

**AGENDA**  
**VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**WEDNESDAY – March 17<sup>th</sup>, 2021**  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

**Link to Access Virtual Meeting:** <https://zoom.us/j/91282479817>

**Telephone Meeting Access:** 877 853 5247 US Toll-free

**Meeting ID Code:** 912 8247 9817

- 1) Roll Call
- 2) **Approval of the DRB Minutes of March 3<sup>rd</sup>, 2021**
- 3) Public Hearing
- 4) Design Review
  - A. **1050 Webster**
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
    1. **130 W. Fourteen Mile – Elizabeth Head to Toe**
  - B. Draft Agenda
    1. **April 7<sup>th</sup>, 2021**
  - C. Staff Reports
    1. **Administrative Sign Approvals**
    2. **Administrative Approvals**
    3. **Action List 2021**
- 8) Adjournment

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

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**A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT  
AT THE MEETING.**

**Design Review Board**  
**Minutes Of March 3, 2021**  
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, March 3, 2021. Chair John Henke called the meeting to order at 7:48 p.m.

**1) ROLL CALL**

**Present:** Chair John Henke; Board Members Keith Deyer, Natalia Dukas, Gigi Debbrecht, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Samantha Cappello; Student Representatives Charles Cusimano, Elizabeth Wiegand (all located in Birmingham, MI except Dustin Kolo, who was in Gaylord, MI.)

**Absent:** Alternate Board Member Kathleen Kriel

**Administration:** Nicholas Dupuis, City Planner  
Laura Eichenhorn, City Transcriptionist  
Brooks Cowan, City Planner

**03-022-21**

**2) Approval Of Minutes**

**Motion by Mr. Willoughby**

**Seconded by Mr. Lang to approve the DRB Minutes of February 3, 2021 as submitted.**

**Motion carried, 7-0.**

ROLL CALL VOTE

Yeas: Willoughby, Kolo, Lang, Dukas, Deyer, Henke, Debbrecht

Nays: None

**02-023-21**

**3) Public Hearing**

None.

**03-024-21**

**4) Design Review**

None.

**03-025-21**

**5) Sign Review**

None.

**03-026-21**

## **6) Study Session**

### **A. Wall Art**

CP Cowan reviewed the item.

The Board recommended the allowable locations for public art be limited to the activation areas of the overlays. They also recommended there be some consideration of limiting residential-facing public art where it directly abuts residential buildings. They were fine with allowing public art in the other non-overlay locations recommended by the Public Arts Board.

Mr. Willoughby and Chair Henke were in favor of leaving the ordinance language as unrestricted as possible since all public art projects would go through review by two Boards.

CP Cowan advised the Board that if a person or group installed or put up a public art piece contrary to the ordinance, the City could require them take it down. He advised the DRB that the Public Arts Board recommended to the City Commission a public arts notification process be created in order to encourage public review and involvement.

The DRB requested the item be brought back once more for their review once updated.

**03-027-21**

## **7) Miscellaneous Business And Communications**

In reply to CP Dupuis, the DRB said they would be willing to consider signage proposals that would use high density foam.

CP Dupuis said he would bring any such signage proposals to the DRB for their review.

### **A. Pre-Application Discussions**

### **B. Draft Agenda - March 17, 2021**

### **C. Staff Reports**

#### **1. Administrative Sign Approvals**

#### **2. Administrative Approvals**

#### **3. Action List - 2021**

Mr. Kolo recommended trainings on architectural materials.

CP Dupuis said he would add that to the list, and would also add general architectural feature training.

**03-028-21**

**Adjournment**

**Motion by Ms. Debbrecht**

**Seconded by Mr. Lang to adjourn the DRB meeting of March 3, 2021 at 9:45 p.m.**

**Motion carried, 7-0.**

ROLL CALL VOTE

Yeas: Debbrecht, Lang, Willoughby, Kolo, Deyer, Dukas, Henke

Nays: None

Nicholas Dupuis  
City Planner





# MEMORANDUM

Planning Division

**DATE:** March 17<sup>th</sup>, 2021

**TO:** Design Review Board

**FROM:** Nicholas Dupuis, City Planner

**SUBJECT:** 1050 Webster – Design Review

**Zoning:** B2 (General Business) & MU3 (Triangle District Overlay)

**Existing Use:** 2-Story Commercial Building

## Introduction

The subject site is located on the lower east side of the Triangle District. The existing building is a 2-story commercial building located behind the Claymore Shop, which fronts Adams Rd. The proposed façade renovations are to be completed at 1050 Webster only, no changes are proposed to the Claymore Shop to the east. The proposed façade renovations include significant updates to the north, east, and south facades.

