



City of Plymouth
Historic District Commission Meeting Minutes

201 S. Main Street Plymouth, MI 48170
Wednesday, March 6, 2019, 7:00 PM

1. CALL TO ORDER

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

PRESENT: Jeremy Borys, Linda May, John Townsend and Colleen Polin

ABESENT: Stan Cole

Also present was Community Development Office Manager, Marleta Barr and Mayor Pro Tem/HD Liaison, Suzi Deal.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

a) A motion was made by Commissioner Townsend and seconded by Commissioner May to approve the meeting minutes from November 7, 2018 as presented.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

A motion was made by Commissioner Townsend and seconded by Commissioner May to revise the agenda, postponing the election of officers to the next scheduled meeting when a full board is available, as amended.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

None.

6. ELECTION OF OFFICERS

Tabled to the next available meeting.

7. NEW BUSINESS

a) H19-01: Wall & Ground Signage for 212 S. Main

Steven Bretz, representing Phillips Sign & Lighting, spoke about the proposed replacement signage for the Martinizing dry cleaners building. He explained they will be replacing the Gould cleaners sign with an LED sign on the front of the building and also the ground sign will be replaced. The applicant explained the individual channel letters with a capsule/cabinet sign located below.

Board Discussion

Chair Polin asked about sample materials and Mr. Bretz stated that he has a vinyl sample and a LED letter sample also that he presented to the board. Chair Polin asked if there was any electrical wiring or anything visible between the lettering and the applicant responded nothing is visible.

Comm. Townsend asked what the lumens of the signage was, he wanted to know how bright it will be and the applicant brought in one of the actual letters he plugged it into the outlet showing the board the soft lighting, but could not provide the lumen range information. Comm. Townsend read from the sign ordinance the distance requirements of channel letters with transformers shall not extend more than 16 inches from the building wall and the applicants plans show 17 3/8.

Chair Polin explained to the applicant that there was not a full board available and that 3 votes in his favor would be required for his certificate of appropriateness request to be granted. The applicant did have the option to come back to the next scheduled meeting, when a full board may be available, if he chose to.

Chair Polin explained and read to the applicant several sections of the secretary of interior standards pertaining to certain characteristics of the signage presented. Chair Polin also explained the board is in support of the company logo.

Chair Polin went over the following items that may not be acceptable within the historic district standards:

1. Provide the lumens range.
2. The signage distance from the wall should be a maximum of 16 inches.
3. Revise the ground sign height to the ordinance requirement.
4. Verify the square footage on both signs.
5. All signage, wall and ground to be non-illuminated and instead use exterior lighting fixtures.
6. Provide a cut-away or drawing of the individual letters to visualize what would be seen from below and if any cable boxes or electrical wiring may be seen.
7. The sign design, to be more traditional within the historic district, but ok to use the logo.
8. Information on the attachment to the building.

Chair Polin passed out photos of non-illuminated examples of the Martinizing logo signage to the board members and also to the applicant.

Comm. Borys asked the applicant if there was reason for the internally lit dry cleaning signage instead of a sign that is externally lit and the applicant stated the "Martinizing Company" requested using this logo and font, their signage is all identical. Comm. Borys suggested all the flat letter be illuminated with exterior fixtures.

Mr. Bretz, explained the reason the ground sign was made higher, was so that an opening below would allow cars to see through and beyond the opening, the current sign blocks this area.

Comm. Townsend asked about the total square footage of the wall signage and asked the applicant to verify it.

The applicant wished to postpone this item allowing the applicant time to make the changes as suggested tonight, tabled to the next available meeting.

Citizen Comments

None.

8. OLD BUSINESS

None.

9. REPORTS AND CORRESPONDENCE

Chair Polin welcomed the new Mayor Pro Tem/HD Liaison, Suzi Deal and also newly appointed Historic District Commissioner Joshua Mrozowski that were seated in the audience.

10. ADJOURNMENT

A motion was made by Comm. Borys, supported by Comm. May to adjourn the meeting at 7:42pm.
MOTION PASSED UNANIMOUSLY.