

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD VIRTUALLY AT
<https://us02web.zoom.us/j/84611277260>
March 7, 2022**



The meeting was called to order at 4:03 p.m.

I ROLL CALL

Present: Mary Buckley, Will Manley, Chris Eger, Lavern Nall, Ryan Thacker
Also Present: Nate Piotrowski; Community Development Director, Jake Root; Detroit Architectural Group, Rachel Miller; Alrig USA; Jim Bollman; Classic Builders, Eric Gebhardt;
RINKA

Not Present: None

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

November 15, 2021 minutes

Ms. Buckley motioned to approve the minutes and Mr. Thacker seconded the motion. Motion to approve was unanimous.

January 18, 2022 minutes

Mr. Eger motioned to approve the minutes and Mr. Manley seconded the motion. Motion to approve was unanimous.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the agenda for review:

1. Park Restroom Building – 4429 W. River Lane

Mr. Piotrowski provided background on the concept of a new Village Park and trailhead for the Oak Leaf Trail. He introduced Eric Gebhardt of RINKA architects who reviewed the design. Mr. Gebhardt detailed the proposed materials as board formed concrete, Nichiha Vintagewood in Spruce color, black and wood-look aluminum for the screening, a black metal roof and black metal trim and paneling with black colored wood or steel for the patio support structure. He added the concrete type, steel and wood could change if pricing in the bid process was unfavorable.

Mr. Eger asked if the Board could approve the design based on the possibility that some materials may change as part of the bidding process. Chairman Nall responded that the Board could approve as submitted and require a resubmittal if changes occur.

Mr. Thacker stated that he would prefer steel for the patio structure.

Mr. Thacker asked about the material of the soffit. Mr. Gebhardt replied that this would likely be Nichiha or real wood.

Mr. Manley asked about lighting for the structure and site. Mr. Piotrowski replied that lighting was planned for the project but those plans are not finalized yet. Civil engineers will be preparing the lighting plans and they will be reviewed by the Brown Deer Police Department.

Chairman Nall asked if the metal roof would be standing seam and Mr. Gebhardt replied that it would.

Chairman Nall moved to approve the plans and Mr. Manley seconded the motion. Motion to approve was unanimous on condition that if materials change the new design will need a resubmittal.

2. New Garage – 8324 N. 52nd Street

Mr. Bollman described the new garage and stated that it would replace an existing 1 car garage. He added the shingles would be Brownwood in color, with Mastic Ovation Wicker siding, white doors, trim, soffit, fascia, gutters and downspouts. These colors would match the house.

Chairman Nall asked what the pitch of the roof was compared to the house. Mr. Bollman replied that the house pitch was likely a 4/12 and that the garage pitch was designed to match.

Mr. Manley asked how the garage doors would align with the driveway. Mr. Bollman replied that it would align well with the existing driveway and the garage would cover a current parking pad while maintaining setbacks.

Ms. Buckley asked if the aerial picture showed a shed behind the garage. Mr. Piotrowski confirmed that was a shed.

Mr. Eger moved to approve the plans and Mr. Thacker seconded the motion. Motion to approve was unanimous.

3. Resubmittal of Multi-Tenant Commercial Building -5960 W. Brown Deer Road

Jake Root of Detroit Architectural Group highlighted the plan changes and noted the addition of more brick to the building, an increased amount of identity wood on the elevations and several banding strips of brick to break up massing on the east and north elevations.

Ms. Buckley stated that she believed the design still did not fit well with the materials found in surrounding buildings.

Mr. Manley stated that the design was a step in the right direction with the inclusion of more wood and brick but added that he agreed with Ms. Buckley that the design still does not fit the context of the neighborhood.

Mr. Thacker added that he was concerned that more split face block was added to a prominent position. He stated that he agreed with Ms. Buckley about the material still not fitting with the

surroundings and noted that the brick above the center retail spot should be softened to blend in with the building.

Mr. Eger stated that he appreciated the changes and felt that the form was ok but was still concerned about materials, adding that the split face block was not ideal. Mr. Thacker added that the split face block on the drive thru was too blank and could be broken up with signage or replaced with another material.

Mr. Root stated that he and the developer would look to change materials and resubmit.

Mr. Thacker moved to deny the plans and request a resubmittal and Mr. Eger seconded the motion. Motion to approve was approved by a vote of 4 to 1 with Chairman Nall abstaining.

VII ADJOURNMENT

Mr. Eger motioned to adjourn; Mr. Manley seconded the motion.

Approval was unanimous.

The meeting adjourned at 4:45 p.m.

The next regularly scheduled meeting is March 21, 2022.

Nate Piotrowski

Nate Piotrowski, Development Director