

CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION – REGULAR MEETING
WEDNESDAY, AUGUST 3, 2016
7:00 PM

AGENDA

Meeting called to order at _____p.m.

1. ROLL CALL: Jeremy Borys, Stanley Cole, Stella Greene, Glenn Kremer,
Joseph Philips, Jessica Thomey and Colleen Polin

2. APPROVAL OF MINUTES
Regular Meeting – June 1, 2016
No Meeting in July

3. APPROVAL OF AGENDA

4. COMMUNICATIONS/CITIZEN COMMENTS

5. OLD BUSINESS

Application for Determination of Appropriateness:

H 16-02 789 W. Ann Arbor Trail Submission Date: 5/25/16
Signage
Applicant: Signs & More

6. NEW BUSINESS
None.

7. REPORTS AND CORRESPONDENCE
- Wilcox House Update

8. COMMISSIONER COMMENTS

MOTION TO ADJOURN

City of Plymouth

2016 Goals

The City Commission met on January 4th to conduct a formal goals setting session for 2016. These goals were formally adopted on January 18th. Below are the goals adopted by the City Commission for all City Boards, Commissions and Administration members.

- * Resolve Last Issues Regarding Dissolution of Plymouth Community Fire Department Agreement (Primarily Pension issues)
- * Work Collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality Arts & Recreation Complex.
- * Developing a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.
- * Develop funding plan for future capital improvements
- * Work collaboratively with the DDA, community leaders, and other organizations to plan for Plymouth's 150th Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.



CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us

HISTORIC DISTRICT COMMISSION - REGULAR MEETING MINUTES
WEDNESDAY, JUNE 1, 2016

Meeting called to order at 7:05 p.m. by Chairperson Polin

1. - ROLL CALL

MEMBERS PRESENT: Jeremy Borys, Stanley Cole, Stella Greene, Joseph Philips,
Jessica Thomey and Colleen Polin

MEMBERS ABSENT: Glenn Kremer

OTHERS PRESENT: John Buzuvis, Community Development Director

2. - APPROVAL OF MINUTES

There was a motion made by Comm. Greene, supported by Comm. Borys to
approve the meeting minutes of April 6, 2016, as amended.

MOTION CARRIED UNANIMOUSLY.

3. - APPROVAL OF AGENDA

There was a motion made by Comm. Philips, supported by Comm. Greene to
add: 7.) Reports & Correspondence, and 8.) Commissioner Comments, onto
the HDC agenda.

MOTION CARRIED UNANIMOUSLY.

4. - COMMUNICATIONS/CITIZEN COMMENTS

None.

5. - OLD BUSINESS

None

6. – NEW BUSINESS

1. Application for Determination of Appropriateness:

H 16-02 789 W. Ann Arbor Trail Submission Date: 5/25/16
Signage
Applicant: Signs & More

Molly Smith, Signs & More applicant, did a synopsis of the two proposed signage requests. Ms. Smith explained the owner of Keller Williams, Jeff Glover, would like more visibility for the main entrance and also for the new side entrance. They would like the signage channel letters to be internally illuminated with LED lighting and will be mounted into the mortar joints. The alternate signage would have black gooseneck lighting to match Panera Bread's lighting and also will be mounted into the mortar joints.

Commissioners Comments:

Comm. Cole asked if the signage would be radiused to match the building. Ms. Smith stated that the front signage could be contoured to the building and that the signage width was five inches at the midpoint tapering to the edges on both sides.

Comm. Greene asked if the gooseneck lighting would be going into the limestone. Ms. Smith responded that it may have to be shifted slightly to avoid the limestone band.

Comm. Philips spoke about historical looking signage (that dated) or traditional (not modern looking) looking signage, he would prefer the signage to be not internally illuminated. Ms. Smith spoke about possibly using metal with a black backer.

Chair Polin spoke about goose neck lighting with a traditional look. Chair Polin would like to see a rendering of the new proposed signage along with samples of materials. There was discussion on possible signage materials.

