The special meeting of the Building Code Board of Appeals was brought to order by the Chairman, Ted Dziurman, at 8:30 A.M., on Wednesday, October 24, 2007 in Conference Room C of the Troy City Hall.

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

ALSO PRESENT: Mark Stimac, Director of Building & Zoning
Paul Evans, Housing & Zoning Inspector Supervisor

ITEM #1 – APPROVAL OF MINUTES – MEETING OF OCTOBER 3, 2007

Motion by Kessler
Supported by Richnak

MOVED, to approve the minutes of the meeting of October 3, 2007 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES CARRIED

ITEM #2 – VARIANCE REQUEST. SIGNGRAPHIX, 900 TOWER, for relief of Chapter 85 to erect two (2) wall signs.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to erect two (2) wall signs. Chapter 85.02.05 allows one wall sign for each building, not to exceed a maximum of 200 square feet in area. The plans submitted indicate a total of two (2) wall signs, each measuring 324 square feet in area.

Mr. William Lutz and Mr. Keith Murray of Signgraphix were present. Mr. Tony Antone of Kojaian Management Corporation was also present. Mr. Lutz stated that the bank had revised their corporate logo. The new signs have been designed so that they would be readable at a one-half mile line of sight from the freeway. The proposed signs would be proportional to the building. This building has a wall area of approximately 26,000 square feet.

Mr. Kessler asked what the hardship was that would justify granting this variance.

Mr. Lutz stated that this request is based on a study done by the University of Pennsylvania that indicates the letters in a sign such as this must be at least 6' high in order to be visible for one-half mile.

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ITEM #2 – con't.

Mr. Kessler stated that in his opinion the reason the petitioner is asking for this variance is to increase marketing rather than to aid people in locating the building.

Mr. Antone stated that while the named tenant may use the sign for marketing, the other tenants in the building use it for identifying which building they are in to clients.

Mr. Lutz stated that this would also be a tool used by other tenants to help people find the building.

Mr. Nelson asked what type of illumination would be used.

Mr. Lutz stated that the old sign is neon and the proposed sign would be LED.

The Chairman opened the public hearing. No one wished to be heard and the public hearing was closed.

There are no written approvals or objections on file.

Mr. Kessler asked if there was a standard alternate sign available that was smaller.

Mr. Lutz stated that this is a custom sign.

Mr. Stimac noted that upon reviewing the sign layout that was submitted that the sign area shown is larger than the Sign Ordinance would calculate the area to be. He noted that it is quite possible that the sign area would be significantly reduced when properly calculated in accordance with the Ordinance.

Motion by Richnak
Supported by Nelson

MOVED, to postpone the request of Signgraphix, 900 Tower, for relief of Chapter 85 to erect two (2) wall signs each measuring 324 square feet in area, until the next regular meeting of the Building Code Board of Appeals.

- To allow the petitioners the opportunity to present the Board Members with the data from the University of Pennsylvania study.
- To allow the Building Department to recalculate the area of the signs as presented by Signgraphix.

Yeas: All – 5

MOTION TO POSTPONE REQUEST UNTIL THE MEETING OF NOVEMBER 7, 2007 CARRIED

The Building Code Board of Appeals meeting adjourned at 9:07 am.

Ted Dziurman, Chairman

Pamela Pasternak, Secretary