

The Regular Meeting of the City of Troy Building Board of Appeals was called to order by Member John Szerlag on October 19, 2011, in the Lower Conference Room of the Troy City Hall.

1. ROLL CALL

Present:

Teresa Brooks – Member  
Michael Carolan – Member  
John Szerlag – Member

Also Present:

Mitch Grusnick – City of Troy Building Official  
Steve Burns – SAFEbuilt Building Official

Absent:

Ted Dziurman – Chair  
Gerald Rice – Recording Secretary

2. APPROVAL OF MINUTES

Moved by: Carolan  
Seconded by: Brooks

**RESOLVED**, To approve the minutes of the September 7, 2011 Regular meeting as prepared.

Yeas: 3 – Brooks, Carolan, Szerlag

MOTION CARRIES

3. POSTPONED ITEMS

4. HEARING OF CASES

1. **VARIANCE REQUEST, DOUG MERRITT FOR PROFESSIONAL PERMITS, 1414 E MAPLE**, for relief of Chapter 85 in order to allow a total of four wall signs.

The petitioner is requesting a variance to allow a total of 4 wall signs on the building. The building currently has 2 wall signs, a 94 square foot sign and a 198 square foot temporary wall sign which requires this board's approval if it is to remain. Two additional wall signs are proposed, each measuring 200 square feet and 46 square feet in area. The Sign Ordinance allows one 200 square foot wall sign and an additional 20 square foot maximum sign for each building tenant.

**SECTION: 85.02.05 (c) (3)**

They are seeking a building identification sign. This is a sign that is adequate size for students and potential students to locate the facility and identify the access points. They are also asking for a 46 square foot sign above their entrance door.

This is actually off the primary path of travel once you enter the site. They are hampered if they have to go much smaller than what's proposed. A smaller sign would force a boxed sign cabinet. They feel the proposed sign is more in keeping with the aesthetics of the building.

Mr. Grusnick stated there were no public responses.

Mr. Szerlag asked if the facility was more on a campus-like setting. In other words, is it set back from the street farther than what is required.

Mr. Grusnick stated the building has very large setbacks of over 200' from both Maple and Stephenson. It is quite a large office building and allowable signage is regulated the same as all office zone districts, regardless of the building size.

Motion to approve by Mr. Carolan

Ms. Brooks seconded the motion.

MOTION CARRIES

Yeas: 3 – Brooks, Carolan, Szerlag

2. **VARIANCE REQUEST, CHERYL BELBOT FOR KIRCO MANAGEMENT, 101-201 W. BIG BEAVER**, for relief of Chapter 85 in order to allow the placement of a ground sign on the property.

The existing signage on this property commonly known as Columbia Center was approved by this Board in April of 2000. This approval included a variance for one additional ground sign for the Columbia Center campus. The site currently has 9 existing regulated ground signs. The petitioner is requesting a variance to install a tenth ground sign measuring 24 square feet in size. The Sign Code and previous sign variance limit the number of regulated signs on this site to 9.

**SECTION: 85.02.05 (c) (3)**

A representative stated Kirco Management had a meeting and they pushed back the sign about 15 to 20 feet south. She had new drawings to submit.

The representative also stated Bally is struggling. They previously had a sign on the Champp's monument. It was very visible. The 305 W Big Beaver building, which controls that sign, was sold last year. The sale of this property required the removal of the Bally sign. As a landlord, they are trying to assist Bally in increasing visibility by removing many trees so the Bally sign can be seen. They believe a directional sign is necessary for cars going down Big Beaver. This is in keeping with the rest of the signs on the property. They are looking to push back the distance from the right-of-way so it is not so close to the Independent Bank sign. They had proposed a 4x6 sign—they are reducing that to a 4x4 sign.

Ms. Brooks asked if there was any other reason why they moved the sign away from the bank sign.

The representative stated they didn't want to impede on the bank sign.

Mr. Szerlag asked if there was a vision obstruction issue with the placement of the sign.

Mr. Grusnick stated the corner clearance requirements of 25 feet in each direction from Big Beaver and from Spencer was verified and is well away from a vision obstruction.

Motion to approve by Mr. Carolan

Ms. Brooks asked if anyone knew where the municipal easements were.

Mr. Grusnick stated the location along Spencer is clear of easements.

Ms. Brooks seconded the motion.

MOTION CARRIES

Yeas: 3 – Brooks, Carolan, Szerlag

3. **VARIANCE REQUEST, PHIL POLANSKY FOR BUDGET BASEMENTS & REMODELING, 3773 ANVIL DR**, for relief of Chapter 79 to install a basement ceiling of a height less than 7 feet.

The permit application and supporting documentation indicate the proposed height for a finished basement ceiling of 6'8" inches and 6'10" inches and a beam and duct dropped height of 6'1" to 6'2". The 2009 Michigan Residential Code requires a minimum ceiling height of not less than 7 feet and 6'4" minimum drop height.

**SECTION: MRC-R305.1 and 305.1.1**

Mr. Polansky stated the ceiling is at 7 feet with various pipes attached to the bottom of the floor joist. In order to make it flat and uniform, it will need to be furred down to a finished ceiling height of 6'8". Under the ducts they will probably finish at 6'2".

Mr. Szerlag asked Mr. Grusnick to explain this building code requirement.

Mr. Grusnick stated this is a building code requirement for finished basements. Over the years, the building code has made numerous changes addressing finished basements. The house was probably built when a 6'8" minimum basement ceiling height was required. With these basements that were built in the 60s and 70s, complying with the code today is not even possible.

Mr. Grusnick stated they are lacking in both the main ceiling height and the drop height.

The petitioner had submitted another plan, showing the dropped areas. This plan was presented to the Board members.

Mr. Carolan asked if on the drop height if it would be advisable to do forty-five degree angles.

Mr. Grusnick stated in the past with similar requests, the Board has requested the petitioner to radius the corners to minimize impact.

Mr. Szerlag asked if there were a problem with beveling the corners of the drops.

Mr. Polansky stated a beveled edge would be acceptable.

Mr. Grusnick stated a radius would be more aesthetically pleasing than a 45.

Motion by Ms. Brooks to approve with the condition the 90 degree be made into a 45 or a radius equivalent.

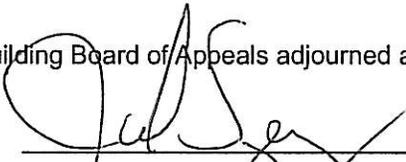
Mr. Carolan seconded the motion.

**MOTION CARRIES**

Yeas: 3 – Brooks, Carolan, Szerlag

5. COMMUNICATIONS
6. PUBLIC COMMENT
7. MISCELLANEOUS BUSINESS
8. ADJOURNMENT

The Regular Meeting of the Building Board of Appeals adjourned at 9:45 a.m.


John Szerlag, Member

Gerald Rice, Recording Secretary