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A Regular Meeting of the Zoning Board of Appeals was held in the Troy City Offices on Tuesday, June 20, 1961, at 8:10 P.M.

MEMBERS PRESENT:

Ben Moore, Chairman
Wayne Clark
C. Sutermeister
T. D. Bennett, Secretary

ABSENT:

John Davis, Vice-Chairman
S. Gondek
John Czarnowski

Motion by Mr. Bennett
Supported by Mr. Sutermeister

I move that the minutes of meeting on May 16, 1961, be approved as printed.

Yeas: All-4
Nays: None
Absent: Davis, Gondek, Czarnowski.

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1. Request of W. E. Rice:

Mr. James Hodges, Jr., 888 Kirts, presented a petition containing fifty-two (52) signatures against this operation.

Reverend Zachary - Church of God, 1785 Crooks Road, presented a petition containing thirty-eight (38) signatures against this operation.

From the audience:

Mrs. Vincent, Kirts St. - Objects to noise not proper environment for children.

Mr. Hoffner, 1199 Kirts - Checked on mufflers at a go-kart equipment store. Salesman advised against installation of mufflers because it cuts speed in half. Engines are capable of tremendous speed, and noise would be excessive. Troy has no anti-noise ordinance to protect residents.

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(Request of W. E. Rice - CONTINUED)

Mr. Rice - Has been running karts every night with mufflers on them. Club is not meant to create disturbance. Does not feel that people who signed the petition and do not live in Troy, have the right to object. Can assure everyone that karts will be equipped with mufflers.

Mr. Hodges - Royal Oak is considering an ordinance covering go-karts. Troy would have no control over this operation once it was approved.

Mrs. Mabel Lamnek, 2220 Crooks Road - Home is closer than 1000' to proposed track. Objects to noise.

Mr. Harold Spencer, 2225 Crooks Road - Objects to noise and additional traffic, particularly on weekends.

Mr. Hoffner - Requested that the City Attorney's opinion be read to the audience. Stated that no buffer zone existed between the industrial zone and residential area.

Dr. Karl F. Koerner, 1820 Crooks Road - Objects, by letter.

Mr. James O'Connor, 2106 Crooks Road - Objects, by letter.

DECISION:

Motion by Mr. Clark
Supported by Mr. Bennett

I move that the request of W. E. Rice to construct and operate a Go-Kart Track on property leased from Gale Electric Company, be denied.

Yeas: All-4
Nays: None
Absent: Davis, Gondek, Czarnowski.

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2. Request of Jim Robbins:

Mr. James H. Dygert appeared in behalf of the Robbins request to operate a cement crusher without a variance permit. Inasmuch as the ordinance in the City does not prohibit this particular type of operation, they felt that the application for variance permit had been made under a misunderstanding.

DECISION:

Motion by Mr. Bennett
Supported by Mr. Clark

I move that we accept the recommendation of the City Attorney, Mr. Burke, that a Variance Permit is required.

Yeas: All-4
Nays: None
Absent: Davis, Gondek, Czarnowski.

3. Request of V. O. Vettraino:

Mrs. Vettraino appeared in behalf of the request to use garage at 5021 Somerton for T.V. Repair Service. Garage faces Long Lake Road. Have one unmarked truck in operation. Mrs. Vettraino stated that they are not interested in soliciting new business -- just want to take care of their present customers.

Public Hearing:

Mr. G. Sattler, 568 East Long Lake Road - Objects to this operation in a residential section.

Mr. Vettraino, Sr., 5041 Somerton - Favors this operation.

Mr. E. J. Watson, 5057 Somerton - Favors this operation.

Mrs. Vettraino - Is willing to remove the sign if neighbors object to same. Stated that they have no employees.

Mr. & Mrs. Watson, 5085 Somerton - Approves, by letter.

Mrs. Pearl Houghten, 4953 East Long Lake - Approves, by letter.

Mr. & Mrs. Pouget, 5042 Somerton - Approves, by letter.

(Request of V. O. Vettraino - CONTINUED)

DECISION:

Motion by Mr. Bennett
Supported by Mr. Moore

I move that the request of V. O. Vettraino to use garage at 5021 Somerton for T. V. Repair Service, be granted.

Yeas: All-4
Nays: None
Absent: Davis, Gondek, Czarnowski.