Comm. Thomey asked if the side sign would be offset as shown on the rendering and Ms. Smith responded yes, it would be, due to a possible second tenant with their signage. Comm. Thomey was concerned that there may be no consideration made (in signage square footage) for a possible second tenant.

1st Motion

A motion was made by Comm. Philips, supported by Comm. Cole, to approve the completeness of the colors for H16-02, 789 W. Ann Arbor Trail, signage, as presented, with the condition that the alternate signage would have a 3/16 inch lexan panel supporting the letters.

YES COLE, PHILIPS AND POLIN

NO BORYS, GREENE AND THOMEY

MOTION FAILED.

Commissioner Comments:

Comm. Borys would like to see more information with a possible three dimensional rendering.

Comm. Greene would like to see the radius curve to match the building. Comm. Greene would also like to see samples of the materials proposed, but did not want to see anything that was too modern especially in this main downtown location.

Comm. Thomey would like to see more information and a rendering of what is proposed.

Comm. Cole felt the package was complete and Comm. Cole understood what the applicant was proposing to do.

Comm. Philips explained how the letters will look to the applicant and spoke about the location of the alternate signage.

7. – REPORTS AND CORRESPONDENCE:

Comm. Thomey spoke about the recent violations sub-committee meeting regarding the Wilcox house. There was discussion on the outstanding issues of landscaping and railings not being completed along with the current tenant, Ernie Hughes. City Commissioner Mike Wright will speak with the City Manager on what the next steps will be to possibly take.

Comm. Phillips spoke about the administrative review of the Westborn Market's signage. Comm. Philips explained that the administrative submittal was received in time to have been able to come before the entire board tonight, (the purpose being to expedite the review), but if it's received in time, he felt, it should have been able to have been reviewed by the entire board. The application Comm. Philips received was incomplete or had conflicting information, when an email was sent to the sign company by Comm. Philips asking for the missing information only portions of the missing information was then provided back to him. The entire process was frustrating and he was not in favor of using this procedure in the future. Comm. Philips commented Westborn was to return to the Historic District Commission with the missing details of the railings, ornamental signage and other outstanding items and these items still have not been received by Westborn.

Chair Polin gave an update on the following topics discussed at the recent Mayor/Chair meeting that had a large attendance of community members present.

- ❖ The DDA has requested proposals for the Saxton's property to review potential future uses of this parcel.
- ❖ The DDA is looking into possible shuttle busses and/or paid parking for help with the downtown parking issues.
- ❖ A significant donation was received for the new Kellogg Park fountain and a more simplistic design may be used.
- ❖ There was discussion on how to stop the clutter and/or incompleteness of projects.

8. - COMMISSIONER'S COMMENTS

Chair Polin thanked John Buzuvis, CDD, for the information on the Historic District's board training and John Buzuvis to follow-up on the status of this proposed training session.

Comm. Cole asked about ongoing Historic District projects receiving their Certificate of Occupancy being tied to the Certificate of Appropriateness and John Buzuvis responded not all projects receive a C of O and explained why. Comm. Greene suggested creating a check-off sheet.

There was discussion on the Saxton property's recently installed new signage and the home on the corner of Maple & Union streets being for sale.

Chair Polin and John Buzuvis discussed a potential follow-up on the proposed railings for the 218 S. Main Street building.

Comm. Philips spoke about a possible letter being sent to the owner of 249 S. Main Street regarding the fence & landscaping, and it was decided to be discussed at a future violations sub-committee meeting.

**A motion was made by Comm. Thomey, supported by Comm. Borys to adjourn.
MOTION CARRIED UNANIMOUSLY**

Meeting Adjourned at 8:16 P.M.

Respectfully Submitted,
Marleta S. Barr,
Community Development Department.
Office Manager

RECEIVED

AUG 01 2016

OR DETERMINATION OF APPROPRIATENESS

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

prior to completing this application, please contact the Historic District Commission Chair or Vice Chair. They will provide requirements for a complete application and information about how to properly describe the specific type of work proposed.