## Building Exterior

The applicant is proposing to introduce a new, larger storefront system in place of the current system. This includes bigger openings, new glazing, a bronze channel canopy, new trim, lighting, and a new screenwall on the roof. Please see the table below for a summary of all of the proposed façade materials:

| Material              | Location                                | Color             |
|-----------------------|-----------------------------------------|-------------------|
| Stucco                | All facades                             | Mountain Road     |
| Kawnee Glazing System | New window/door openings on all facades | Medium Bronze     |
| Granite Base          | North facade                            | Black             |
| Glazing               | All facades                             | ?                 |
| Metal Canopy          | North facade                            | Oil Rubbed Bronze |
| Metal Cladding        | North facade                            | Oil Rubbed Bronze |
| Break Metal Canopy    | South façade above door                 | ?                 |
| Metal Trim            | Roofline                                | ?                 |
| Mechanical Screenwall | Roof                                    | ?                 |
| Exterior Lighting     | North façade above canopy               | ?                 |

**The applicant must submit revised elevations with color/material details for all newly proposed materials.**

## Signage

There are no new signs proposed as a part of the Design Review application plans submitted.

## Lighting

The applicant is proposing three new exterior light fixtures above the proposed canopy at the first floor. Although the applicant is proposing new light fixtures, the Planning Division did not seek a photometric plan, citing Article 4, Section 4.21 (C) which requires a photometric plan only if new lighting is proposed that may significantly alter the light distribution or illuminance on a site, as deemed necessary by the Planning Division or Design Review Board. The Design Review Board may wish to discuss this opinion and update the requirements accordingly, if necessary.

In addition, the applicant has not submitted specification sheets on the proposed fixtures to ensure that they are cutoff as defined by Article 9 of the Zoning Ordinance. **The applicant must submit specification sheets on all proposed light fixtures.**

## Planning and Zoning

In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are four planning and zoning issues that must be reviewed:

**Parking:** As the proposed use is not changing as a part of this façade renovation, a parking analysis is not required. However, upon submitting Building Permits or an application for a Certificate of Occupancy for any new tenant(s), a parking analysis will be performed to ensure that the site is fully parked.

**Landscaping:** There are no new landscaping installations existing or proposed on the site plans submitted.

**Screening:** As noted above, the applicant is proposing to install a new screenwall system on the roof. At this time, it is unclear as to whether this is being built to screen new rooftop mechanical units, or to screen existing mechanical units (no roof plan has been submitted). **The applicant must clarify the intent of the new rooftop screenwall.**

**Glazing:** As the applicant is proposing to expand window openings and install new glazing, the new glazing will be required to conform to the window standards outlined in Article 4, Section 4.90 of the Zoning Ordinance, which state that:

1. No less than 70% of a storefront/ground floor façade between 1 and 8 ft. above grade shall be clear glazing.
2. Only Clear glazing (80% Visual Light Transmittance) is permitted on storefront facades at the first floor. Lightly tinted glazing (70% Visual Light Transmittance) above the first floor may be permitted. Mirrored glass is prohibited.

3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
4. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.

At this time, the applicant has not submitted glazing calculations or specification sheets for the newly proposed glazing. **The applicant must submit glazing calculations and specification sheets for all new glazing.**

### **Design Standards**

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

### **Recommendation**

Although there are a few outstanding materials that must be submitted to confirm that the proposed project meets the provisions of the Zoning Ordinance, the façade renovation proposed appears to easily meet the remaining five Design Review requirements outlined in Article 7. Accordingly, the Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 1050 Webster – with the following conditions:

1. The applicant must submit revised elevations with color/material details for all newly proposed materials and light fixtures;
2. The applicant must clarify the intent of the new rooftop screenwall; and

3. The applicant must submit glazing calculations and specification sheets for all new glazing.

**Sample Motion Language**

Motion to **APPROVE** the Design Review application for 1050 Webster – with the following conditions:

1. The applicant must submit revised elevations with color/material details for all newly proposed materials and light fixtures;
2. The applicant must clarify the intent of the new rooftop screenwall; and
3. The applicant must submit glazing calculations and specification sheets for all new glazing.

**OR**

Motion to **POSTPONE** the Design Review application for 1050 Webster – pending receipt of the following:

