Chair Dziurman called the meeting of the Building Code Board of Appeals to order at 3:00 PM on Wednesday, March 4, 2015 in the City Council Board Room of Troy City Hall.

1. ROLL CALL

Present:
Theodore Dziurman – Chair
Teresa Brooks – Member
Andrew Schuster – Member
Brian Kischnick – Member
Gary Abitheira – Member

Support Staff Present:
Mitch Grusnick – City of Troy Building Official
Gerald Rice – Recording Secretary

2. APPROVAL OF MINUTES

Moved by: Brooks
Seconded by: Schuster

RESOLVED, To approve the minutes of the February 4, 2015 Regular meeting as submitted.

Yeas: All present

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, LISA RUDOLPH FOR PREMIUM ELECTRIC COMPANY INC., 1237 E. FOURTEEN MILE** – A variance to allow the existing 84 square foot ground sign to be increased to a total of 148 square feet while maintaining the existing 11 foot setback from the front property line. The Sign Code would require the enlarged sign to be set back 30' from the front property line.

Mr. Grusnick reviewed the variance request. He indicated the correction of the 30' required setback printed in the explanation.

Ms. Rudolph from Premium Electric Company stated they were requested to install an LED sign which would be placed on the existing sign and would not be obtrusive.

Ms. Elezaj from Expert Collision took photos from various businesses' signs in the area that have LED signs.

Mr. Grusnick stated that parts of the proposed sign would be over 24" in thickness. These areas are calculated two times.

There was a general discussion that followed. Ms. Elezaj stated the AAA sign will be removed. They will list services, hours and special events on the LED display. There were no responses from surrounding businesses.

Moved by: Schuster
Seconded by: Kischnick

RESOLVED, To grant the variance request, pending the removal of the AAA sign, based on the following reason:

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85.

Yeas: All present

MOTION CARRIED

B. **VARIANCE REQUEST, CHERYL BELBOT OF KIRCO MANAGEMENT SERVICES, 101-201 W. BIG BEAVER** – The existing signage including 9 ground signs on the property commonly known as the Columbia Center Campus was originally approved by this Board in April of 2000. Again in October of 2011 this Board approved a variance to allow the installation of an additional ground sign. There are currently 10 regulated ground signs on the property. The petitioner is requesting a variance to allow an additional 24 square foot ground sign.

Mr. Schuster disclosed his law firm has offices at this location. He has no involvement on leasing decisions or any other involvement, financial or otherwise, with Kirco and feels there is no conflict.

Mr. Kischnick asked if he is a principal in the firm. Mr. Schuster stated he is not. The Board agreed and allowed Mr. Schuster to vote on the item.

Mr. Grusnick reviewed the variance request. The ordinance allows 1 main sign per building and 1 additional secondary sign per building. There are 4 buildings on the property, which would allow 8 signs. They have received variances for 2 additional signs.

Ms. Belbot stated this is the first for-lease sign in her twelve years with the company.

Ms. Brooks asked if there was room to add additional tenants on existing sign.

Ms. Belbot stated the main tenant signs allow for tenant name changes. As part of lease negotiations there is no other signage allowed.

There was a general discussion that followed. Building ownership does not allow signage on the exterior walls of the building.

Ms. Belbot stated the proposed sign would be intended as a temporary sign. If the Board put a limit on how long the sign can stay up that would be acceptable.

Mr. Abitheira motioned to approve a 1 year for-lease sign.

Moved by: Abitheira
Seconded by: Brooks

RESOLVED, To grant the variance request for a period not to exceed 12 months, based on the following reason.

1. The variance would not be contrary to the public interest or general purpose and intent of Chapter 85.

Yeas: All present

MOTION CARRIED

4. COMMUNICATIONS
None.

5. PUBLIC COMMENT
None.

6. MISCELLANEOUS BUSINESS
As of the April meeting, the Board will be joined by Michael Morris who is replacing Teresa Brooks from the Oakland County Health Department.

City Attorney Lori Bluhm would like to visit the Board in either April or May.

7. ADJOURNMENT
The Building Code Board of Appeals meeting adjourned at 3:33 PM.

Theodore Dziurman, Chair

Gerald Rice/klc
Gerald Rice, Recording Secretary

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BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

March 4, 2015

NAME (PLEASE PRINT)	ADDRESS
Cheryl Belbot	201 W. Big Beaver
Nancy Elezaj	1237 E. 14 Mile
Lisa Rudolph	1237 E 14 Mile
NAME (PLEASE PRINT)	ADDRESS

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

March 4, 2015