Property Location (Address of Work): 789 ANN ARBOR TRAIL

Contributing Structure Non-Contributing Structure

Building Owner: Omar Abuhamdan

Building Owner Address: 789 ANN ARBOR TRAIL

Phone: (734) 357-0601 Email: ~~SS~~ Omar.78911c@yahoo.com

Applicant: SIGNS + more (Contracting GALAXY SIGNS BY INSTALLATION)

Phone: (248) 852-0683 Email: Signsandmore@gmail.com

Applicant's Role: Building Owner Architect Contractor Other _____

TYPE OF WORK PROPOSED (Check all that apply):

- New Construction
- Sign / Awning Install / Replacement
- Addition
- Fence Install / Replacement
- Alteration
- Paving Install / Replacement
- Window Replacement
- Wall Install / Replacement
- Door Replacement
- Landscaping Install / Replacement
- Roof Replacement
- Siding Replacement
- Porch Reconstruction/Repair
- Paint Color Change
- Building Cleaning
- Other

Application Deadline: The Historic District Commission typically meets the first Wednesday of each month. Please confirm meeting date as meeting schedules may change due to holidays or other unforeseen circumstances. Application material must be completed and submitted to the Community Development Department by 4:00PM on the third Tuesday of the previous month in order to be placed on the agenda for the following month's meeting.

PLEASE PROVIDE FIFTEEN (15) COPIES OF ALL SUBMITTALS

Submittal must include index of sheets (what is included) and all sheets must be numbered and dated.

[Signature] Applicant's Signature (Molly Smith, General Manager) Date 8/1/2016

I, as the Building Owner, confirm with my signature below that I am aware of and approve the work proposed.

Building Owner's Signature OMAR HAMDAN Date _____

Project Name: 789 Ann Arbor Trail - KW Plymouth - Keller Williams

Contents

- Page #1: Synopsis
- Page #2: Proposed Sign - Site Plan
- Page #3: Proposed Sign - Sign Fabrication - Materials
- Page #4: Photographs of the site and neighboring buildings
- Page #5: Side Entry Photos - Discuss review sign possibility for entry

Thank you for your time!

H 16-02 789 W. Ann Arbor Tr.
Signage
HD Mtg 8/3/16

RECEIVED

AUG 01 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

Synopsis:

Request the re-review and approval of signage for KW Plymouth - Keller Williams Real Estate Office.

The sign has been updated based on feedback from the Historic District Commission's Review June 1, 2016.

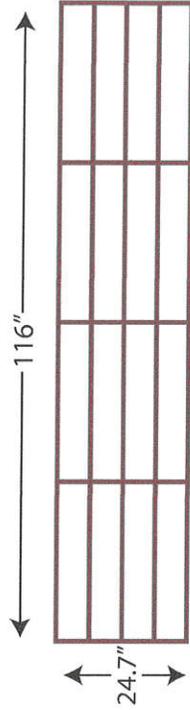
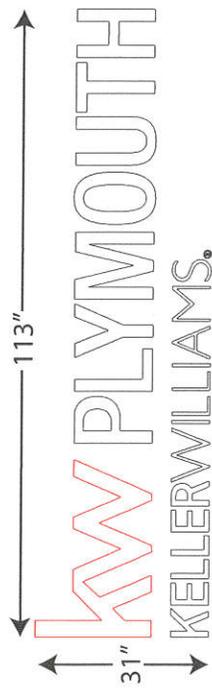
Hopefully the sign we're presenting today will meet unanimous approval of the committee!