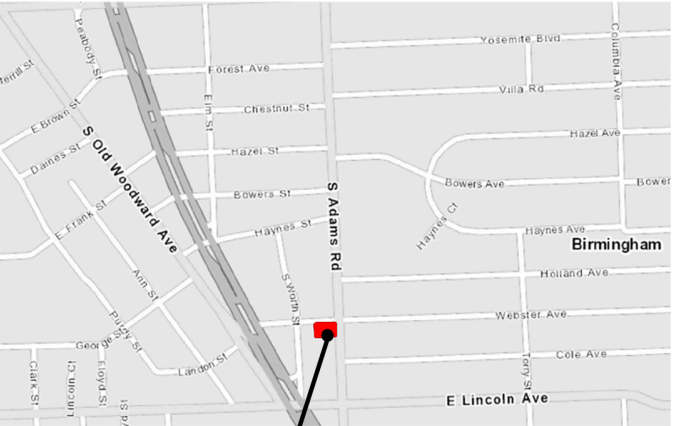
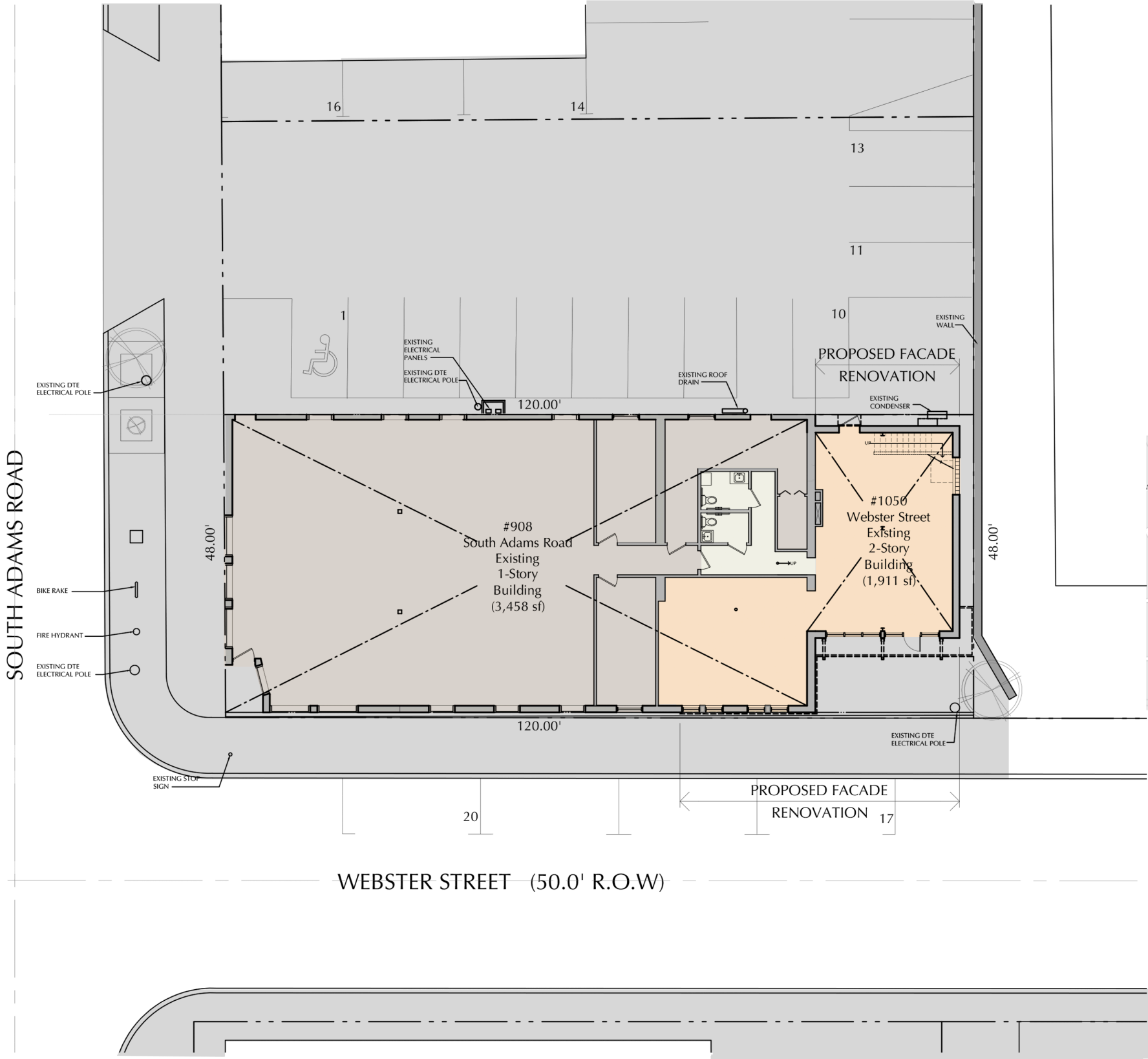
1. The applicant must submit revised elevations with color/material details for all newly proposed materials and light fixtures;
2. The applicant must clarify the intent of the new rooftop screenwall; and
3. The applicant must submit glazing calculations and specification sheets for all new glazing.

**OR**

Motion to **DENY** the Design Review application for 1050 Webster – for the following reasons:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

