The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:30 A.M. on Wednesday, December 2, 2009 in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Ted Dziurman
Keith Lenderman
Tim Richnak
Mark Stimac

ABSENT: Michael Pylar

ALSO PRESENT: Paul Evans, Housing & Zoning Inspector Supervisor
Pam Pasternak, Recording Secretary

ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 4, 2009

Motion by Richnak
Supported by Stimac

MOVED, to approve the minutes of the meeting of November 4, 2009 as written.

Yeas: 4 – Dziurman, Lenderman, Richnak, Stimac
Absent: 1 – Pylar

MOTION TO APPROVE MINUTES CARRIED

ITEM #2 – VARIANCE REQUESTED. JEFF JOHNSON, HARMON SIGNS, 3946-3978 ROCHESTER, ROCHESTER SQUARE, for relief of Chapter 85 to erect a 200 square foot ground sign.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to erect a 200 square foot ground sign with a proposed 5' setback from the planned street right of way. Table 85.02.05 of the Sign Ordinance requires ground signs over 100 square feet in size to be setback more than 30' from the planned street right of way.

This item first appeared before this Board at the meeting of November 4, 2009 and was postponed to this meeting to allow the petitioner the opportunity to stake out the current proposed location; and, also to allow the petitioner the opportunity to stake out alternative locations that could be considered.

Mr. Jeff Johnson was present.

Mr. Richnak stated that he had gone out and taken a good look at the site and believes that the sign will meet the safety concerns expressed at the last meeting.

ITEM #2 – con't.

Mr. Stimac asked if the location staked out on the property is the same location depicted on the plans submitted.

Mr. Johnson stated that he believes the stakes are correct and said that he measured back 1 foot from the easement.

Mr. Stimac said that it appears that the leading edge of the sign would be approximately 6' from the sidewalk.

Mr. Evans asked how far the sign would be south of the driveway.

Mr. Johnson said that the driveway is 15' from the sidewalk and the sidewalk out to Rochester Road is approximately 5 ½' – 6' from the driveway. It is possible that modifications will be done to the driveway at the time the road is widened. The de-acceleration lane gets wider as it gets closer to Wattles Road. There is also a very mature tree to the south of the property line, which may be removed at the time of construction.

Motion by Richnak
Supported by Lenderman

MOVED, to grant Jeff Johnson, Harmon Signs, 3946-3978 Rochester, Rochester Square, relief of Chapter 85 to erect a 200 square foot ground sign with a proposed 5' setback from the planned street right of way.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.
- Location of sign will not affect view of oncoming traffic.

Yeas: 4 – Lenderman, Richnak, Stimac, Dziurman
Absent: 1 – Pylar

MOTION TO GRANT VARIANCE CARRIED

ITEM #3 – VARIANCE REQUESTED. MARK ZOLTOWSKI, ART ONE SIGNS, 5903-5953 JOHN R, EMERALD LAKES PLAZA, for relief of Chapter 85 to erect a 10' tall 32 square foot ground sign.

The petitioner was not present. Mr. Evans indicated that he had spoken to Mr. Zoltowski on December 1, 2009 and was told that they planned to withdraw this request. Mr. Zoltowski was to provide that request in writing but has not done so at this time. This item was moved to the end of the Agenda, Item #6, to allow the petitioner the opportunity to be present.

ITEM #4 – VARIANCE REQUESTED. INTERCITY NEON, 578 W. 14 MILE, for relief of the Ordinance to erect a 107 square foot sign.

Mr. Stimac explained that the petitioner is requesting relief of the Ordinance to erect a 107 square foot wall sign. This property is zoned B-3. Chapter 85.02.05 (C) (4) of the Sign Ordinance requires that tenant wall signs be located on the face of the area that is occupied by the tenant. The sign is proposed to be located on a portion of the exterior wall that is not occupied by the tenant.

Mr. Walter Schafer of Intercity Neon was present and stated that similar variances have been granted for this site in the past. A second floor corridor is behind this wall. The landlord has approved this request and would like to see this sign in that area.

Mr. Dziurman asked if there was any other location for this sign. Mr. Schafer stated that if the sign was placed on the lower level it would not be visible due to the location of trees in the area.

Mr. Stimac asked if there were other tenants located above the "Famous Labels" sign.

Mr. Schafer explained that there are a number of tenants on the second floor, but there is a corridor located behind this wall. This location is exactly the same as the location that has received variances in the past.

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.

Motion by Richnak
Supported by Lenderman

MOVED, to grant Intercity Neon, 578 W. 14 Mile, relief of Chapter 85 to erect a 107 square foot wall sign.

- Sign will be located on a portion of the exterior wall that is not occupied by the tenant.
- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.

Yeas: 4 – Richnak, Stimac, Dziurman, Lenderman
Absent: 1 – Pylar

MOTION TO GRANT VARIANCE CARRIED

ITEM #5 – VARIANCE REQUESTED. JOHN ROGERS, WILLIAM BEAUMONT HOSPITAL, for relief of Chapter 85 to replace four (4) existing directional ground signs with four (4) new directional ground signs; replace two ground signs; and put up an additional wall sign where the sign ordinance limits the site to not more than two signs.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to replace four (4) existing directional ground signs which are between 10 and 27 square feet in area with four (4) new directional ground signs, each measuring 34 square feet in area. They are also asking to replace an existing 164 square foot ground sign with a new 95 square foot sign and to replace an existing 99 square foot ground sign with a new 150 square foot sign. Finally, they are proposing to install a new wall sign measuring 48 square feet in area. This property is zoned C-F (Community Facilities). Chapter 85.02.05 (C) (2) of the Sign Ordinance only allows two signs on this property one up to 100 square feet and a second up to 36 square feet. Based upon previous action of the Board there are currently more than two (2) signs on this property.