Site Plan: 789 Ann Arbor Trail - KW Plymouth - Keller Williams

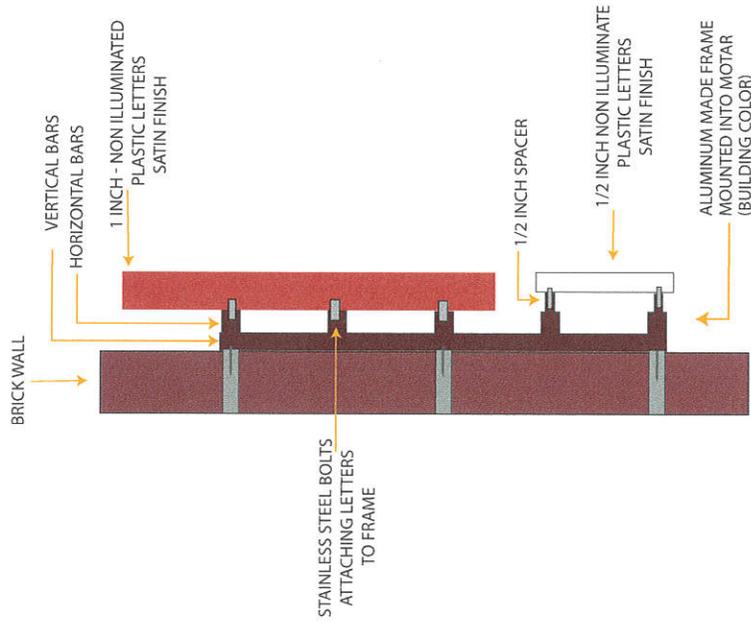


ade

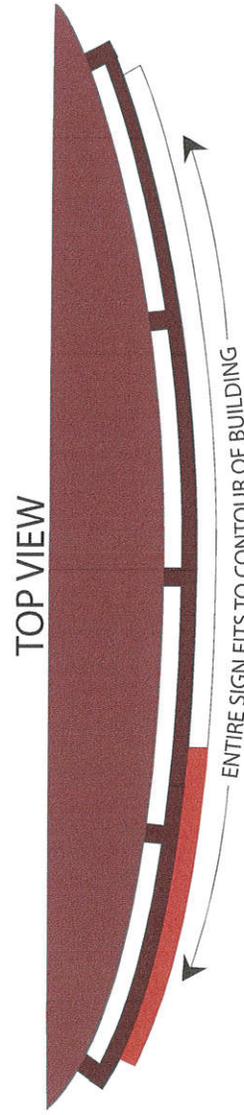
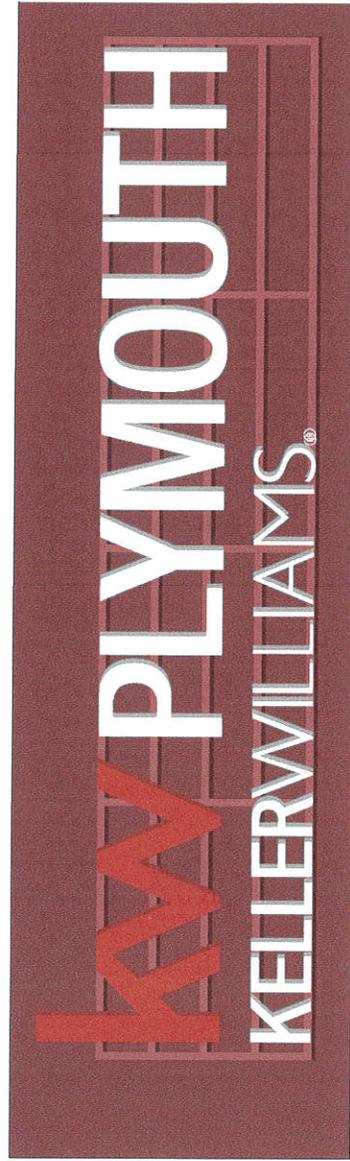
Sign Fabrication - 489 Ann Arbor Trail, Plymouth MI



Aluminum (1" X 1" square tubing) - rolled to radius of building. Welded and painted (automotive grade paint) to match building facade.

