



DESIGN REVIEW BOARD MEETING

Notice is hereby given that the regular meeting of the Design Review Board of the Village of Bingham Farms will be held on Monday, February 6, 2023, beginning at 7:30 p.m., in the Village Council Chambers, 24255 Thirteen Mile Rd Suite 190 Bingham Farms, MI 48025

AGENDA

- I. Call To Order/Roll Call
- II. Approval of Agenda - M
- III. Approval of Minutes: DRB meeting of January 3, 2023 – M
- IV. Public Comment on Non-Agenda Items
- V. Discussion re DRB dissolution
- VI. Board Members' Comments
- VII. Adjourn - M

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETING ACT)

The Village of Bingham Farms will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made at least five business days before the meeting. Individuals with disabilities requiring auxiliary aids or services should contact the village manager: 24255 Thirteen Mile, Suite 190, Bingham Farms MI 48025; 248-644-0044.



The meeting minutes of the **Design Review Board** of the Village of Bingham Farms, held at 24255 Thirteen Mile Road, Suite 190, Bingham Farms, MI, Tuesday **January 3, 2023**.

- I. **Call to order:** By DuComb at 7:42 p.m.
Board Members Present: Mike DeRonne, Jeff DuComb, Kathy Mechigian, Aaron Krabill.

Board members absent: None.

Others present: Administrator Ken Marten, Village President Lisa Blackburn, Trustee Kathy Mechigian, Eric and Sue McAlexander.
- II. **Approval of Agenda: Motion** by Georgeson to approve, second by Krabill. Approved.
- III. **Approval of Meeting Minutes from November 7, 2022: Motion** by Krabill, second by DeRonne. Approved.
- IV. **Public Comment:** None.
- V. **Discussion re: DRB dissolution and tasks:** DuComb presented survey results conducted by DeRonne. DRB will request additional meeting from Council to finalize proposed guidelines for ordinance.
- VI. **Board member comments:** None.
- VII. **Adjournment:** Motion by Georgeson, Second by DeRonne. Adjourned 9:12 pm.

Recommended design guidelines for new homes

The following design guidelines identify aspects of new home construction. Their intent is to provide a reference for harmonious integration of new construction in village neighborhoods, thereby promoting appearances which are characteristic of Bingham Farms. The guidelines are intended to provide property owners, architects, and general contractors with information needed to make design decisions. The guidelines help ensure that the unique character of Bingham Farms is maintained and that residents' investments are protected.

1) Building form, scale, and placement on site

- a) Respect the form, bulk, and size of characteristic homes in the neighborhood.
- b) Equate the proportion between a new home's footprint and lot area with those of similar neighborhood homes.
- c) Design new homes with a central section with side wings.
- d) The Maximum number of stories is two.
- e) If possible, provide generous front and side setbacks. Don't apply minimum setback standards for a maximum footprint.
- f) Equate side yard setbacks with those of similar neighboring homes.
- g) Equate the front yard setback of an infill house to the average front setback of homes within 200 feet on the same side of the street.

2) Exterior materials and colors

- a) Recommended materials are wood for lap siding and brick or fieldstone for foundations.
- b) Vinyl siding is not recommended, unless similar in appearance to Hardie Plank.
- c) Preferred siding colors are white or earth tone, unless the colors of nearby homes differ. Deed restrictions take precedent on colors.

3) Roofs

- a) Include/design roof lines and pitches similar to characteristic homes in the Village.
- b) Vary roof lines with "breaks;" provide separate roofs for central section and wings.
- c) Include moderate or low pitches, from 4/12 to 10/12. Flat roofs and steep roofs over 19/12 pitch are not preferred.

4) Front entries

- a) Clearly recognizable as primary entrance, but not monumental or appearing as two stories.
- b) Orient entries to the street.
- c) Glass around front doors is encouraged.

5) Front porches

- a) Design porches to be rectilinear if visible from the street.
- b) Preferred porch height is one story.
- c) Use simple designs for railings and posts.

6) Windows and Shutters

- a) Double-hung and multi-paned windows are preferred.
- b) Preferred window height is one story.
- c) Gabled dormer windows are recommended for upper story of 1 ½ story homes.

d) Include shutters that are in direct proportion to the window size.

7) Garages and driveways

- a) Design garages so they're not prominently visible from the street.
- b) Per Chapter 97 of the Code Book, the minimum width of a driveway shall be 10 feet and the maximum width shall be 12 feet, unless the garage is within 75 feet of the front or exterior side lot line where the intersection of the street and driveway occurs, in which case the driveway shall not exceed 18 feet in width.
- c) Driveway radii shall not exceed 10 feet.

8) Architectural style

- a) Use of classic styles common to the characteristic neighborhoods is encouraged: Greek Revival, Italianate, Cape Cod, Colonial Revival, and Midwestern Farmhouse.
- b) New Victorian style is encouraged only on Woodlynne Drive, where it currently predominates.
- c) Modern architectural styles – organic, International, Art Deco, and similar styles – are encouraged when they do not detract from characteristic styles of a neighborhood.

In addition to following the recommendations above, consult the Zoning Ordinance for specific residential zoning setback requirements and other development standards. Consult the Code of Ordinances, Chapter 154, for engineering design standards.

Prior to the commencement of any new construction, all projects must receive the following:

1. Building plan approval from the City of Southfield Building Department.
2. Engineering approval from the village engineering consultant, Hubbell, Roth & Clark.
3. Plot plan approval from the village planning consultant, Giffels Webster.