation.

Ms. Bashiri didn't see any drawbacks and the board members agreed that it makes sense.

- Administrative Approvals
- 33437 Woodward Ave – Replacing neoprene rubber roof. Color of roof is black. Will be replaced with black, same color and same material.
- Violation Notices (none)

**B. Communications**

- Commissioners' Comments

04-24-13

**ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:25 p.m.

Sheila Bashiri  
City Planner

APPROVED