



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 Phillips,
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. Phillips, 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