

DESIGN REVIEW BOARD
MINUTES OF DECEMBER 18, 2013
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, December 18, 2013. Chairman John Henke called the meeting to order at 7:15 p.m.

Present: Chairman John Henke; Vice Chairman Keith Deyer; Board Members Mark Coir, Natalia Dukas, Darlene Gehringer, Shelli Weisberg, Michael Willoughby

Absent: Board Member Natalia Dukas; Student Representative Caroline Stacey

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

12-87-13

APPROVAL OF MINUTES
DRB Minutes of December 4, 2013

Ms. Gehringer:
Page 4 - Second to last paragraph, replace “displayed them” with “included them in the building design.”

Motion by Ms. Gehringer
Seconded by Mr. Coir to approve the DRB Minutes of December 18, 2013 as revised.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Dukas

12-88-13

SIGN REVIEW
375 Hamilton
Huntington Learning Center

Zoning: B-4 Business Residential

Proposal: The applicant proposes to install two signs on the tenant space of a one-story, multi-tenant building.

Signage: The applicant proposes to install front and rear elevation wall signs. The total linear building frontage is 30 ft., permitting 30 sq. ft. of sign area. The proposed **front elevation wall sign** will measure 18 sq. ft. 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. for each linear foot of principal building frontage.

The proposed **rear elevation wall sign** will measure 6 sq. ft. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance, Rear Entry Signs, which allows that signs may be 6 sq. ft. (not counted toward total sign area).

The **front elevation sign** is proposed to be mounted 9.5 ft. above grade. The **rear elevation sign** is proposed to be mounted 9.1 ft. above grade which meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance that states wall signs projecting 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 a public alley.

The proposed **front elevation channel letters** will be constructed of aluminum painted Dark Green (PMS 357c) with clear acrylic backs. Letters reading "Huntington" will be 2 ½ in. thick and 10.5 in. in height. Beneath, letters reading "Your Learning Solution" will be 3/8 in. thick and 4.5 in. in height. The logo will be located left of the sign. The proposed sign will be bolted to the wall with 1 in. stand-offs. The smaller letters will be stud-mounted flush to the wall.

On the **rear elevation**, the applicant proposes to install a wall sign. The proposed sign will be constructed of a 1 in. deep aluminum pan painted Dark Green (PMS 357c) with 3M high performance white vinyl letters. The proposed sign will read "Huntington, Your Tutoring Solution." The proposed wall sign will be mounted flush to the wall. **The Planning Division determined that minimum ¼ in. thick letters reading "Huntington" will improve the quality of the sign.**

Illumination: The applicant proposes to illuminate the front elevation sign letters reading "Huntington" with halo backlighting using white LED modules.

Ms. Bashiri had a concern that the letters on the rear sign were not raised. Therefore the applicant has submitted samples with raised letters. Otherwise, everything else is within compliance.

Mr. Deyer noticed that no one has enclosed the dumpsters in that alley. He thought the intent was to enclose or consolidate them.

Motion by Mr. Deyer

Seconded by Ms. Gehringer to approve the Sign Review Application for 375 Hamilton, Huntington Learning Center, as submitted with the changes on the rear entrance as suggested by Ms. Bashiri.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Dukas

12-89-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 34244 Woodward Ave., Papa Joe's - Relocation of previously approved tenant sign.
- 557 N. Eton, Graefield Village, Unit 44, Bldg. C - Owner is requesting approval to install an egress window to bring this condo up to current code for a basement that is used as a living area. No other changes will be made.
- 1604 Graefield, Williamsburg of Birmingham, Condo #90 - Owner is requesting approval to install an egress window to bring this condo up to current code for a basement that is used as a living area. No other changes will be made.
- 34200 Woodward Ave., Pizza Hut - Install one 2 ft. x 55 ft. 8 in. Pizza Hut wall sign and one 1 ft. 6 in. x 7 ft. 8 1/8 in. Pizza Hut wall sign. Both signs are internally illuminated with LEDs. Tenant panel in existing tenant sign.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

12-90-13

ADJOURNMENT

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

Sheila Bashiri
City Planner

APPROVED