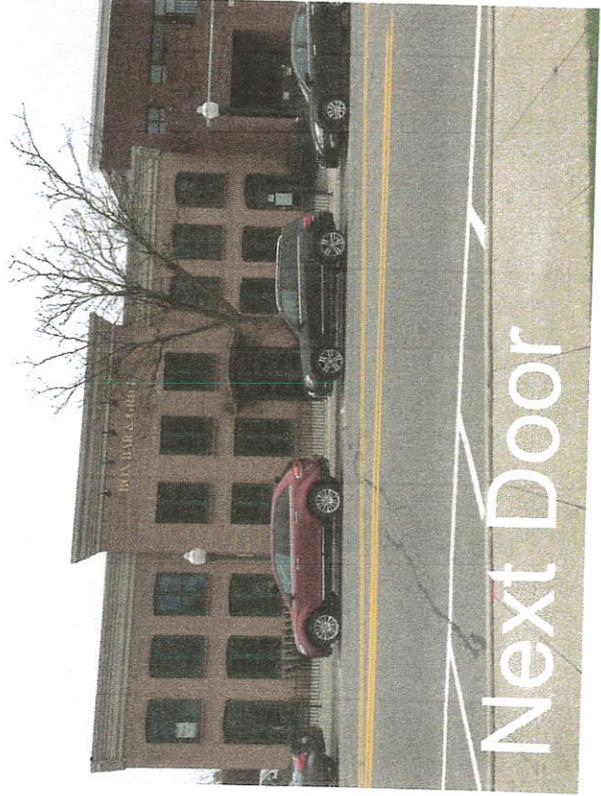
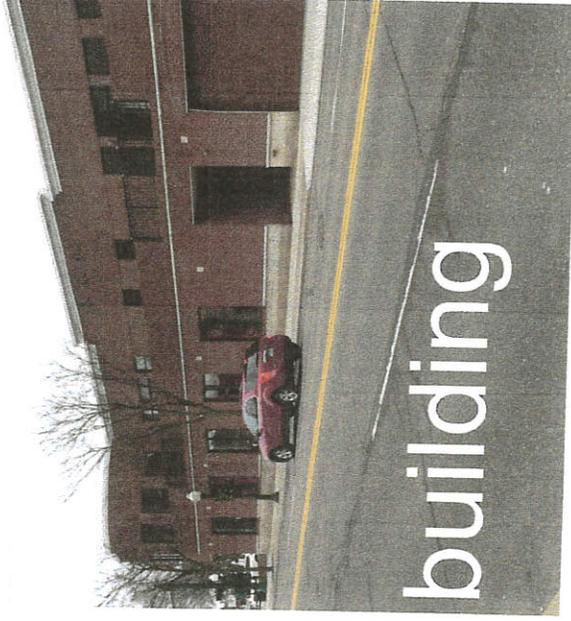
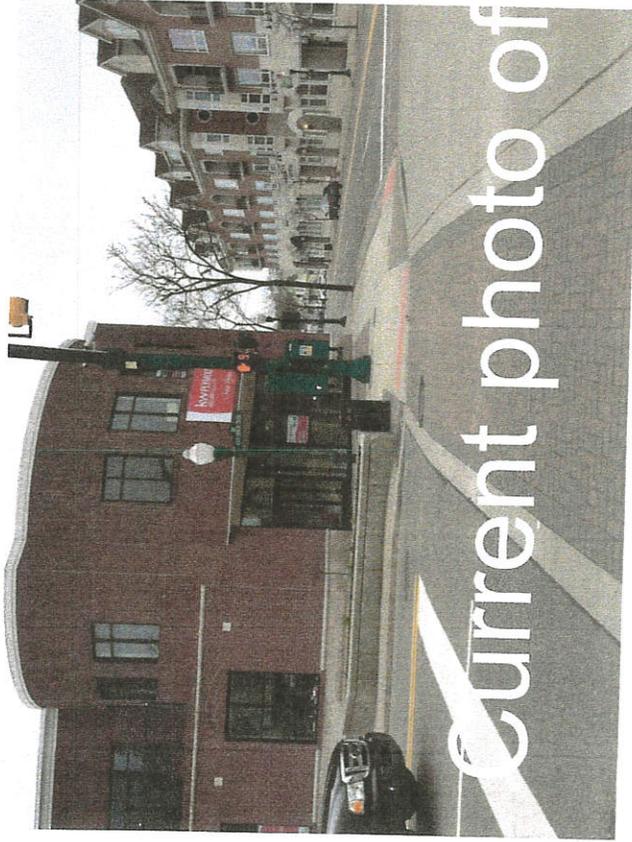


