

January 21, 1964

A Regular Meeting of the Zoning Board of Appeals was held in the Troy City Offices on Tuesday, January 21, 1964, being called to order at 8:00 P.M.

PRESENT:

S. Gondek, Chairman
W. Arlund
A. Bajgier
B. Moore
C. Sutermeister

ABSENT:

John Davis (out of town)
Wayne Clark (8:10)

MINUTES, DECEMBER 17, 1963

Motion by Arlund
Support by Bajgier

Moved, that the minutes of the regular meeting held on December 17, 1963, be approved as printed.

Yeas: All-5
Nays: None
Absent: Davis, Clark

Item 1. Renewal - requested, L. Yanich to maintain a sign at real estate office, 2833 Rochester Road. Section 27.

No one appeared on behalf of the request.

Motion by Sutermeister
Support by Moore

Moved, that the request of L. Yanich to maintain a sign at real estate office, on Rochester Rd., be tabled for one month and Mr. Yanich be notified to appear at that meeting.

Yeas: All-6
Nays: None
Absent: Davis

Item 2. Renewal - requested, Troy National Bank to maintain five (5) signs at various locations in Troy. Sections 29, 34, 26, 28, 15.

Mr. R. Romkema was present. They had asked for the moving of one sign, but do not intend to move the others.

Motion by Bajgier
Support by Sutermeister

Moved, that the Troy National Bank be allowed to maintain five (5) signs at various location in the City of Troy.

Yeas: All-6
Nays: None
Absent: Davis

Item 3. Renewal - requested, George Krotzer, to operate thread grinding machine shop at 6681 Rochester Road. Section 3.

Mr. Krotzer was present on his behalf and said that he had (10) machines stored in the building. He has two working and another ready to start up. He does work for DeVlieg, & Boeing Aircraft. He has put on a new roof and cleaned up the area and wanted to know if there was a possibility of putting up a new wall and a stone front.

He was discouraged as this is a non-conforming variance.

Motion by Arlund
Support by Bajgier

Moved, that the request of George Krotzer to operate a thread grinding machine shop at 6681 Rochester Road be renewed for one year.

Yeas: All-6
Nays: None
Absent: Davis

Item 4. Renewal - requested, Arthur G. Mattson to operate a sheet metal business at 3120 Frankton Street. Section 32.

Mrs Mattson was present on behalf of the request. The work is done out. There is some storage in the garage. No complaints.

Motion by Sutermeister
Support by Arlund

Moved, that the request of G. Mattson to operate a sheet metal business at 3120 Frankton Street be granted.

Yeas: All-6
Nays: None
Absent: Davis

Item 5. Renewal - requested, Bernice McAvon, to operate a convalescent home at 5874 Livernois Road. Section 10.

Mrs. McAvon was present. She stated that she had three people all on the first floor. There were no complaints.

Motion by Moore
Support by Sutermeister

Moved, that Bernice McAvon be granted permission to operate a convalescent home at 587 1/2 Livernois Road, for one year.

Yeas: All-6
Nays: None
Absent: Davis

Item 6. Renewal - requested, B. Nykanen, to operate heating service at 6187 Livernois Road. Section 4.

Mr. Nykanen was present on his behalf. There were no complaints.

Motion by Bajgier
Support by Arlund

Moved, that approval for a variance permit be granted to B. Nykanen to operate a heating service at 6187 Livernois Road.

Yeas: All-6
Nays: None
Absent: Davis

Item 7. Request - Coleman's Service Station, 5000 Rochester Road to store wrecked cars. Section 14.

This was tabled from the December meeting. There was no one present on behalf of the request.

Motion by Bajgier
Support by Clark

Moved, that the request of December 4, 1963, of Coleman's Service Station to store wrecked cars in fenced area, be denied.

Yeas: All-6
Nays: None
Absent: Davis

Item 8. Request - Robert Grau, to build house on lot #45, S/P #27 - N.E. corner Sunridge & Upton Roads. Section 19.

Mr. Grau was present. This had been tabled from December meeting, so Mr. Grau could furnish more information as to type of house, which he did at this meeting.

