The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:32 A.M., on Wednesday, October 5, 2005 in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Ted Dziurman
Rick Kessler
Bill Nelson
Tim Richnak
Frank Zuazo

ALSO PRESENT: Mark Stimac, Director of Building & Zoning
Marlene Struckman, Housing & Zoning Inspector Supervisor

ITEM #1 – APPROVAL OF MINUTES – MEETING OF SEPTEMBER 7, 2005

Motion by Kessler
Supported by Richnak

MOVED, to approve the minutes of the meeting of September 7, 2005 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES CARRIED

ITEM #2 – VARIANCE REQUESTED. JACOB SNABES, AVER SIGN COMPANY, 1475 W. BIG BEAVER, for relief of the Sign Ordinance to erect a 26 square foot tenant wall sign on the face of a building, on an area not occupied by the tenant.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 78 to erect a 26 square foot tenant wall sign on the face of 1475 W. Big Beaver on an area not occupied by the tenant. Section 9.02.03 D of Chapter 78 states that each tenant may have one wall sign on the ground floor not to exceed 20 square feet in area and must be located on the face of the area occupied by the tenant.

Mr. Boehling was present and stated that the present sign is hidden by trees and the new sign would make their space more visible. Mr. Dziurman asked if the proposed sign was the same size as the existing sign and Mr. Boehling stated it was slightly larger.

Mr. Richnak asked where the proposed sign would be placed. Mr. Boehling said it would be moved from the second floor to the third floor.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

ITEM #2 – con't.

Mr. Dziurman asked if the other tenants in the building were aware of this request and Mr. Boehling stated he didn't know.

Mr. Richnak asked how many tenants were in the building and Mr. Boehling said he didn't know.

Mr. Dziurman stated that he did not feel there was a hardship with this request. Mr. Dziurman also asked what part of the building Charles Schwab occupied and Mr. Boehling stated they were on the first floor.

Mr. Richnak stated that he did not feel he was given enough information to make a decision on this request.

Motion by Richnak
Supported by Kessler

MOVED, to postpone the request of Jacob Snabes, Aver Sign Company, 1475 W. Big Beaver, for relief of the Sign Ordinance to erect a 26 square foot tenant wall sign on the face of the building, on an area not occupied by the tenant until the meeting of November 2, 2005.

- To allow the other tenants in the building to be notified of this request.
- To allow the owner of the building to be present regarding this request.

Yeas: All – 5

MOTION TO POSTPONE REQUEST UNTIL THE MEETING OF NOVEMBER 2, 2005 CARRIED.

ITEM #3 – VARIANCE REQUESTED. LAUREN BERNACKI, LEONARD ELEMENTARY SCHOOL, 4401 TALLMAN, for relief of the Sign Ordinance to place 40 off-site signs, to advertise a special event, where Chapter 78 limits the number of off-site signs to four (4), and also to place two off-site signs 8 square feet in size, where Chapter 78 limits the size of off-site signs to six square feet.

Mr. Stimac explained that the petitioner is requesting relief of Section 14.03 of Chapter 78 to place 40 off-site signs at various locations throughout the city, 2.25 square feet in size, and two (2) additional off-site signs, each 8 square feet in size, to advertise a special event for the school PTO. Chapter 78 limits the number of off-site signs to four (4). Also the two off-site signs proposed to be placed at Rochester and Longfellow and Livernois and Randall are 8 square feet and exceed the size of six square feet allowed by Chapter 78.

ITEM #3 – con't.

This item appeared before this Board at the meeting of October 6, 2004 and was granted a variance. We have no complaints or objections on file.

Mr. Stimac also explained that the Sign Ordinance has been changed and that there have been a number of changes. Chapter 85.03.02, the Sign Ordinance, states that you may put up as many signs as you wish as long as they are only 6 square feet and a total on site of 14 square feet. The number of days you may display signs is now 60 days and the only variance needed by the petitioner is for the 8 square foot signs.

Lauren Bernacki was present and stated that the 8 square foot signs will be placed on the day of the show on Livernois and Rochester Road. She thought it may be difficult to reduce the size of these signs.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Motion by Richnak
Supported by Nelson

MOVED, to grant Lauren Bernacki, Leonard Elementary School, 4401 Tallman, relief of the Sign Ordinance to place two off-site signs 8 square feet in size, where Chapter 85.03.02 limits the size of off-site signs to six square feet.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.
- There are no complaints or objections on file.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

ITEM #4 – VARIANCE REQUESTED. DIANE CLAEYS, TROY WOMEN'S ASSOCIATION, 4777 NORTHFIELD PARKWAY, for relief of the Sign Ordinance to place 100 off-site signs, 2 square feet in size, and one additional off-site sign, 8 square feet in size, for a period of 8 days to advertise a special event.

Mr. Stimac explained that the petitioner is requesting relief of the Ordinance to place 100 off-site signs, 2 square feet in size, at various locations throughout the city and one additional off-site sign, 8 square feet in size at Wattles and Northfield Parkway, for a period of 8 days from November 20th to November 27, 2005. The purpose of the signs is to advertise a special event to be held at the Troy High School. Section 14.03 of the

ITEM #4 – con't.

Ordinance limits the number of off-site signs to four, and the size of off-site signs to 6 square feet. Section 14.02 of the Ordinance permits off-site signs to be in place for a maximum 7- day period.

This item last appeared before this Board at the meeting of October 6, 2004. This request has been modified in that petitioner is now asking relief to place 100 off-site signs, rather than the 90 off-site signs used last year. We have no complaints or objections on file.

Mr. Stimac also explained that once again based upon the new provisions of the Sign Ordinance, the only issue in front of this Board is the 8 square foot size of the one proposed off-site signs.

Marilyn Johnson was present and stated that this request is basically the same as the request in 2004.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Mr. Richnak informed the petitioner that if they were to comply with the restrictions regarding the maximum 6 square foot size of the signs, they would not have to appear before this Board for a variance.

Motion by Richnak
Supported by Zuazo

MOVED, to approve the request of Diane Claeys, Troy Women's Association, 4777 Northfield Parkway, for relief of the Sign Ordinance to place off-site signs, 8 square feet in size, for a period of 8 days to advertise a special event.

- Maximum number of 8 square foot signs is limited to 2.
- Signs will be placed out on the day of the event.
- There are no complaints or objections on file.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

The Building Code Board of Appeals meeting adjourned at 8:52 A.M.

Ted Dziurman, Chairman