Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on March 5, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:
Theodore Dziurman, Chair
Gary Abitheira
Teresa Brooks
Brian Kischnick

Absent:
Michael Carolan

Support Staff Present:
Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

Also Present:
Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

Moved by: Brooks
Support by: Abitheira

RESOLVED, To approve the minutes of the February 5, 2014 Regular meeting as submitted.

Yeas: All present (4)
Absent: Carolan

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, WILLIAM J. SHORT FOR HURON SIGN COMPANY, 1650 W MAPLE** – A variance for relief of the Sign Code to replace the existing ground sign with a proposed ground sign measuring 99 square feet, set back four feet, eight inches (4'8") from the Maple Road right-of-way line. Table 85.02.05 requires a 20 foot minimum setback for the proposed 99 square foot sign.

Mr. Grusnick reviewed the variance request. He advised the Board the existing sign on the property was installed with a permit in 1995 at which time the property was zoned M-1 (Light Industrial). Mr. Grusnick said that later in 1995, the property was rezoned to B-3 (General Business) noting the Sign Code allows two (2) ground signs in the B-3 zoning district within a zero (0) to twenty (20) foot setback. Mr. Grusnick

said the Sign Code currently allows one ground sign at a maximum of 50 square feet in size and a second ground sign at a maximum of 36 square feet in size. Mr. Grusnick reported the department received no responses to the public hearing notices.

Present were William Short of Huron Sign Company and Quentin Jeffries, representative of Belle Tire corporate office.

Mr. Short said Belle Tire would like to replace the existing sign with a smaller sign in both height and width and install it on the existing poles and foundation. He indicated they are seeking relief from the required setback because new footings would require moving the existing landscaping and flagpole. In addition, Mr. Short said because the sign would be lower in height, the parked cars to the west would block the view of the sign from westbound Maple Road traffic. He addressed existing signs in the vicinity with similar setbacks. Mr. Short indicated the existing Belle Tire sign could remain because it is still functional.

Mr. Jeffries said Belle Tire would like to replace the existing sign with the new standard corporate sign. He indicated that Belle Tire does not intend to install a second sign.

Mr. Grusnick displayed pictures of neighboring signs from both the west and east views of Belle Tire.

There was discussion on:
- Legally nonconforming sign(s).
- Allowable sign dimensions.
- Neighboring signs to west and east as relates to uniformity.
- Compromise on dimensions/size to be more in uniform with neighboring signs.
- Variances run with the property.

Chair Dziurman opened the floor for public comment.

Toby Buechner of Troy Gymnastics, 1600 W Maple, addressed concerns with the proposed sign blocking the sign for Troy Gymnastics.

With no one else present who wished to speak, Chair Dziurman closed the floor for public comment.

Moved by: Kischnick
Support by: Brooks

RESOLVED, To grant the variance request with the conditions that signage is limited to one (1) sign and limited up to 86 square feet in size, for the following reasons:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85.
2. The variance does not adversely affect properties in the immediate vicinity of the proposed sign.
3. The petitioner has a hardship or practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property, more specifically because of the change in zoning.

Yeas: All present (4)
Absent: Carolan

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

Chair Dziurman addressed photo identification cards for Board members.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:27 p.m.

Respectfully submitted,

_____
Theodore Dziurman, Chair

_____
Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2014\Draft\2014 03 05 Regular Meeting_Draft.doc

BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

March 5, 2014

NAME ***(PLEASE PRINT)***	***ADDRESS***
[illegible] Bill Short	
Quentin Jeffries	
NAME ***(PLEASE PRINT)***	***ADDRESS***

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

March 5, 2014