

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD VIRTUALLY AT
<https://us02web.zoom.us/j/89377238973>
March 21, 2022**



The meeting was called to order at 4:05 p.m.

I ROLL CALL

Present: Mary Buckley, Will Manley, Chris Eger, Ryan Thacker

Also Present: Nate Piotrowski; Community Development Director, Beau Wynn; Detroit Architectural Group, Rachel Miller; Alrig USA; Rick Owens; Sign Synergy, Patrick Smith; Stephen Perry Smith Architects

Not Present: Lavern Nall

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

March 7, 2022 minutes

Mr. Manley asked that the minutes reflect his line of questioning about lighting under item #1. Mr. Thacker also asked that his statement on the support structure for item #1 reflect his preference for steel and not wood. It was moved by Mr. Eger and seconded by Mr. Thacker to approve the minutes as amended.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the agenda for review:

1. Sign Package, Pretzilla – 9009 N. 51st Street

Mr. Piotrowski introduced the applicant Rick Owens of Sign Synergy who reviewed the proposal and described a ground sign and wall sign.

Mr. Eger asked about the material of the ground sign supports and if the sign would be illuminated. Mr. Owens replied that the sign post material is Dibond Aluminum and the sign is not illuminated.

Ms. Buckley stated that the Board preference lately has been for monument style signs. Mr. Piotrowski replied that the code does not require monument style signs but recommends them.

Mr. Manley stated that the sign style was similar to the sign across the road but he noted that the posts could be more decorative. Mr. Owens stated that the proposed posts do add depth but suggested that finials or similar decoration could be added.

Mr. Thacker stated that the sign and posts still looked rather temporary.

Mr. Eger asked if a filler panel could be added to make the sign look more like a monument and if the posts could be a different color. Mr. Owens suggested that landscaping could be added instead.

Mr. Manley stated that he would prefer to see the posts in black.

Mr. Eger moved to approve the two sign plans and Ms. Buckley seconded with the requirement that the ground sign posts be black in color and that landscaping or decorative grasses be added around the base of the sign.

2. Second Resubmittal of Multi-Tenant Commercial Building – 5960 W. Brown Deer Road

Mr. Beau Wynn of Detroit Architectural Group reviewed the current design and detailed the changes from the previous iteration.

Mr. Manley stated that he liked the direction the designer chose with the revisions including the brick and EIFS choice.

Mr. Thacker stated that he also appreciated the changes but did not like the vignettes in the brick elements and stated that he would like to see some differentiation or texture in the brick. Mr. Thacker added that the EIFS change was decent but that the color should be darker because it blends too much.

Mr. Eger stated that he agreed with Mr. Thacker's comments on the vignettes and EIFS. He also suggested that the storefront window trim color should match the awning color on the front elevation.

Mr. Eger added that the striping/banding on the north, east and west of the building was not ideal. Mr. Thacker agreed with this comment and suggested that the EIFS drop lower in a darker color and replace the extra level of brick.

Mr. Manley and Ms. Buckley agreed with these suggestions and collectively the Board provided the following list of required changes:

- Different darker color for EIFS, or use of metal is preferred on north/west/east elevations
- Make all anodized material color the same; black preferred, dark bronze ok
- Middle front elevation should have darker EIFS
- Remove vignettes, use textured brick
- North/west/east elevation should drop EIFS lower in darker color and have brick at lower height, removing brick stripe
- Rear elevation doors should match with brick or EIFS on same elevation. Awning should match this color. Awning support should be same as other anodized or match EIFS

Mr. Eger moved to approve the plans and Mr. Thacker seconded the motion subject to review by Staff of the conditions noted above. Motion to approve was unanimous. Subsequent review of plans by Staff found updates to drawings followed the Board request.

3. Exterior Building Modifications – Personal Warehouse, 8949 N. Deerbrook Trail

Mr. Piotrowski reviewed the proposal and introduced Patrick Smith of Stephen Perry Smith Architects. Mr. Smith reviewed the proposal and described the changes to the existing building.

Ms. Buckley asked if the north side of the building was losing windows. Mr. Smith replied that it was.

Mr. Thacker asked if the white color featured any texture or if it was solid. Mr. Smith said it was just solid white.

Mr. Thacker stated that he did not like the red color with the wood grain doors. Mr. Manley stated that he was ok with the color combination but stated that the wood might be better in a different shade. Mr. Smith shared a cut sheet of the CHI brand overhead door in a cedar color finish.

Mr. Manley stated that he had some concern about the white color and Mr. Thacker suggested that perhaps the white could be “washed” to soften the look. Mr. Manley stated that perhaps the metal trim at the top of the building could be the lighter color with the brick remaining dark.

Mr. Manley asked for clarification on the transformer location and what was happening to the trees adjacent to the building. Mr. Smith detailed that the transformer location was to remain and that the landscaping was changing due to the need for new accessible overhead doors. Mr. Piotrowski noted that the landscape changes would need review by the Beautification Committee.

Mr. Eger stated that he was ok with the proposed red color but was worried about the quality of painting the brick particularly as it ages.

Ms. Buckley stated that she didn’t yet feel comfortable with the design and color scheme and suggested a resubmittal. Mr. Thacker stated that another iteration would be a good idea.

Mr. Smith asked if it would be wise to return with two options for the design with one option that featured a change to the color palette while the other option changed the placement of the current proposed colors.

Mr. Thacker moved to deny the plans and request a resubmittal and Mr. Eger seconded the motion. Motion to resubmit was unanimous.

VII ADJOURNMENT

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

Approval was unanimous.

The meeting adjourned at 5:20 p.m.

The next regularly scheduled meeting is April 4, 2022.

Nate Piotrowski

Nate Piotrowski, Development Director