

**DESIGN REVIEW BOARD
MINUTES OF JANUARY 7, 2013**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, January 7, 2013. Chairman John Henke called the meeting to order at 7:38 p.m.

Present: Chairman John Henke; Vice Chairman Keith Deyer; Board Members Mark Coir, Natalia Dukas, Shelli Weisberg, Michael Willoughby; Student Representatives Mitch Boorstein, Cambria Rush

Absent: Board Member Darlene Gehringer

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

01-01-15

**APPROVAL OF MINUTES
DRB Minutes of December 4, 2013**

**Motion by Mr. Coir
Seconded by Mr. Willoughby to approve the DRB Minutes of December 3, 2014 as presented.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Gehringer

01-02-15

**SIGN REVIEW
33495 Woodward Ave.
US Mattress (postponed to January 21, 2015)**

01-03-15

**SIGN REVIEW
2300 Cole St.**

Dogtopia

Zoning: MX Mixed Use

Proposal: The applicant proposes to renovate the exterior of the existing one-story, single-tenant building by relocating several doors, painting the building, and erecting a new 6 ft. vinyl fence in two locations to be used as outdoor play areas. This property was reviewed and approved by the Planning Board on July 23, 2014 to make improvements to the parking lot and streetscape.

Design: The applicant is proposing to eliminate two existing rollup doors and install three new man doors along the west façade of the building. In addition, the applicant proposes to reface an existing ground sign in front of a single-tenant, one-story building. The cinder block portion of the building exterior is proposed to be painted "Pewter Green" SW6208. The brick portion of the building along Cole St. will not be painted. The proposal also calls for two fenced in play areas that will be constructed with 6 ft. vinyl fencing. The fence will be almond color in the Arlington Smooth style.

Signage: The total linear building frontage is 40 ft., permitting 40 sq. ft. of sign area. The existing ground sign measures 18.33 sq. ft., or a total of 36.66 sq. ft. for both sides. This meets the requirement of Section 86, Article 1.0, Table B of the Sign Ordinance, that states the total of all ground signs must not exceed 1 sq. ft. of sign for each linear foot of principal building frontage. The sign is proposed to be mounted 5 ft. above grade which is in accordance with Section 86, Article 1.0, Table B, that states no ground sign may be more than 8 ft. above grade. In accordance with Section 86, Article 1.0, Table B, no ground sign may be more than 30 sq. ft. per side. The proposal meets this requirement.

The existing sign is constructed of an aluminum cabinet and base. The cabinet will be painted PMS 151C Orange and the base will be painted Black.

Illumination: The applicant proposes to retain the existing illumination; the sign is internally lit with florescent lamps.

Mr. Baka outlined the proposal to put in a doggie day care, which is a permitted use in the MX Zone. He noted that one letter of concern has been received from a neighboring business. Basically the concerns were all code enforcement issues that the applicant has no intention of violating.

Mr. Scott Hall, Regional Developer for Dogtopia, stated everyone will enter through the Cole St. entrance. There is enough parking available so that no one will need to park on the neighbor's property. He indicated they intend to put in eight to ten Dogtopias in Michigan. Sixty to seventy percent of their business is daily daycare and twenty to thirty percent is overnight boarding. The rest is spa

and grooming services. The dogs will enter the play areas from within the building. The area is completely sanitized and there are no smells.

**Motion by Ms. Weisberg
Seconded by Mr. Coir to approve the Sign Review for 2300 Cole St.,
Dogtopia, as presented.**

At 7:50 p.m. there was no audience left to speak about the motion.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Gehringer

01-04-15

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 476/478 Park St. - Dark Burgundy siding being replaced with Rugged Canyon by Mastec.
- 33495 Woodward Ave., Brightmont Academy - Install (1) 2 ft. 8 in. x 24 ft. = 64 sq. ft. wall-illuminated wall sign reading "Brightmont Academy."
- 1890 Southfield, DeWitt Salon - Remove existing awnings. No signage; address only.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

01-05-15

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:52 p.m.

Matthew Baka
Sr. Planner