4. Request of Lewis C. Reed:

Mr. Reed appeared in behalf of his request to build a garage 6' from the lot line at 5861 Houghten Street. He stated that upon completion, the building will be 26-1/2' from the other house, and 6' from the property line. Plans to use 10' area between house and garage for future breezeway.

Public Hearing:

Mr. James Thompson, 5891 Houghten - Approves this construction.

Mr. Fred Howard, 5881 Houghten - Approves this construction.

Mr. & Mrs. Frank Moran, 5920 Houghten - Approves, by letter.

DECISION:

Motion by Mr. Sutermeister
Supported by Mr. Clark

I move that request of Lewis C. Reed, 5861 Houghten Street, to build a garage 6' from lot line at the above address, be granted.

Yeas: All-4
Nays: None
Absent: Davis, Gondek, Czarnowski.

5. Request of Carl LeCari:

No one appeared in behalf of Carl LeCari's request to erect a sign over his market at the corner of Livernois and Wattles Roads.

Public Hearing:

No one appeared.

DECISION:

Motion by Mr. Sutermeister
Supported by Mr. Bennett

I move that the request of Carl LeCari to erect a sign over his market at the corner of Livernois and Wattles Roads be granted, said sign to conform in size (3' x 4') and type as specified in Mr. LeCari's letter.

Yeas: All-4
Nays: None
Absent: Davis, Gondek, Czarnowaki.

6. Request of Fred T. Wall:

No one appeared in behalf of Mr. Wall's request to operate an art gallery and antique shop at 3820 Crooks Road.

Public Hearing:

Mr. Godian, 3902 Crooks Road - Has been in business two weeks without a permit. Objects to business in R-1B zoning.

Mr. Werker, 3960 Crooks Road - Objects.

Mr. Lendzian, 3875 Crooks Road - Objects.

Mr. Arthur Schultz, 3855 Crooks Road - Objects.

Mr. Andrew Dettling, 19718 Whitecomb, Detroit 35 - Objects.

DECISION:

No action taken -- no representative appearing. This item will be placed on the agenda for the next meeting.

7. Request of Vero Elisei:

Mr. Elisei appeared in behalf of his request to build a garage in front of his main buildings at 1645 East Big Beaver Road. He submitted a plan of his proposed building, and advised that he would store his trucks, tractors, equipment, etc. in this garage. Stated that he had ample room to set the garage over the proper distance from the lot line.

Public Hearing:

Mr. Vaso Kresojevich, 1009 North Payton, Indianapolis 19, Indiana, (daughter Louise and son Ralph representing) - Objects strongly to any expansion of this business.

Mr. Gilbert Fraser, 19404 Blake, Detroit - Owner of next four acres west of Kresojevich property. Would favor anything that might improve the appearance of this property.

DECISION:

Motion by Mr. Bennett

Supported by Mr. Clark

I move that the request of Vero Elisei to build a garage in front of his main buildings at 1645 East Big Beaver Road be granted, said garage to be within 5' of the east property line.

Yeas: All-4

Nays: None

Absent: Davis, Gondek, Czarnowski.

8. Request of John R. Henson:

No one appeared in behalf of Mr. Henson's variance permit to operate a recording studio at 500 Trombley Street which expires July 1, 1961. *

9. Request of F.S.A. Engineering:

No one appeared in behalf of variance permit for the F.S.A. Engineering Company, 6405 Livernois, which expires July 1, 1961.*

10. Request of Ted Baughman:

No one appeared in behalf of Mr. Baughman's request for renewal of his variance permit to operate a real estate office at 2327 Livernois. This permit expires July 1, 1961.*

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11. Request of S. G. Denison:

No one appeared in behalf of Mr. Denison's request for renewal of his variance permit to operate a hobby shop at 3930 John R Road. This permit expires July 1, 1961.*

* DECISION:

Motion by Mr. Sutermeister
Supported by Mr. Clark

I move that the last four (4) items on the agenda (Henson, F.S.A. Engineering, Baughman, and Denison) be tabled for consideration at the next regular meeting, letters so advising to be forwarded to these individuals and requesting their attendance at said meeting.

Yeas: All-4
Nays: None
Absent: Davis, Gondek, Czarnowski.

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Motion by Mr. Bennett
Supported by Mr. Sutermeister

I move the meeting be adjourned (10:30 P.M.).

Yeas: All-4
Nays: None
Absent: Davis, Gondek, Czarnowski.