Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on February 6, 2013 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:
Theodore Dziurman, Chair
Gary Abitheira
Teresa Brooks
Michael Carolan
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: Carolan
Support by: Abitheira

RESOLVED, To approve the minutes of the January 2, 2013 Regular meeting as submitted.

Yes: All present (5)

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, PATRICK STIEBER FOR ALLIED SIGNS, INC., 70 WEST MAPLE** – 1) In order to place two ground signs (menu boards), each measuring 44 square feet in area, a variance from the Sign Code that limits the area of signs not visible from the road to 36 square feet each. Both signs will not be visible from the public right of way. 2) In order to place three 9.57 square foot ground signs, a variance from the Sign Code which allows a maximum of two ground signs on the site, and 3) In order to place a 33 square foot wall sign, a 28.19 square foot variance from the requirement that the total combined area of all wall signs not exceed 10% of the front area of the structure.

CODE SECTIONS: 1) 85.01.04 (A) (3); 2) 85.02.04 (C) (4) (a and b); 3) 85.02.04 (C) (4) (d)

Mr. Grusnick gave a report on the item. He stated building permits were issued to construct a new McDonald's restaurant at this location and the requested variances pertain to the new restaurant. The site currently has two existing ground signs that will be refaced to include McDonald's. Five wall signs totaling 80.4 square feet were approved by the City; a fifth west elevation wall sign was denied.

Mr. Grusnick reported that the department received no response to the public hearing notice.

The applicant, Patrick Stieber of Allied Signs, and property owner, Peter Ruppe, were present.

Mr. Stieber addressed the three variance requests. 1) The two menu boards are McDonald's standardized signs and are sized to accommodate food choices. The same size menu boards can be found at several nearby locations. 2) The directional ground signs at the approaches will help reduce traffic congestion and confusion. 3) The west elevation wall sign is a standard sign used on newer restaurant designs.

Mr. Ruppe announced there was an approved lot split that should allow for additional ground signs. He provided Mr. Grusnick the approved lot split survey.

Mr. Grusnick agreed and advised the Board members that each parcel is permitted two ground signs. The request for variance (2) shall be reduced from three to one additional 9.57 foot ground sign located at the West Maple Road approach.

There was Board member discussion on the following:

- Uniqueness of site; multiple buildings and drive approaches.
- The necessity of a directional sign at the approaches. Some thought it not necessary at West Maple Road as the approach is clearly marked and the building is very visible.
- Multiple wall signage already approved and the need for an additional sign on the west elevation.
- The site has two existing tenant ground signs that will be refaced to include McDonald's.

Moved by: Kischnick
Support by: Carolan

RESOLVED, (1) To approve the variance to place two 44 square foot ground signs (menu boards); (2) To deny the revised request for a third ground sign at the West Maple Road approach; and (3) To deny the variance request for the wall sign.

Discussion of the motion on the floor.

Mr. Kischnick addressed reasons for recommendation of denial for requests (2) and (3). The lot split approval permits one additional ground sign on both parcels. The revised request for one additional directional ground sign at the West Maple Road is unnecessary and would add sign clutter. The proposed wall sign is not highly visible; it faces another building to the west. Mr. Kischnick said McDonald's signage is a brand of its own and is very visible through building architecture.

Vote on the motion on the floor.

Yes: All present (5)

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

The Regular meeting of the Board of Building Appeals adjourned at 3:25 p.m.

Respectfully submitted,

_____
Theodore Dziurman, Chair

_____
Mitch Grusnick, Building Official/Code Inspector

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BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

February 6, 2013

NAME (PLEASE PRINT)	ADDRESS
PAT SHEBER - ALLIED SIGNS	70 ~~LIVERNOIS~~ MAPLE - McD'S
PETE RUPPE JR - OWNER TROY MAPLE PLAZA	74 MAPLE