A discussion began regarding the existing signage on this site and the different purposes of the signs, e.g. directional, identification.

Mr. John Rogers was present and stated that the main entrance to the hospital has been modified and they want to update the directional signs. The new pedestrian bridge affects the view of the sign to the main entrance. The main entrance sign was originally installed on canopies, which have been removed. The original sign is going to be relocated on the main building as the main entrance has a new building addition. This area is in a state of flux and they want a new sign that states "main entrance".

Mr. Richnak said that he is sure Beaumont has a long range plan and asked if any of the future plans look to change the front face of what people see when traveling on Dequindre.

Mr. Rogers said that to the best of his knowledge there will not be any changes along Dequindre.

Mr. Lenderman asked where the signs are located on the Sterling Heights side of this site.

Mr. Rogers said that there is a sign located diagonally from Sign #21 and another sign located near the driveway that is about 120' north of the bridge that identifies the office building. There is a building sign on the north, south and east sides of the building.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There is one (1) written approval on file. There are no written objections on file.

ITEM #5 – con't.

Mr. Stimac asked if the directional signs would be visible to the public driving down Dequindre. Mr. Rogers explained that most of the signs are visible only to the people that are already in the complex.

Mr. Richnak stated that this Board would not want signs that are a distraction to people traveling on Dequindre.

Mr. Rogers explained that the main ground sign, labeled as #33 in the documents submitted, is in a landscaped area, which is planted with flowers on a yearly basis. Mr. Richnak asked how long that sign had been in place. Mr. Rogers said that he did know, but felt that it has been there since the hospital was constructed. Mr. Rogers also stated that some of the signs which had been granted variances are being removed.

Mr. Dziurman asked what the reason was for making the signs larger.

Mr. Rogers stated that Ford & Earl designed the new signs and felt that the size of the letters on the previous signs was too small.

Mr. Richnak stated that he travels along Dequindre a lot and feels that the signs would be appropriately sized.

Mr. Lenderman asked what the hardship was to grant this variance. Mr. Dziurman stated that he thought this site was allowed more signage.

Mr. Stimac explained that this property is zoned C-F (Community Facilities) and this site has multiple uses. If there was only one sign it would probably create a hardship in trying to locate the specific services that are needed. Furthermore, this is quite a large site and it makes the property unique. There are a number of internal signs that help people find the area that they need, as well as directional signs.

Motion by Richnak
Supported by Stimac

MOVED, to grant John Rogers, William Beaumont Hospital, 44201 Dequindre, relief of Chapter 85 to replace four (4) existing directional ground signs with four (4) new directional ground signs 34 square foot each; replace two ground signs =, one 8=95 square foot and the other 150 square foot; and put up an additional 48 square foot wall sign where the sign ordinance limits the site to not more than two signs.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.
- The site is very large and provides numerous different services at different locations on the site.

ITEM #5 – con't.

- Variance will aid in identification of different areas on this site.
- Variance will aid citizens in locating what they need.

Yeas: 4 – Lenderman, Richnak, Stimac, Dziurman
Absent: 1 – Pylar

MOTION TO GRANT VARIANCE CARRIED

ITEM #6 (ITEM #3) - VARIANCE REQUESTED. MARK ZOLTOWSKI, ART ONE SIGNS, 5903-5953 JOHN R, EMERALD LAKES PLAZA, for relief of Chapter 85 to erect a 10' tall 32 square foot ground sign.

Petitioner is requesting relief of the Ordinance to erect a 10' tall 32 square foot ground sign. This property is zoned B-2. Chapter 85.02.05 (C) (4) of the Sign Code allows two ground signs. Currently there are two ground signs on the property; the first measures 420 square feet in area; the second measures 23 square feet in area. This request exceeds the number of ground signs allowed.

This item first appeared before this Board at the meeting of November 4, 2009 and was postponed to allow the petitioner and the property owner to determine if there are other considerations available to them that would eliminate the need for a variance; and, also to allow the Board members the opportunity to review the other signage on the site.

Motion by Richnak
Supported by Lenderman

MOVED, to deny the request of Mark Zoltowski, Art One Signs, 5903-5953 John R., Emerald Lakes Plaza, for relief of Chapter 85 to erect a 10' tall 32 square foot ground sign.

- Petitioner did not demonstrate a hardship.
- There is ample identification on property.
- Variance would have an adverse effect to surrounding property.

Yeas: 4 – Stimac, Dziurman, Lenderman, Richnak
Absent: 1 – Pylar

MOTION TO DENY REQUEST CARRIED

Mr. Stimac explained that the membership rules for this Board have been changed and this would be the last meeting for Mr. Richnak and Mr. Lenderman and/or Mr. Nelson. Mr. John Szerlag, the City Manager and three qualified citizens would take their places

starting in January 2010. Mr. Stimac also stated that although he would no longer be a voting member of the Board; he would still act as a liaison.

The Building Code Board of Appeals meeting adjourned at 9:15 A.M.

Ted Dziurman, Chairman

Pam Pasternak

Pam Pasternak, Recording Secretary