

Mr. Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on October 7, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Members Present

Gary Abitheira
Michael Morris
Andrew Schuster

Members Absent

Theodore Dziurman, Chair
Brian Kischnick

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.

2. APPROVAL OF MINUTES

Moved by: Morris
Support by: Schuster

RESOLVED, To approve the minutes of the August 5, 2015 Regular meeting as submitted.

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

MOTION CARRIED

3. HEARING OF CASES

- A. **VARIANCE REQUEST, ROB MILLER/EDIE VICTOR for GARDNER SIGNS INC, 769 CHICAGO** – A variance from the Sign Code to allow installation of an 83 square foot wall sign on a building that currently has a 140 square foot wall sign. The Sign Code allows one wall sign not exceeding 200 square feet.

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

Rob Miller of Gardner Signs was present.

Mr. Abitheira 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, Kischnick

MOTION CARRIED

- B. **VARIANCE REQUEST, KEVIN TUCHOWSKI for WAYNE STATE UNIVERSITY PHYSICIAN GROUP, 1560 E. MAPLE** – A variance from the Sign Code to allow installation of three 62 square foot wall signs and a 198 square foot wall banner. The Sign Code allows one wall sign not exceeding 200 square feet.

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

Kevin Tuchowski of Wayne State University Physician Group and Joseph Gattari of ASI Signs were present.

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

Moved by: Morris
Support by: Abitheira

RESOLVED, To grant the variance as requested on the condition the temporary banner is removed 90 days after installation of the permanent sign, and any future request(s) for a banner must come back to the Board for consideration, for the following reason:

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

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

MOTION CARRIED

- C. **VARIANCE REQUEST, JAKE MEADOWS for JONES LaSALLE at BEAUMONT HEALTH, 44201 DEQUINDRE** – A variance from the Sign Code to allow the installation of a 211 square foot wall sign on a site that currently has numerous signs. The sign code limits the hospital campus to two signs.

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

Jake Meadows for Jones LaSalle at Beaumont Health was present. Mr. Meadows announced a reduction in the size of the proposed sign and asked the Board’s consideration of a 162.5 square foot wall sign.

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

Moved by: Abitheira
 Support by: Schuster

RESOLVED, To grant the variance for a 162.5 square foot wall sign, 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, Kischnick

MOTION CARRIED

- D. **VARIANCE REQUEST, MICHELLE WILSON, 3685 HISTORIC** – This property is a double front corner lot. As such it has a 25 foot required front setback along both Historic and Bellows. The petitioner is requesting a variance to install a 4 foot high decorative non-obscuring fence, set back 10 feet along the Bellows property line where City Fence Code limits fences to 30 inches high.

Mr. Grusnick reported the department received one written response from 3673 Bellows in support of the variance request.

Michelle Wilson was present.

Mr. Abitheira 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 83.

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

MOTION CARRIED

The meeting intervened at 3:30 p.m. for a fire drill in City Hall.

The meeting reconvened at 3:36 p.m.

- E. **VARIANCE REQUEST, WILL JOHNSON for JOHNSON SIGN COMPANY, 100 E. BIG BEAVER** – A variance from the Sign Code to allow replacement of an existing ground sign set back 2 feet from the front property line. The proposed 174 square foot sign is shown to be set back 6 feet from the front property line. The Sign Code requires a 30 foot minimum front setback for this sign.

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

Will Johnson of Johnson Sign Company and Ganesh Reddy of Mamta Holdings were present. Mr. Johnson distributed and submitted five additional drawings for the file.

Mr. Abitheira 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, 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, Kischnick

MOTION CARRIED

F. **VARIANCE REQUEST, CHARLIE MOORE for CHUCK MOORE’S COMMERCIAL SIGN SERVICE LLC, 5505 CORPORATE** – A variance from the Sign Code to allow installation of a 96 square foot ground sign on a site that currently has two ground signs measuring 195 and 50 square feet. The Sign Code allows one ground sign at this location.

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

Charlie Moore of Chuck Moore’s Commercial Sign Service and Warren Hudson of Friedman Real Estate were present.

Mr. Abitheira 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, Kischnick

MOTION CARRIED

4. **COMMUNICATIONS**

None.

5. **PUBLIC COMMENT**

None.

6. **MISCELLANEOUS BUSINESS**

None.

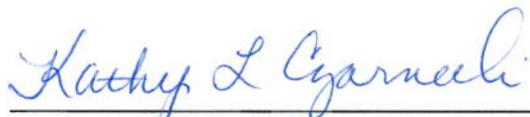
7. **ADJOURNMENT**

The Regular meeting of the Building Code Board of Appeals adjourned at 3:55 p.m.

Respectfully submitted,

Handwritten signature of Gary Abitheira in blue ink, written over a horizontal line.

Gary Abitheira, Acting Chair

Handwritten signature of Kathy L. Czarnecki in blue ink, written over a horizontal line.

Kathy L. Czarnecki, Recording Secretary

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