1050 WEBSTER STREET  
BIRMINGHAM, MI 48009



Site location:  
B2/MU-3  
1050 Webster Street

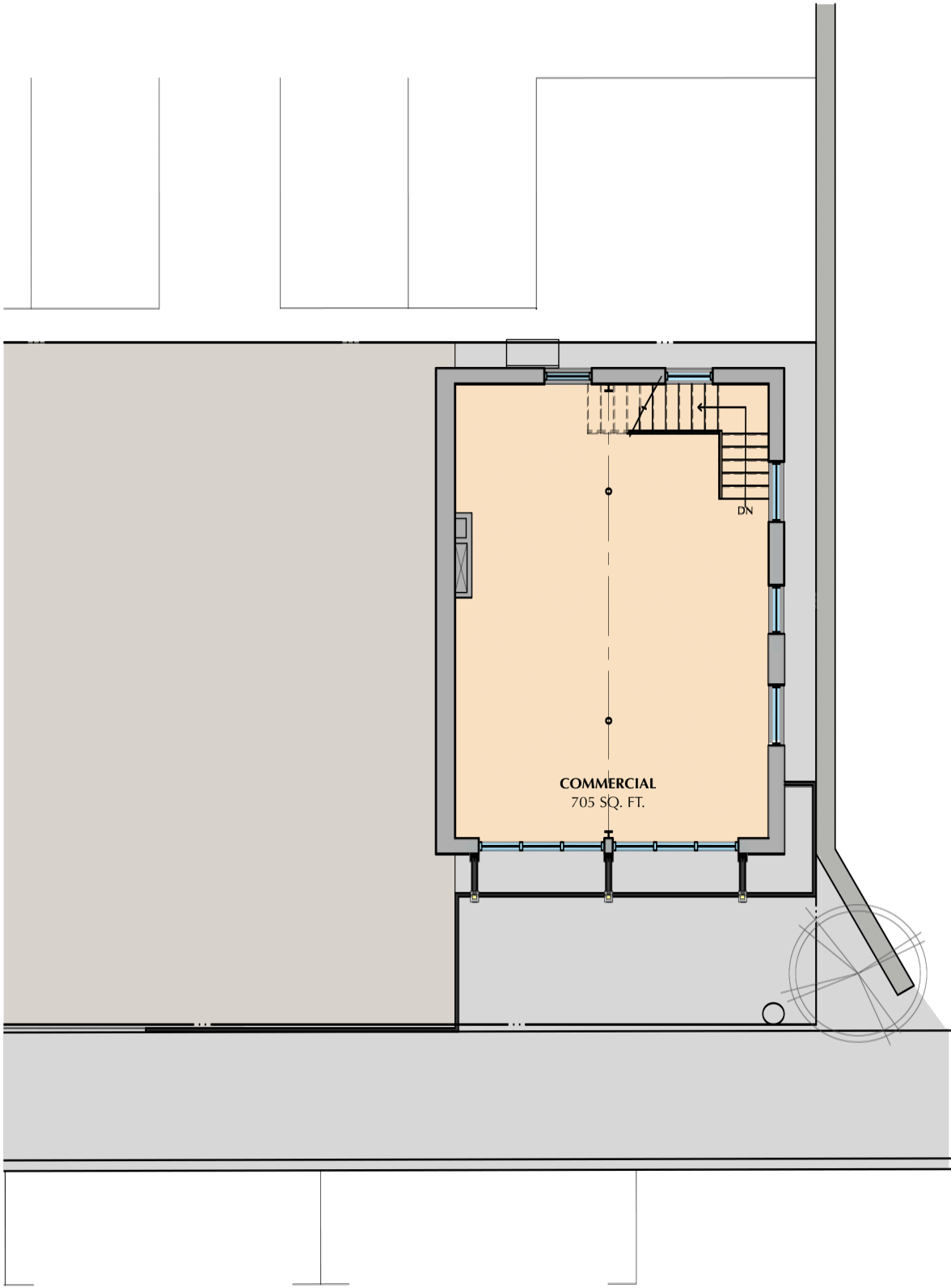
| CURRENT ADDRESS      |                |         |
|----------------------|----------------|---------|
| STREET ADDRESS       | SIDWELL NUMBER | ZONING  |
| 908 SOUTH ADAMS ROAD | 19-36-285-006  | B2/MU-3 |
| 1050 WEBSTER STREET  | 19-36-285-006  | B2/MU-3 |

| PARKING TABULATION |                |             |             |
|--------------------|----------------|-------------|-------------|
| USE                |                | REQUIRED    | PROVIDED    |
| RETAIL             | 5,629 SF / 300 | 18.8 SPACES | 20.0 SPACES |
| TOTAL              |                | 18.8 SPACES | 20.0 SPACES |

