

The Regular Meeting of the City of Troy Building Board of Appeals was called to order by Chair Dziurman at 8:33 a.m. on August 3, 2011, in the Lower Conference Room of the Troy City Hall.

1. ROLL CALL

Present:

Ted Dziurman – Chair
Teresa Brooks – Member
Michael Carolan – Member
John Szerlag – Member

Also Present:

Mitch Grusnick – City of Troy Building Official
Gerald Rice – Recording Secretary

2. APPROVAL OF MINUTES

Moved by: Carolan
Seconded by: Brooks

RESOLVED, To approve the minutes of the June 1, 2011 Regular meeting as prepared.

Yeas: All

MOTION CARRIED

3. POSTPONED ITEMS

4. HEARING OF CASES

- A. VARIANCE REQUEST, HAITHAM SITTO FOR SITTO INDUSTRIES/HARDY SIGNS, 85 E BIG BEAVER, for relief of Chapter 85 in order to allow a second wall sign, measuring 150 square feet in area, on the building that currently has a 109 square foot wall sign.

A variance to allow a second wall sign, measuring 150 square feet in area, on the building that currently has a 109 square foot wall sign. The Sign Code limits the size of the second wall sign to 20 square feet.

SECTION: 85.02.05 (c) (3)

MOVED, to postpone the request of Haitham Sitto for Sitto Industries, 85 E Big Beaver until next month as no one from Sitto was in attendance.

Yeas: 4 – Dziurman, Brooks, Carolan, Szerlag

MOTION TO POSTPONE VARIANCE CARRIED.

- B. **VARIANCE REQUEST, JOHN TOLMIE FOR VISALUS SCIENCES, 1607 E BIG BEAVER #110**, for relief of Chapter 85 in order to allow a second wall sign, measuring 96 square feet in area, on the building that currently has an 80 square foot wall sign. The Sign Code limits the size of the second wall sign to 20 square feet.

A variance to allow a second wall sign, measuring 96 square feet in area, on the building that currently has an 80 square foot wall sign. The Sign Code limits the size of the second wall sign to 20 square feet.

SECTION: 85.02.05 (c) (3)

Bruce Knight, the owner of 1607, Visualis is a tenant of his and he gave them free tenancy for about five years until they merged with a California company. They are now expanding and adding 100-200 new jobs. They are a marketing firm that sells high quality vitamins. They are a very good tenant and good business. It is important to bring them here and keep them maintained here.

Michael Zack is the general manager from Bright Star signs. Mr. Zack passed around pictures of the sign they hope to fabricate. The signs are fabricated with an aluminum background so that all the components and wiring are behind it and not visible. The letters are then mounted on that aluminum backer so that all is seen are the channel letters. At this point he presented a sample to what he was referring. They feel the sign is aesthetically pleasing and similar sized to the NECC sign. They feel the proposal and request doesn't violate the spirit of the ordinance. The variance would be similar to others like it if allowed.

Mr. Dziurman stated he couldn't see the existing sign.

Mr. Zack stated the NECC sign is on the west end of the building on the upper corner.

Mr. Knight stated he believes NECC may move on to another building.

Mr. Zack stated they wouldn't have a problem if the Board had certain times it would prefer the sign to be lit.

Mr. Szerlag stated one of the City's primary objectives is to create an environment of investment. He believes the sign is aesthetically pleasing. He moved to approve it.

Ms. Brooks seconded.

MOVED, to grant the request of John Tolmie for Visalus Sciences, 1607 West Big Beaver, for relief of Chapter 85 in order to allow a second wall sign,

measuring 96 square feet in area, on the building that currently has an 80 square foot wall sign. The Sign Code limits the size of the second wall sign to 20 square feet.


Yeas: 4 – Dziurman, Brooks, Carolan, Szerlag

MOTION TO GRANT VARIANCE CARRIED.

Mr. Dziurman moved to adjourn.

5. COMMUNICATIONS
6. PUBLIC COMMENT
7. MISCELLANEOUS BUSINESS
8. ADJOURNMENT

The Regular Meeting of the Building Board of Appeals adjourned at 8:45 a.m.


Ted Dziurman, Chair


Gerald Rice, Recording Secretary

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