The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:35 A.M. on Wednesday, January 6, 2010 in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Ted Dziurman
John Szerlag, City Manager
Michael Pylar

ALSO PRESENT: Mark Stimac, Director of Building & Zoning
Paul Evans, Inspector Supervisor
Pam Pasternak, Recording Secretary

ITEM #1 – APPROVAL OF MINUTES – MEETING OF DECEMBER 2, 2009

Motion by Pylar
Supported by Szerlag

MOVED, to approve the minutes of the meeting of December 2, 2009 as written.

Yeas: All – 3

MOTION TO APPROVE MINUTES CARRIED

ITEM #2 – VARIANCE REQUESTED. MIKE TWYDELL, 735 JOHN R, for relief of Chapter 85 to install six (6) wall signs each measuring 100 square feet in area resulting in a total of 1,031 square feet of wall signs where 442 square feet of wall signage is permitted.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to install six (6) wall signs each measuring 100 square feet in area. This property is located in the B-3 (General Business) Zoning District. Chapter 85.02.05 (c) (4) of the Sign Ordinance allows any number of wall signs not to exceed 10% of the front area of the structure. Based on the size of this building, 442 square feet of wall signage is allowed. Sign permits have already been issued for seven (7) wall signs totaling 431 square feet. The petitioner is proposing to install an additional 600 square feet of wall signs resulting in a total of 1,031 square feet of wall signage.

Michael Twydell of Twydell Signs and Katie Darr of Henry Ford OptimEyes were present. Mr. Twydell stated that they are proposing to put up photographs on the building and would agree to any stipulation that would not allow verbiage or logos on these photographs. This building has the appearance of an industrial building and they are looking to inform the public that this is a retail store. People have had trouble identifying this site due to the lack of signage. These proposed signs would be more aesthetically pleasing and lead to a more retail looking site. Furthermore, there are a number of trees around this building that also reduce visibility.

M-1P

ITEM #2 – con't.

Ms. Darr stated that one side of this building is the professional side, which houses a number of doctors, including retina specialists and pediatric ophthalmologists and their customers range from infancy through seniors. The other side of the building is the retail area and they sell glasses, as well as contacts.

Mr. Szerlag stated that he has lived in Troy on and off for seventeen years and had a hard time finding this building.

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

There is one written approval on file. There are no written objections on file.

Mr. Twydell stated that they would be perfectly happy with the stipulation that these signs would not change into electronic signs in the future.

Motion by Szerlag

MOVED, to grant Mike Twydell, 735 John R. relief of Chapter 85 to install six (6) wall signs each measuring 100 square feet in area resulting in a total of 1,031 square feet of wall signs where 442 square feet of wall signage is permitted.

Motion failed for lack of a Second.

Mr. Dziurman stated that in the past this Board had heard a very similar request from a car wash and that request was denied. Mr. Dziurman went on to say that this previous petitioner had put in windows and put his signage inside the windows. Mr. Dziurman stated that in his opinion this is a very large variance request.

Mr. Twydell stated that these photographs would improve the look of this building and at this point it would be very difficult to add windows.

Ms. Darr indicated that they could not add windows because the location of the exam rooms adjacent to these walls and the need to be able to control the lighting in the exam rooms.

Mr. Dziurman stated that he would not be surprised to see ABC Warehouse come to this Board with a similar request of this variance was granted.

Mr. Twydell stated that the site for ABC Warehouse is different in that it is visible to traffic on all four sides.

ITEM #2 – con't.

Mr. Pylar stated that he had a hard time finding this building as the trees were blocking his view. Mr. Pylar asked the petitioner how additional signage would alleviate that problem. The trees will still grow larger and he does not see how the signage will help. Mr. Pylar also asked the petitioner if they could reduce the number of signs they are asking for as this request is for a very large variance.

Ms. Darr stated that they are using these murals to help identify the building and she believes the different colors will help people notice this building.

Mr. Szerlag asked if the trees were in the right of way or on the property.

Mr. Stimac said that he was not sure, but that it was possible that the trees were required by the Zoning Ordinance in order for this site to meet the landscape requirements.

Mr. Twydell said that he thought the trees were located on their property.

A discussion began about the possibility of using other specimens of trees and/or landscaping to meet the landscape requirement.

Mr. Szerlag asked if the petitioner would agree to maintain the existing foliage and Mr. Twydell stated that they would.

Mr. Pylar stated that he has a problem with the amount of square footage the petitioner is asking for as it is more than double than what is allowed by the Ordinance.

Mr. Twydell stated that the photographs have to be that size in order to make an impact as they are spread over the building. Mr. Twydell said that he did not believe they should be considered signage.

Mr. Dziurman asked if any of the signs could be eliminated in order to reduce the size of this request.

Ms. Darr said that this is a huge building and their idea was for these photographs to have the greatest impact to people driving by. Ms. Darr said that they feel this is the appropriate amount of signage.

Mr. Twydell stated that they could put three signs across on the Chicago side of the building and put one sign on the south elevation.

Mr. Szerlag asked if Mr. Dziurman would rather see four signs than six signs and Mr. Dziurman confirmed that he would.

ITEM #2 – con't.

Motion by Szerlag
Supported by Pylar

MOVED, to grant Mike Twydell, 735 John R. relief of Chapter 85 to install four (4) wall signs each measuring 100 square feet in area resulting in a total of 831 square feet of wall signs where 442 square feet of wall signage is permitted.

- Additional signage not to exceed 400 square feet.
- No verbiage or logos would be put on these murals.
- Existing trees would be maintained.

Yeas: All – 3

MOTION TO GRANT VARIANCE CARRIED

Mr. Stimac informed the Board members that there are still two vacancies on this Board and City Council is in the process of reviewing applications. The perspective applicants need to have some knowledge of building and construction. Anyone interested in serving on this Board should contact either the City Clerk's office for an application or Mr. Stimac. The Board is required to have five members; therefore, in order to have a quorum at least three members must be present.

The Building Code Board of Appeals meeting adjourned at 9:00 A.M.

Ted Dziurman, Chairman

Pam Pasternak, Recording Secretary