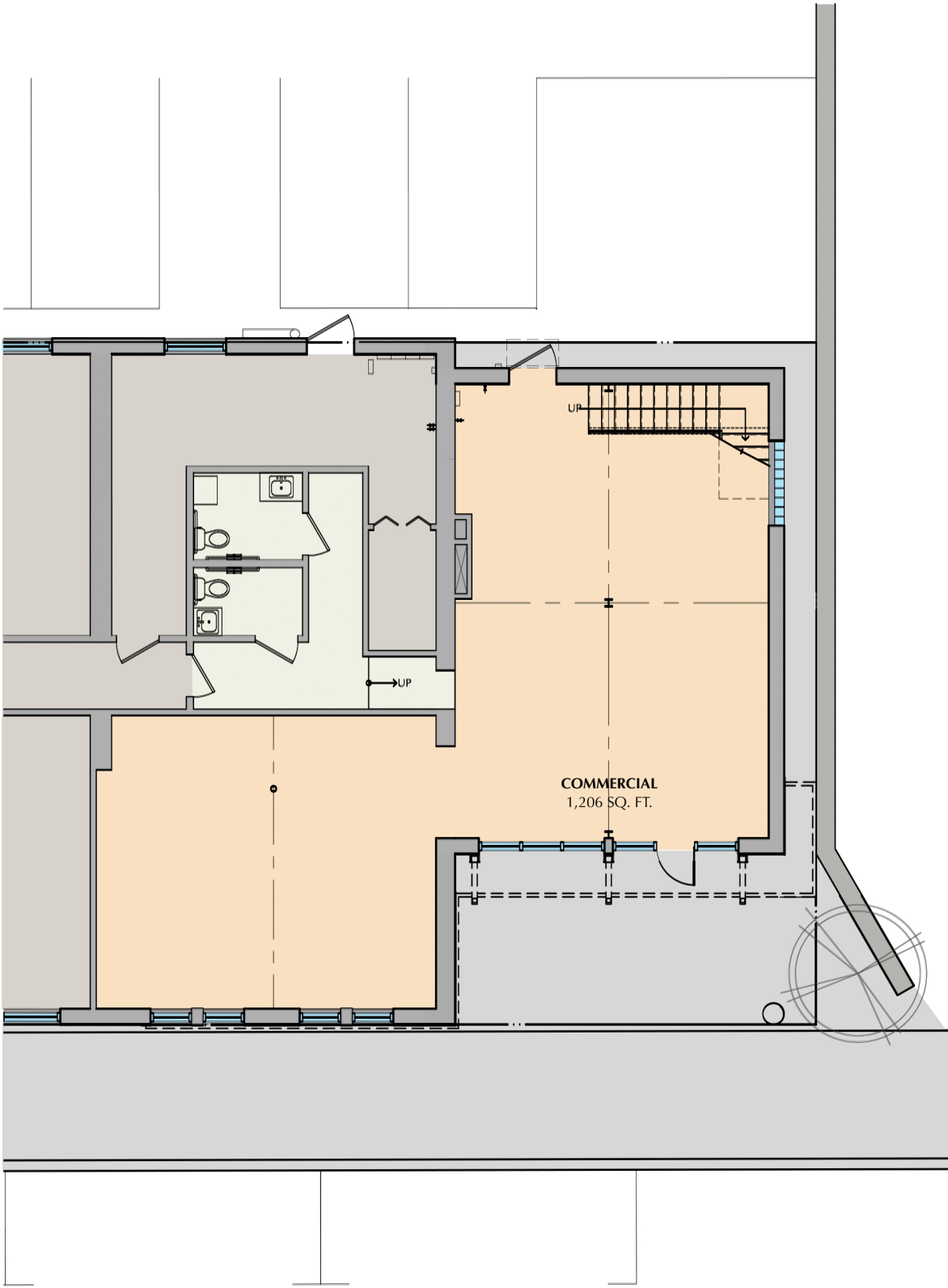
EXISTING SITE

CHRISTOPHER J LONGE AIA  
ARCHITECTURE  
INTERIORS  
124 Peabody, Birmingham, Michigan 48009 248.258.6940





SECOND FLOOR  
3/32"=1'-0"



FIRST FLOOR  
3/32"=1'-0"

