

Regular Meeting of the Board of Zoning Appeals was held in the Troy City Offices, Tuesday, January 18, 1966, at 8:00 p.m.

PRESENT: Stanley Gondek, Chairman
Kenneth Henning, Vice-Chairman
Ben Moore, Secretary
Alphonse Bajgier
James Wallace

ABSENT: William Arlund
Wallace Hudson

Motion by Henning
Support by Moore

Move, the minutes of the Regular Meeting of December 21, 1965, be approved as printed.

Motion carried unanimously.

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1 PUBLIC HEARING - Barrett Asphalt Company - Section 28

Mr. Wolstenholme was present and submitted a plan showing a 20' x 20' x 50' high addition to present plant to increase facilities.

PUBLIC HEARING

W.D. Gale Inc., approves by letter
Bob Keller Company, 2915 West 14 Mile - approves by letter
L.J. Mathias, Lathrup Village - disapproves by letter
Harold Manderfield, 815 Kirts - disapproves of dust, dirt and fly ash.
A. Balliet, 86 Kirts - objects to dust and dirt

Motion by Henning
Support by Wallace

Move, that Barrett Asphalt Company, 2040 Barrett Road, Section 28, for variance to increase facilities at above address be granted, subject to adequate dust controls as stated Performance Standards 5.159 Subsection (2) of the Zoning Ordinance and road dust must be eliminated.

Yea: Henning, Moore, Wallace, Gondek
Nay: Bajgier
Absent: Arlund, Hudson

Motion lost.

Motion by Moore
Support by Henning

Move, the request of Barrett Asphalt Company, 2040 Barrett Road, Section 28, for variance to increase facilities at above address be tabled for (one) month for additional plans showing building location, elevation and type of construction, on the proposed building which exceeds the maximum height allowed.

Yea: Henning, Moore, Wallace, Gondek
Nay: Bajgier
Absent: Arlund, Hudson

Motion carried.

2 RENEWAL - Roslyn Roofing Company - Section 8

No one was present on behalf of the request to continue storage at 5015 Crooks Road.

The Building Inspector stated that no effort had been made to clear the area.

Motion by Henning
Support by Moore

Move, the renewal request of Roslyn Roofing Company to continue storage at 5015 Crooks Road, Section 8, be denied for non performance.

Motion carried unanimously.

3 REQUEST - Sign for Emerson Unitarian Society

No one appeared on behalf of the request.

The Building Inspector stated he had no communication from them.

Motion by Moore
Support by Henning

Move, the request for Variance by Emerson Unitarian Society to erect (2) directional signs be denied for lack of interest and non appearance of the petitioner.

Motion carried unanimously.

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4 PUBLIC HEARING - Ladd Co., for Emerald Lake Subdivision
Section 2

Mr. Garrett was present and submitted Plat, gate design and Plot plan for the gates which are partially installed. These are field stone and wood structures that are (5) feet inside the property line at the Walker Drive entrance which is a 90 foot wide street.

PUBLIC HEARING

No comments or objections on file.

Motion by Bajgier
Support by Henning

Move, the Ladd Land Co., request for Variance of Ordinance to install Subdivision sign entrance gates to Emerald Lake in Section 2, closer to property line than allowed by Ordinance be approved.

Motion carried unanimously.

5 PUBLIC HEARING - Saxony Land Company for Mt. Vernon
Subdivision - Section 13

Mr. Schefman was present and submitted drawings showing these are 5-1/2' posts with 2' x 6' fence boards constructed at street entrances in Mt. Vernon Subdivision, and would reduce the use of the yards.

PUBLIC HEARING

Motion by Henning
Support by Moore

Move, the request for Variance of Ordinance by Saxony Land Company to install entrance fences at entrances to Mt. Vernon Subdivision, Section 13, closer to property line than permitted be granted.

Motion carried unanimously.

6 PUBLIC HEARING - Lawrence Enterprise, Section 27

Mr. Lawrence was present and stated he would like to install a screen wall and canopy which would project (9) feet into the required front set back. This is needed for weather protection for the office door.

PUBLIC HEARING

No objections or comments.

Motion by Moore
Support by Henning

Move, the request for Variance of Ordinance by Lawrence Enterprize at 895 Owendale, Section 27, be granted.

Motion carried unanimously.

7 PUBLIC HEARING - Troy Villa Mobile Home Park - Section 26

Mr. Anbender and Mr. Shackett were present and requested relief from requirement of having one side of park open to R-M zoned area. They plan to screen the entire park and the (14) acre site is land locked.

PUBLIC HEARING

Letter of Gentry Machine Repair - approves
Letter of Palmer Paint Products - approves
Letter of Troy Drive In Theatre - approves
Petition of 100 lot owners in Troy Mobile Villas - approve

Howard Waters - resident stated the acreage would be better if cleaned up.

John Pridia - resident approves.

Motion by Henning
Support by Bajgier

Move, Troy Villa Mobile Home Park Subdivision in Section 26, be granted relief by Variance of Ordinance and allow development and construction of a Mobile Home Park on the parcel in question, relieving the requirement of R-M Zoning on one side of said parcel.

Motion carried unanimously.

8 PUBLIC HEARING - Leonard Bros. Realty - Section 35

Mr. Hayman and Mr. Lemke were present and submitted plans showing this as a household goods warehouse which had resulted from a five month study. The site, lots 3 & 4 of Supervisors Plat #29, corner Maple & Chicago street, Section 35, is too narrow to permit 100 foot setback from West property line and maintain minimum width of building. They request 25' relief.

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PUBLIC HEARING

No comments or objections.

Motion by Bajgier
Support by Henning

Move, Leonard Bros. Realty Company request for set back exceptance be granted in Section 35, from 100 feet to 75 feet fronting Chicago Street. Reason for allowance is to permit the construction of a warehouse building which is suitable to this size lot. If the 100 feet measure was utilized it would reduce the building from the present 62' to width of 37', which would render the building useless.

Motion carried unanimously.

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Motion by Henning
Support by Moore

Move, this meeting be adjourned (10:47 p.m.).

Motion carried unanimously.