

A regular meeting of the Troy Building Code Board of Appeals was held Wednesday, August 6, 2003 at City Hall in the Lower Level Conference Room. Ted Dziurman, Chairman, called to the meeting to order at 8:30 A.M.

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

ALSO PRESENT: Mark Stimac  
Ginny Norvell  
Pam Pasternak, Recording  
Secretary

### **ITEM #1 – APPROVAL OF MINUTES – MEETING OF JULY 2, 2003**

Motion by Kessler  
Supported by Zuazo

MOVED, to approve the minutes of the meeting of July 2, 2003 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES OF JULY 2, 2003 AS WRITTEN CARRIED

### **ITEM #2 – VARIANCE REQUESTED. PAUL DETERS, METRO DETROIT SIGNS, 5498-5500 CROOKS ROAD, for relief of Chapter 78 to replace 2 existing ground signs.**

Mr. Stimac explained that the petitioner is proposing to remove an existing 1280 square foot ground sign, 40' high, and setback 15' from the I-75 Expressway, and replace it with a 400 square foot sign, 40' high, and setback 21' from the I-75 Expressway. Section 9.02.03 B, of the Ordinance limits the size of a primary ground sign to 200 square feet, the height to 25' and requires a setback of 30' from the right of way.

Mr. Stimac further indicated that the petitioner is also requesting relief of Chapter 78 to remove an existing 114 square foot sign at the 6.5' setback line from Crooks Road and replace it with a 75 square foot sign at the same location. Section 9.02.03, C of the Ordinance limits the size of a secondary ground sign to 36 square feet in size. Section 9.01 requires a sign of this size be placed at a minimum setback of 20 feet from the right of way.

Mr. Dziurman asked if the current 1280 square foot sign was in compliance with the previous Ordinance and Ms. Norvell stated that the sign was constructed with a variance granted in 1975.

Mr. Paul Deters of Metro Detroit Signs was present and said that the Northfield Hilton is changing their logo and this is the reason for the change in the existing signs. Mr. Deters said that each of the signs will be smaller than the existing signs but they would like to keep them in the same locations; however, they are willing to locate the 1280 square foot sign further back, 21' setback from I-75. Mr. Deters said that if the sign was moved any further back from I-75 it would be placed between two trees and would not be visible for traffic on I-75. Mr. Deters further explained that this sign is actually 200 square feet, however, because the depth of the cabinet is 36", the size of this sign has to be measured counting each face.

**ITEM #2 – con't.**

Mr. Deters also said that if the monument sign had to be moved back it would be in the parking lot and would not be visible to motorists on Crooks Road. There are no wall signs or directional signs on this site, which would provide identification.

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

There are no written complaints, objections or approvals on file.

Motion by Nelson  
Supported by Richnak

MOVED, to grant the request of Paul Deters, Metro Detroit Signs, 5498-5500 Crooks Road, for relief of Chapter 78 to replace two (2) existing ground signs.

- Pylon sign along I-75 will be 400 square feet, 40' high and setback 21' from I-75.
- Monument sign will be 75 square feet and setback 6.5' from Crooks Road.
- The new signs will actually be smaller than the existing signs in place.
- Variance is not contrary to public interest.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

**ITEM #3 – VARIANCE REQUESTED. SIGN DESIGN & ASSOCIATES, 1850 RESEARCH DR., for relief of Chapter 78 to install two wall signs.**

Mr. Stimac explained that the petitioner is requesting relief of Chapter 78 to install two wall signs. The primary sign is 193 square feet in size, which is in compliance with the Ordinance. The petitioner is proposing a second wall sign, which would be 82 square feet in size and placed on the second floor of the building. Section 9.02.03, D of the Ordinance limits the size of secondary tenant identification wall signs to 20 square feet in size. In addition, this second wall sign must be placed on the ground floor. Mr. Stimac also explained that the primary sign is on the east side of the building facing I-75 and the second wall sign would be on the west side of the building facing the parking lot.

Ms. Janelle Gilardone, Property Manager for Liberty Property & Trust was present and said that she was representing Sign Design & Associates. Ms. Gilardone explained that the original tenant has moved out and the International Academy of Design & Technology will eventually take over the entire building. Ms. Gilardone further explained that if a sign were placed at ground level it would be very difficult to see for incoming students.

**ITEM #3 – con't.**

Mr. Dziurman asked if the first floor of the building was vacant. Ms. Gilardone indicated that this tenant now has part of the first floor as well as all of the second floor of the building. Ms. Gilardone also said that the “Budd Company” sign would be removed.

Mr. Nelson asked for clarification on the dimensions of this sign and Mr. Stimac said that the measurements used were the measurements provided by the petitioner. Ms. Gilardone said that she did not believe they were going to use the entire sign as shown.

Mr. Dziurman expressed concern if a variance was granted and this tenant did not take over the whole building. Ms. Gilardone said she thought that if this happened each tenant on the 1<sup>st</sup> floor would be allowed to display a 20 square foot sign. Ms. Norvell confirmed that this was correct, adding that tenant identification would need to be placed on the area occupied by the tenant.

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

There are no written objections, complaints or approvals on file.

Motion by Kessler  
Supported by Nelson

MOVED, to grant Sign Design & Associates, 1850 Research Dr., a variance for relief of Chapter 78 to install a second tenant identification sign.

- Sign would be 82 square feet and placed on the 2<sup>nd</sup> floor of the building.
- Variance would not have an adverse effect on surrounding property.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

The Building Code Board of Appeals meeting adjourned at 8:55 A.M.

  
Ted Dziurman, Chairman

  
Pamela Pasternak  
Recording Secretary

MS/pp