The Regular meeting of the Building Code Board of Appeals was called to order at 3:00 p.m. on August 5, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present
Brian Kischnick
Michael Morris
Andrew Schuster

Members Absent
Theodore Dziurman, Chair
Gary Abitheira

Support Staff Present:
Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

Also Present:
Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

Moved by: Schuster
Support by: Morris

RESOLVED, That Brian Kischnick conduct the meeting in the absence of the Chair and Vice Chair.

Yes: All present (3)
Absent: Dziurman, Abitheira

MOTION CARRIED

2. APPROVAL OF MINUTES

Moved by: Morris
Support by: Schuster

RESOLVED, To approve the minutes of the July 1, 2015 Regular meeting as submitted.

Yes: All present (3)
Absent: Dziurman, Abitheira

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, TERRANCE ULCH II FOR AVER SIGN COMPANY, 840 W. LONG LAKE** – A variance to the Sign Code to allow installation of three wall signs with a combined total size of 658 square feet. The Sign Code allows one wall sign not to exceed 200 square feet in area on the building.

Mr. Grusnick reported the department received no written responses to the public hearing notices.

Terrance Ulch of Aver Sign Company and Dan Leming of New World Systems were present.

Mr. Kischnick opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Morris
Support by: Schuster

RESOLVED, To grant the variance as requested with a condition that there be no additional signage for tenants on the building in the future, for the following reason:

1. The variance does not adversely affect properties in the immediate vicinity of the proposed sign.

Discussion on motion on the floor.

Mr. Kischnick disclosed the City has contracted with New World Systems for its services. Mr. Kischnick asked the record to reflect that he has no personal interest in New World Systems with the exception that in the capacity of City Manager to possibly make a recommendation to City Council. Mr. Kischnick said in light of the absence of two Board members, he would not abstain and vote on the matter so it can go forward.

Vote on the motion on the floor.

Yes: All present (3)
Absent: Dziurman, Abitheira

MOTION CARRIED

B. **VARIANCE REQUEST, LEON LaBRECQUE OF LJPR LLC, 5480 CORPORATE** – A variance to the Sign Code to allow installation of a second wall sign that is 42 square feet in area. The Sign Code allows one wall sign not to exceed 200 square feet in area on the building. There is currently a 64 square foot wall sign on the building.

Mr. Grusnick reported the department received no written responses to the public hearing notices.

Michael Stephens of Signarama and Leon LaBrecque and Anne Whipple of LJPR LLC were present.

Mr. Kischnick opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Moved by: Schuster
Support by: Morris

RESOLVED, To grant the variance as requested, for the following reason:

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

Yes: All present (3)
Absent: Dziurman, Abitheira

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:30 p.m.

Respectfully submitted,

_____

Brian Kischnick, Acting Chair

_____

Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2015\Draft\2015 08 05 Regular Meeting_Draft.doc

BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

August 5, 2015

NAME (PLEASE PRINT)	*ADDRESS*
Michael Stephens	1017 Naughton, Troy MI 48083
Anne Whipple	5480 Corporate Dr Ste 100 Troy 48098
Dan Leming	888 W. Big Beaver Suite 600 Troy MI 48084
Terry Ulch	359 Livernois Ferndale MI 48220
Leon LaBrecque	5480 Corporate D. Ste 100 Troy 48098
NAME (PLEASE PRINT)	*ADDRESS*

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

August 5, 2015