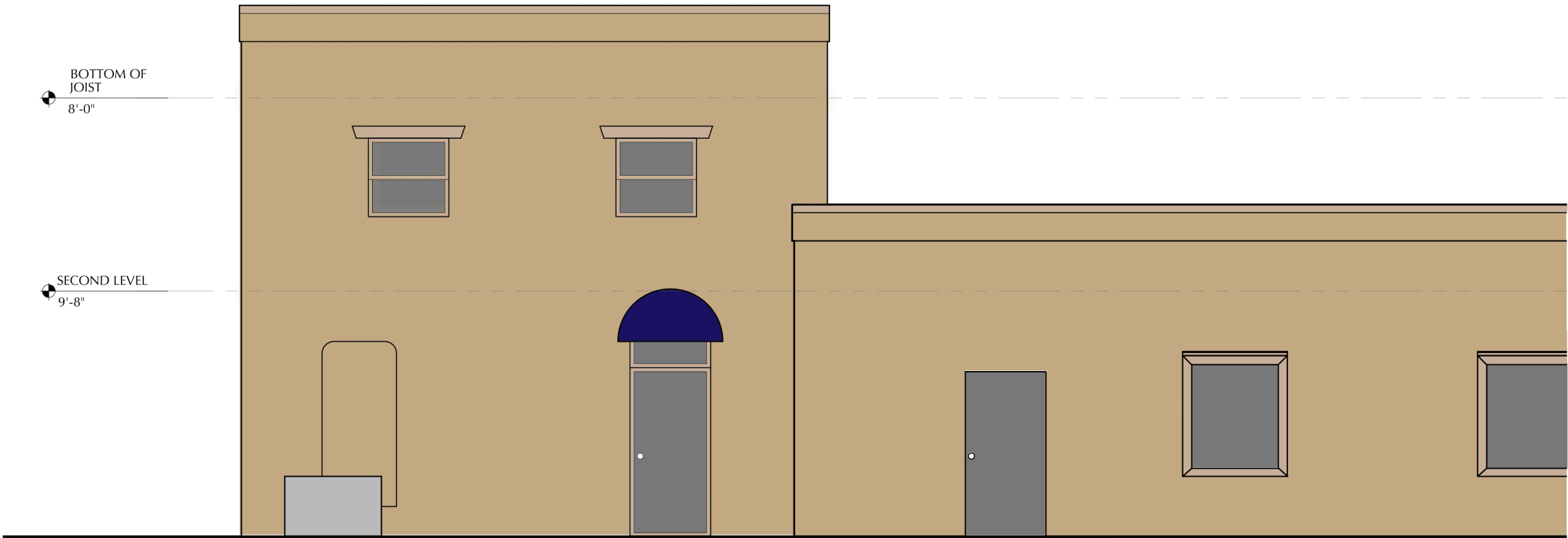
LEGEND  
NEW LEASE SPACE  
COMMON AREA  
EXISTING SPACE

PROPOSED PLAN

1050 WEBSTER STREET  
BIRMINGHAM, MI 48009



EXISTING ELEVATION



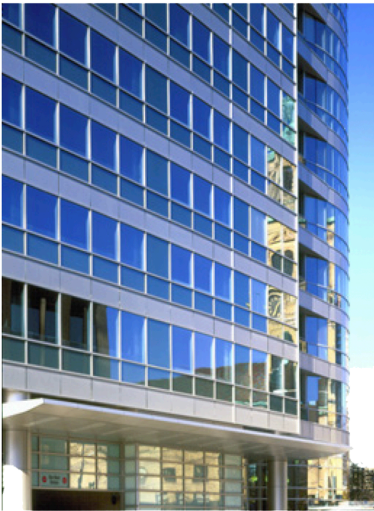
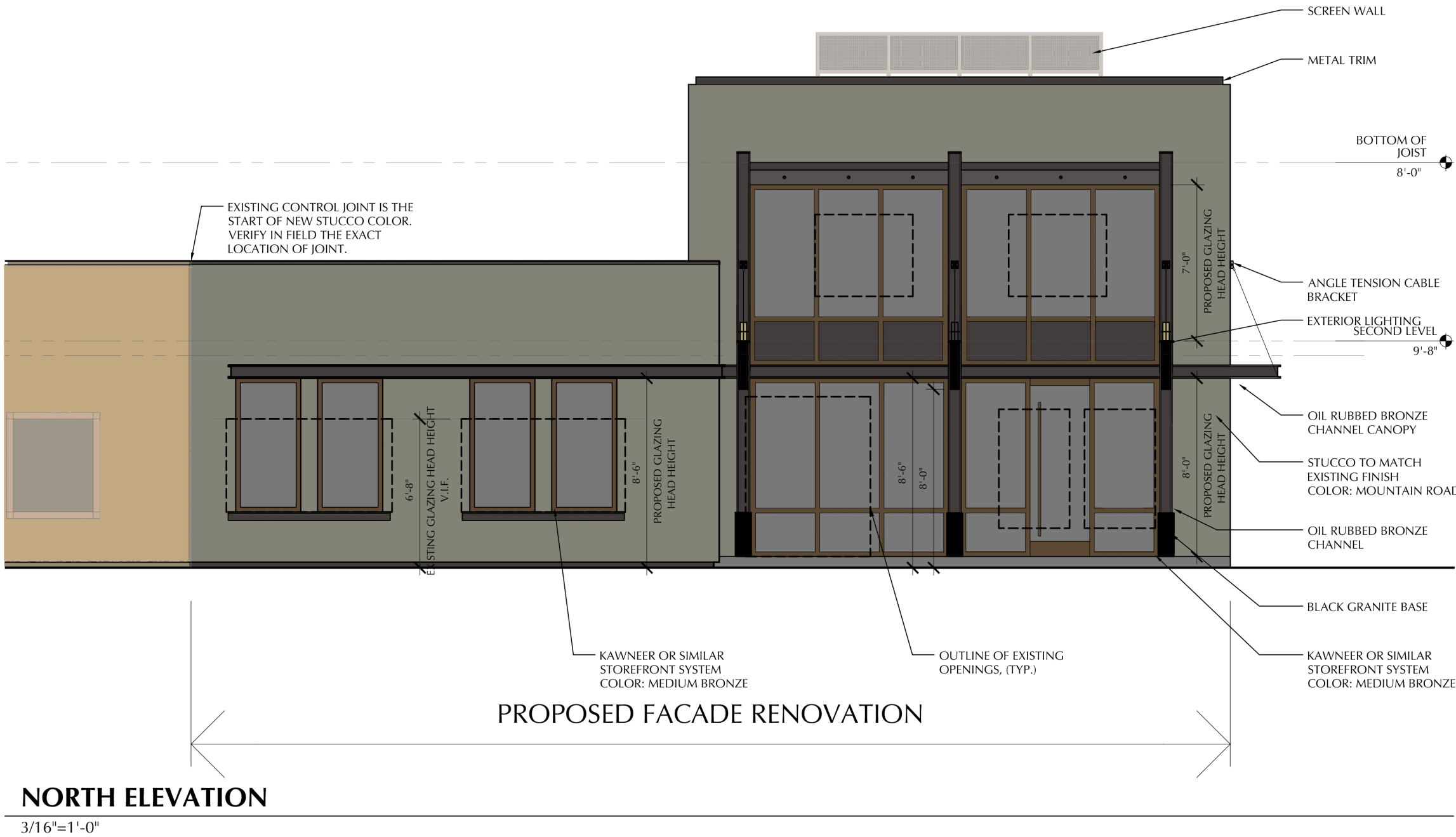
EXISTING SOUTH ELEVATION

