



City of Plymouth
Historic District Commission Meeting Minutes

201 S. Main Street Plymouth, MI 48170
Wednesday, February 7, 2018, 7:00 PM

1. CALL TO ORDER

Chair Polin called the meeting to order at 7:00 PM.

PRESENT: Joe Hawthorn, Linda May, Joe Philips, Colleen Polin

ABSENT: Jeremy Borys, Stan Cole, John Townsend

Also present was Assistant Community Development Director Greta Bolhuis.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

Approval of the Meeting Minutes was postponed to the next month's meeting.

4. APPROVAL OF THE AGENDA

A motion was made by Commissioner Philips and seconded by Commissioner Hawthorn for approval of the agenda, as amended.

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

None.

6. NEW BUSINESS

a) H 18-01: Signage Review of 789 W. Ann Arbor Trail

Victor Saroki, architect presented his case. He explained the sign is on the second floor, above the existing signage that was approved for Keller Williams. Mr. Saroki said that the sign will be mounted onto a metal raceway and installed into the mortar joints. He explained the roof project and raising the guardrails. Mr. Saroki said the exact same material will be used as what currently exists.

Citizen Comments

None.

Board Discussion

Chair Polin asked about the lighting and if it was the same or similar to the other lighting on the building. She wanted to see the cut sheet or brochure. It was confirmed that the same lights will be used. Comm. Philips provided information for inclusion in their submittal that was accepted by the applicant.

Comm. Philips clarified that the signage and lighting is similar and wanted details provided.

A motion was made by Comm. Philips, supported by Comm. Hawthorne, to approve H18-01, 789 W. Ann Arbor Trail, as submitted. The application is for signage and raising the height of the north terrace guardrail. A Certificate of Appropriateness is approved based on Section 18-654 (3) of the ordinance, provided the following conditions are met:

1. Flat black finish of the gooseneck lighting.
2. Tenant to call manufacturer on warranty of letters if a problem occurs.
3. Mortar joints to match when the electrical box is in place.
4. Lighting to illuminate the signage, not spilling over.
5. To use non-corrosive fasteners.
6. To use rubber washers for the metal framing attachment to the building.
7. Lighting to match the Keller Williams lighting, per the cut sheet provided in H 16-02.
8. The metal rail constructed as illustrated.

Sec. 18-654 (3): The general compatibility of the exterior design, arrangement, texture and materials proposed to be used.

MOTION CARRIED UNANIMOUSLY

7. COMMISSIONER COMMENTS

Comm. Philips commented about the differences between the ordinance and Robert's Rules. He asked if the unapproved porch work at 270 S. Union had been addressed with the homeowner. It was confirmed that the homeowner will be pursuing approval at the next meeting. Comm. Philips also suggested re-evaluating the Commission's by-laws.

Chair Polin welcomed Linda May and John Townsend as the two new commissioners. She also wanted the board to receive training.

8. ADJOURNMENT

Hearing no further business, a motion was made by Commissioner May, supported by Commissioner Hawthorn to adjourn the meeting at 7:35 PM.

MOTION PASSED UNANIMOUSLY