The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:30 A.M. on May 5, 2010 in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Ted Dziurman
John Szerlag
Michael Carolan
Michael Pylar (arrived 8:36 A.M.)

ALSO PRESENT: Mark Stimac, Director of Building & Zoning
Paul Evans, Housing & Zoning Inspector Supervisor
Pam Pasternak, Recording Secretary

ITEM #1 – APPROVAL OF MINUTES – MEETING OF APRIL 7, 2010

Motion by Carolan
Supported by Szerlag

MOVED, to approve the minutes of the meeting of April 7, 2010 as written.

Yeas: 3 – Dziurman, Szerlag, Carolan
Absent: 1 – Pylar

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

ITEM #2 – VARIANCE REQUEST. ALLIED SIGNS, 2155 W. BIG BEAVER, for relief of Chapter 85 to place a second 37 square foot sign on an existing office building.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 85 to place a second 37 square foot sign on an existing office building. This property is zoned OSC (Office-Service-Commercial). Section 85.02.05 (C) of the Sign Code allows one wall sign up to 200 square feet in area for a building this size. There is already an existing 37 square foot sign on the north elevation of the building that is proposed to remain.

Mr. Patrick Stieber of Allied Signs was present. Mr. Stieber stated that they wished to add a secondary sign on the west elevation of this building. Due to the layout of this site, it is very difficult in getting the traffic to come in from Butterfield. The lack of signage in this area causes many people to miss this turn. The Sign Code would allow them to have a much larger sign and adding this proposed second sign would still be well within the area limits of the Sign Ordinance. Mr. Stieber also stated that the sign will be aesthetically pleasing and will add a safety issue for on-coming traffic.

Mr. Dziurman asked if the bank occupied the entire first floor of the building.

Mr. Stieber said that it did and he also thought that were offices located on other floors.

Mr. Dziurman asked how long the existing sign has been in place.

Mr. Stimac stated that this site has been a bank since 1999. Chase Bank has been in this location since 2006.

Mr. Dziurman asked if any other tenants would be coming in for signage and Mr. Stieber stated that they would not.

Mr. Szerlag asked if the sign was illuminated.

Mr. Stieber said that it would be an illuminated channel letter sign.

Mr. Dziurman opened the Public Hearing.

Mr. Larry Schwar, a representative for the company that holds the national sign contract with Chase was present. Mr. Schwar stated that he felt this sign would be aesthetically pleasing also.

No one else wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Motion by Carolan
Supported by Pylar

MOVED, to grant Allied Signs, 2155 W. Big Beaver, relief of Chapter 85 to place a second 37 square foot sign on an existing office building.

- Signage will be well below allowable amount of square footage allowed by the Sign Ordinance.
- Additional sign will aid customers in finding this location.
- Variance is not contrary to public interest.

Yeas: All – 4

MOTION TO GRANT VARIANCE CARRIED

ITEM #3 – VARIANCE REQUEST. JEFF DRAKSLER, 6947 NORTHPOINT, for relief of Chapter 83 to install a 6' high privacy fence.

Mr. Stimac informed the Board that we had received a request from the petitioner asking that this item be postponed.

Motion by Szerlag
Supported by Carolan

MOVED, to postpone the request of Jeff Draksler, 6947 Northpoint, for relief of Chapter 83 to install a 6' high privacy fence until the next scheduled meeting of June 2, 2010.

Yeas: All – 4

MOTION TO POSTPONE THIS REQUEST UNTIL JUNE 2, 2010 CARRIED

ITEM #4 – VARIANCE REQUEST. MICHAEL ROUSSEAU, INTRACO, 530 STEPHENSON, for relief of Chapter 85 to install two 42 square foot wall signs on an existing office building.

Mr. Stimac informed the Board that after further review of the documents submitted, it was determined that there was an error in the public hearing notices for this request. As well the petitioner has indicated they may want to change their application. Therefore, he asked that the Board postpone any action on the request.

Motion by Pylar
Supported by Carolan

MOVED, to postpone the request of Michael Rousseau, Intraco, 530 Stephenson, for relief of Chapter 85 to install two 42 square foot wall signs on an existing office building, until the next meeting of June 2, 2010.

- To allow the petitioner the opportunity to revise his request, and/or
- To allow the Building Department to re-advertise this request.

Yeas: All 4

MOTION TO POSTPONE UNTIL THE MEETING OF JUNE 2, 2010 CARRIED

The Building Code Board of Appeals meeting adjourned at 8:44 A.M.

_____
Ted Dziurman

_____
Pam Pasternak, Recording Secretary