3/16"=1'-0"

EXISTING ELEVATION



1050 WEBSTER STREET  
BIRMINGHAM, MI 48009



Kawneer Glazing System with Spandrel Panels



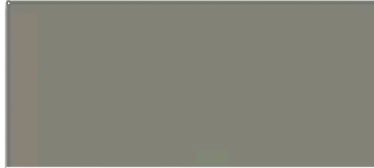
Glazing Frame  
Color: Medium Bronze



Channel & Metal Cladding  
Color: Oil Rubbed Bronze



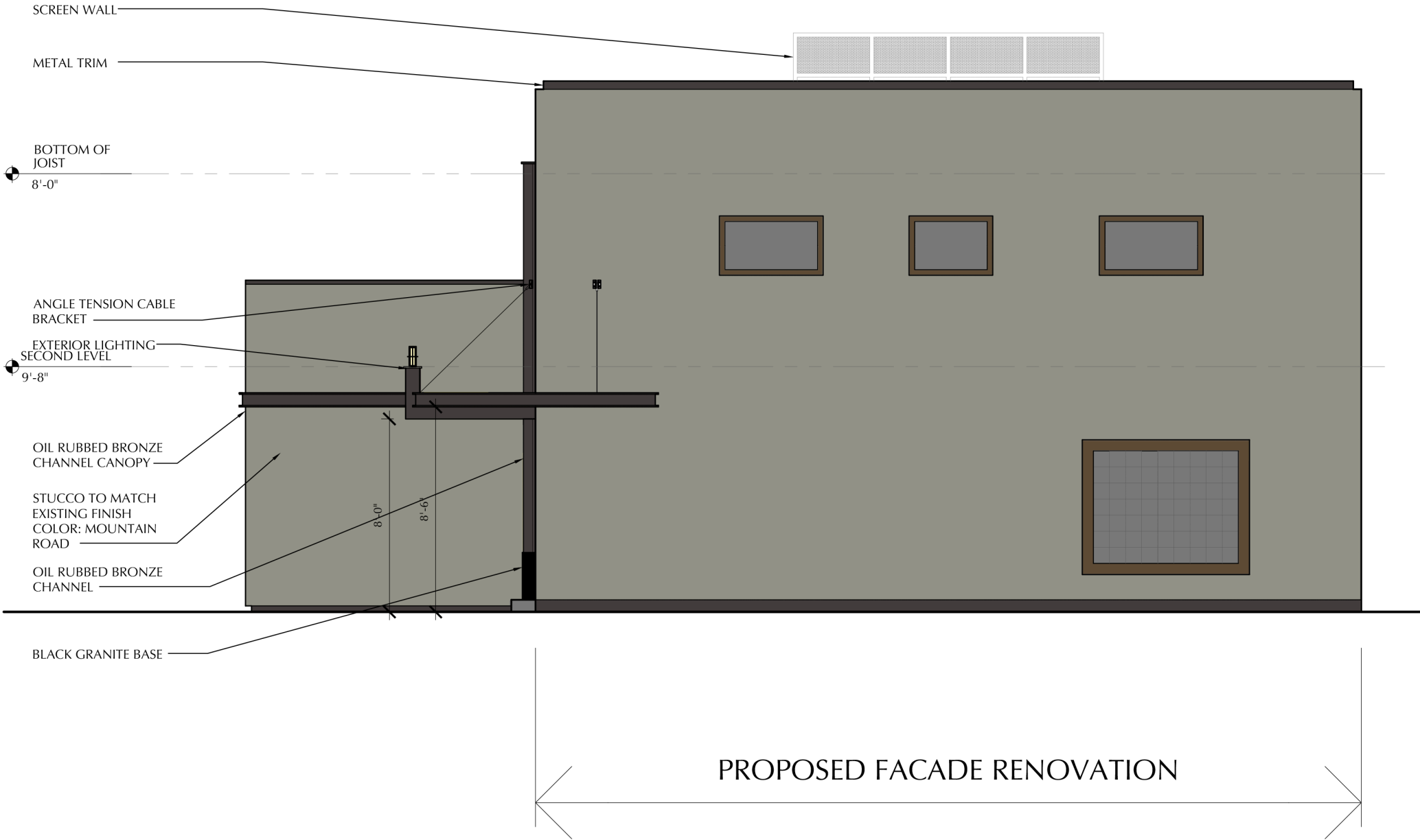
Granite Base  
Color: Black



Exterior Stucco Color:  
Mountain Road

PROPOSED ELEVATION

MATERIALS



EAST ELEVATION

3/16"=1'-0"

PROPOSED ELEVATION



PROPOSED ELEVATION



## Design Review Application Planning Division

Form will not be processed until it is completely filled out



### 1. Applicant

Name: David W Fisher  
Address: 23500 Sherwood Ave  
Warren, MI 48091  
Phone Number: 586-530-4766  
Email address: dfisher@wicometal.com

### 2. Property Owner

Name: David Fisher  
Address: 1050 Webster Street  
Birmingham, MI 48009  
Phone Number: 586-530-4766  
Email address: dfisher@wicometal.com

