CITY COUNCIL REPORT

July 11, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian Murphy, Assistant City Manager/ Economic Development Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Proposed Revision to Chapter 85, Sign Ordinance
Subdivision Entranceway Signs

Background:

- We have received sign permit applications for two signs to replace the existing subdivision entranceway signs for the Lake Charnwood Subdivision. The applications are for 27 square foot signs to be placed symmetrically at the intersection of Killarney and South Boulevard. Unfortunately, we have to deny these permit applications because the current provisions of the Troy Sign Ordinance allow for only one sign for a subdivision entrance. This is not the first time that such a request has been submitted and denied. The applicant, as others have in the past, does have the option of applying for a variance before the Building Code Board of Appeals to allow for two signs. We however believe that this is an unnecessary burden on the applicant and that the Sign Ordinance should be revised in such a way that would allow two signs to be installed while still maintaining the maximum 100 square foot sign area. We have prepared and attached proposed language revising Section 85.02.05 C of the Sign Ordinance that will accomplish this task. This item is proposed to appear on your agenda for the meeting of August 6, 2007 for final action.

Financial Considerations:

- There are no financial considerations.

Legal Considerations:

- City Council has the authority to amend the Sign Ordinance per Section 5.3 of the City Charter.

Policy Considerations:

- Enhance the livability and safety of the community (Goal 1)
- Minimize the cost and increase the efficiency and effectiveness of City government. (Goal 2)

Options:

- There are no options at this time.

REVISE Section 85.02.05 C of the Troy Sign Ordinance to read as follows:

C. Specific Zoning District Regulations

1. R-1 and R-2 Districts: Signs in single-family and two-family districts shall be allowed as follows:
   a. For Special Approval Uses listed in Chapter 39, Section 10.30.00 of the Troy City Code: One sign not to exceed 100 square feet in area.
   b. For Subdivision Entrances: A maximum of two signs not exceeding a total of ~~One sign not to exceed~~ 100 square feet in area.
   c. For Subdivisions Under Development: One sign not to exceed 100 square feet in area is allowed until such time as a certificate of occupancy is issued for all homes in the subdivision.