Motion by Clark
Support by Moore

Moved, that the request of Robert Grau to build a house on lot #45, S/P #27 N.E. corner Sunridge & Upton Road be granted.

Yeas: All-6
Nays: None
Absent: Davis

Item 9. Request of Dr. Wayne Arner to erect a 4' x 6' lighted sign in front of office at 69 E. Sq. Lake Rd. Section 3.

Mr. G. MacLeod was present on behalf of the request. This would be a free standing sign about 2' off the ground, and would be temporary for 60 to 90 days until the old building could be torn down.

Public Hearings:

Sarah Shinkle, 422 E. University, Royal Oak approves by letter.

Nelson Vanderpool, 135 E. Square Lake Rd., disapproves by letter.

Henry Kroll representing his father of 101 Sq. Lake Rd., objects in person. The lights would be a problem.

W. R. Schultz, 607 1/2 Livernois, objects in person, to a free standing sign.

Mrs Pettypiece, objects in person, to lights may be a problem, unless its turned off at night same as Wayne Oakland sign.

Leo Marleau, 6048 Livernois, objects in person, and asked how the Wayne Oakland sign got approved. There was no notification.

Motion by Bajgier
Support by Arlund

Moved, that the request of Dr. W. Arner to erect a 4' x 6' lighted sign as per sketch be approved, but the lights to be turned off at 10:00 P.M.

Yeas: All-6
Nays: None
Absent: Davis

Item 10. Request of G.E. MacLeod to erect a 4' x 6' lighted sign in front of office building at 35 W. Square Lake Road. Section 9.

Mr. MacLeod was present and stated that this is the same kind of sign only it would be 8' off the ground.

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Public Hearing:

N. Vanderpool, 135 E. Square Lake Rd., objects by letter

P. St. Onge, 5958 Niles, object until he cleans up property.

R. Reneaud, 95 W. Sq. Lake, object until he cleans up property.

W. Schultz, 6074 Livernois, ask if there was a permit needed for a sign that is set away from building.

Don Shook, 6155 Rochester Rd., ask why a permit is needed for a sign and then they put one where they want.

Motion by Sutermeister
Support by Arlund

Moved, that the request of G. MacLeod to erect a sign, as per sketch, to be a minimum of 47' from the center of Sq. Lake Road, be approved.

Yeas: All-6
Nays: None
Absent: Davis

Item 11. Request of G.E. MacLeod to build a commercial building on lot #21 S/P #7 (75 E. Sq. Lake Rd.,) closer to lot line than permitted by Ordinance #23, Section 3.

Mr. MacLeod was present to represent Nolan Building Company. He stated that there was a mix up and the building was started when a double check showed they were closer than permitted to the line.

Public Hearing:

Wm. Schultz, 6074 Livernois, ask if there was a doubt why didn't he check. We would like to know what is planned for that corner.

L. Marlean, 6048 Livernois, is in favor of one foot or building on the lot line for commercial as the 10' is just junk catcher, fire or police hazard.

Motion by Arlund
Support by Bajgier

Moved, the request of G. MacLeod to build closer to lot line than permitted at 75 E. Sq. Lake Rd. be granted.

Yeas: All-6
Nays: None
Absent: Davis

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Item 12. Request of A.A. Brennan to build a house on lot #31 Golf Estates closer to side lot lines than permitted. Section 3.

Mr. Brennan was present to explain that this is a 80' wide lot. The side yards would be 12' and 8'. This is a 28' x 40' brick house with attached garage, and has 1200 sq. ft. area necessary.

Public Hearing:

D. Shook, 6155 Rochester Rd., who lives next door ask if the Ordinance is to be broken and not kept. He did not want the house too close to his.

It was explained that this Board only grants variance if there is a legitimate need.

Motion by Moore
Support by Clark

Moved, that the request of A. Brennan to build a house on lot #31 Golf estates closer to side lot line be granted according to the plan as submitted.

Yeas: All-6
Nays: None
Absent: Davis

Motion by Moore
Support by Bajgier

Moved, that the meeting be adjourned (11:00 P.M.).

Yeas: All-6
Nays: None
Absent: Davis