### 3. Project Contact Person

Name: David W Fisher  
Address: 23500 Sherwood Ave.  
Warren, Michigan 48091  
Phone Number: 586-530-4766  
Email address: dfisher@wicometal.com

### 4. Project Designer/Developer

Name: Christopher Longe  
Address: 124 Peabody Street  
Birmingham, Michigan 48009  
Phone Number: 248-258-6940  
Email address: cjlonge@cjlongeaia.com

### 5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
  - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
  - ii. Colored elevation drawings for each building elevation;
  - iii. A Landscape Plan (if applicable);
  - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

### 6. Project Information

Address/Location of the property: 1050 Webster Street  
Birmingham, MI 48009  
Name of development: 1050 Webster  
Sidwell #: 19-36-285-006  
Current Use: Retail/Residential  
Proposed Use: Retail  
Area of Site in Acres: .0039  
Current zoning: B3/MU-3

Is the property located in a floodplain? -----  
Is the property within a Historic District? -----  
→ If so, which? -----  
Will the project require a variance? -----  
→ If so, how many? -----  
Has the project been reviewed by another board? -----  
→ If so, which? -----

| Yes                      | No                                  |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### 7. Details of the Proposed Development (attach separate sheet if necessary)

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## 8. Required and Proposed Parking

Required number of parking spaces: 18.8  
Proposed number of parking spaces: 20  
Location of parking on site: South side of building  
Location of parking off site: North side of building  
Shared parking agreement? No  
Size of surface parking lot: Existing

Number of underground parking levels: N/A  
Typical size of parking spaces: \_\_\_\_\_  
Typical width of maneuvering lanes: \_\_\_\_\_  
Number of handicap spaces: 1  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

## 9. Landscaping

Location of landscape areas: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed landscape material: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 10. Streetscape

Sidewalk width: \_\_\_\_\_  
Number of benches: 1  
Number of planters: 1

Number of existing street trees: 2  
Number of proposed street trees: N/A  
Number of waste receptacles: \_\_\_\_\_

## 11. Loading

Required number of loading spaces: 0  
Proposed number of loading spaces: 0  
Location of loading spaces on site: N/A

Typical size of loading spaces: N/A  
Screenwall material: N/A  
Height of screenwall: N/A

## 12. Exterior Waste Receptacles

Required number of waste receptacles: \_\_\_\_\_  
Proposed number of waste receptacles: \_\_\_\_\_  
Location of waste receptacles: South side of building

Size of waste receptacles: N/A  
Screenwall material: N/A  
Height of screenwall: N/A

## 13. Mechanical Equipment

### Utilities and Transformers:

Number of ground mounted transformers: N/A  
Location of all utilities & easements: N/A  
\_\_\_\_\_

Size of transformers (L•W•H): N/A  
Screenwall material: N/A  
Height of screenwall: N/A

### Ground Mounted Mechanical Equipment:

Number of ground mounted units: N/A  
Location of all ground mounted units: N/A  
\_\_\_\_\_

Size of ground mounted units (L•W•H): N/A  
Screenwall material: N/A  
Height of screenwall: N/A

### Rooftop Mechanical Equipment:

Number of rooftop units: \_\_\_\_\_  
Type of rooftop units: \_\_\_\_\_  
Location of all rooftop units: \_\_\_\_\_  
Size of rooftop units (L•W•H): \_\_\_\_\_

Location of screenwall: \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_  
Distance from rooftop units to all screenwalls: \_\_\_\_\_

## 14. Building & Site Lighting

Number of light fixtures on building: 3  
Light level at each property line: 3 watt LED  
Type of light fixtures on building: Custom  
Location of light fixtures on building: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of light fixtures on site: \_\_\_\_\_  
Type of light fixtures on site: \_\_\_\_\_  
Height from grade: \_\_\_\_\_  
Location of light fixtures on site: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: DFisher Date: 2/8/21

Print name: David Fisher

Signature of Applicant: DFisher Date: 2/8/21

Print Name: David Fisher

Signature of Architect: G. Long Date: 2.10.21

Print Name: \_\_\_\_\_

*Office Use Only*

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_

Date of Approval: \_\_\_\_\_ Date of Denial: \_\_\_\_\_ Accepted By: \_\_\_\_\_

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**Design Review Board Action List – 2021**

| <b>Design Review Board</b>                          | <b>Quarter</b>                     | <b>Rank</b> | <b>Status</b>            |
|-----------------------------------------------------|------------------------------------|-------------|--------------------------|
| Wall Art                                            | 1 <sup>st</sup> (January-March)    | 1           | <input type="checkbox"/> |
| Update Sign Ordinance                               | 2 <sup>nd</sup> (April-June)       | 2           | <input type="checkbox"/> |
| Create New Informational Artwork for Sign Ordinance | 3 <sup>rd</sup> (July-September)   | 3           | <input type="checkbox"/> |
| Sign Ordinance Enforcement                          | 4 <sup>th</sup> (October-December) | 4           | <input type="checkbox"/> |

Updates:

1. Sign Ordinance update in progress.