

The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:30 A.M. on Wednesday, December 12, 2007 in the Lower Level Conference Room 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 Supervisor

ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 7, 2007

Motion by Kessler
Supported by Zuazo

MOVED, to approve the minutes of the meeting of November 7, 2007 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES CARRIED

ITEM #2 – VARIANCE REQUEST. MONDRIAN PROPERTIES/CHOICE GROUP, 1233 W. WATTLES, for relief of Chapter 85 to maintain a temporary sign installed at 1233 W. Wattles.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to install a 54 square foot Real Estate Sign. Chapter 85, Section 85.03.02 allows temporary signs with a maximum size of six (6) square feet each and an aggregate area of fourteen (14) square feet on a site in the R-1B Zoning District. This sign is intended to advertise an adjacent residential development. However, this property, although owned by the same developer, is not part of the development. Therefore, the sign limitations are those that are applied to signs on any residential property.

Mr. Stimac further stated that the petitioner had submitted a request that this item be postponed until the next scheduled meeting of January 2, 2008.

Motion by Kessler
Supported by Zuazo

MOVED, to postpone the request of Mondrian Properties/Choice Group, 1233 W. Wattles, for relief of Chapter 85 to install a temporary sign at 1233 W. Wattles until the next scheduled meeting of January 2, 2008.

ITEM #2 – con't.

- At the request of the petitioner.

Yeas: All – 5

MOTION TO POSTPONE REQUEST UNTIL THE MEETING OF JANUARY 2, 2008
CARRIED

ITEM #3 – VARIANCE REQUEST. GREAT LAKES ELECTRIC SIGN COMPANY, 1790 MAPLELAWN, for relief of Chapter 85 to erect three (3) additional wall signs on an existing building.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to erect three (3) additional wall signs. The petitioners are planning to keep an existing 24 square foot wall sign. The plans submitted indicate the three new wall signs will measure 90.25 square feet, 32.5 square feet and 31.875 square feet in area. Section 85.02.05 (C) (5) allows a maximum of three wall signs. One wall sign can measure up to 100 square feet in area, and the other two can measure up to 20 square feet each in area.

Additionally, Section 85.01.05 (C) does not allow a wall sign to project more than 12” out from the building wall or above the roof or parapet line. One of the signs (the largest) will project 4’-6” out from the front of the building and extend 3’-1” above the parapet line.

The petitioner was not present.

Motion by Kessler
Supported by Zuazo

MOVED, to postpone the request of Great Lakes Electric Sign Company, 1790 Maple lawn, for relief of Chapter 85 to erect three (3) additional wall signs on an existing building until the meeting of January 2, 2008.

- To allow the petitioner the opportunity to be present.

Yeas: All – 5

MOTION TO POSTPONE REQUEST UNTIL JANUARY 2, 2008 CARRIED

Motion by Nelson
Supported by Kessler

MOVED, to adjourn the meeting of the Building Code Board of Appeals

Yeas: All – 5

The Building Code Board of Appeals meeting adjourned at 8:45 A.M.

Ted Dziurman, Chairman

Pamela Pasternak, Secretary