FRONT VIEW

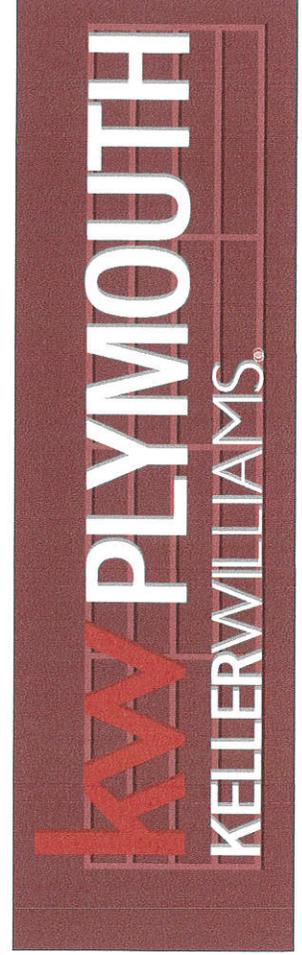


SIDE VIEW

Historic Photographs of the Site and Building



Site Plan: 789 Ann Arbor Trail - KW Plymouth - Keller Williams



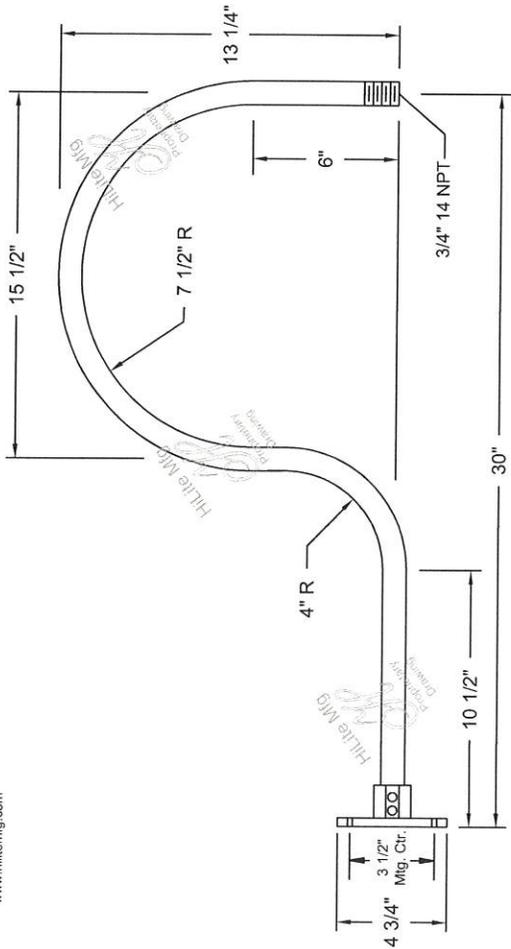
HL-C

Job Name: _____
 Type: _____
 Quantity: _____



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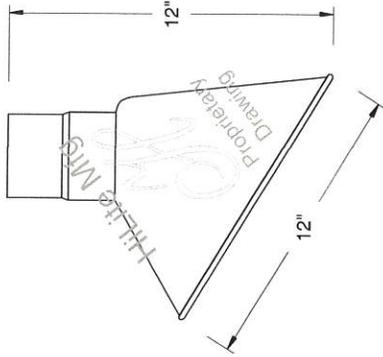
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 e-mail: sales@hilitemfg.com

H-18112

Angle Shade Collection

Job Name: _____
 Type: _____
 Quantity: _____



FINISH - Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes. Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized)

BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina),
 Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
 (Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard) and SK(Swivel Knuckle) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Depend on finish.

SOCKETS/LAMPS - Available in:

- Incandescent
 - rated 200 watt max/120 volt, medium base.
- Compact Fluorescent(CFL)
 - rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.
- Metal Halide(MH)
 - rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.
- High Pressure Sodium(HPS)
 - rated 50/70/100/150 watt max/120/277 volt, medium base.
- Light-Emitted Diode (LED)
 - rated 20w or 30w LED. See LED specifications for complete part number.



Suitable for wet location.

MADE IN THE U.S.A.