

**PLANNING COMMISSION MINUTES
FEBRUARY 21, 2018
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA MICHIGAN**

NAMES OF THOSE PRESENT: Larry Ledebur (Chair), Steve Parker, Peter Shaw, George Olsen, Claire Robinson, Adam Ellison, and Michael Townley.

MEMBERS ABSENT: Erik Larsen (Vice Chair), Sarah Haselschwardt (Secretary)

MEMBERS VACANT: None

OTHERS PRESENT: Ray Shamoun (Chelsea Motors), Joshua Tauriainen (Chelsea Motors), Joe Maynard (Washtenaw Engineering Co.), Josh Kuck (Main Street Church), Lisa Carolin (Chelsea Update), Cheri Albertson (City Council Liaison), Christine Linfield (City Staff) and Karen Gilmer (Assistant Clerk).

CALL TO ORDER

Chair Ledebur called the meeting to order at 7:00 pm.

APPROVAL OF THE AGENDA

MOVED by Olsen, SECONDED by Shaw, to approve the agenda. All Ayes. Motion Carried.

APPROVAL OF MEETING MINUTES

MOVED by Olsen, SECONDED by Robinson, to approve the meeting minutes for 11/21/17. All Ayes. Motion Carried.

PUBLIC HEARINGS:

Chair Ledebur introduced an application filed by Josh Kuck for a C-6 Zoning Ordinance Text Amendment to add "2. Churches and other buildings for religious worship". The public hearing was opened with no comments from the public. Public hearing was closed.

Chair Ledebur introduced an application filed by Steven Tauriainen for a Special Use permit for Automobile Sales on the following described parcel of land:

Tax Code: 06-06-13-450-004
1445 S Main Street, Chelsea, MI

The public hearing was opened with no comments from the public. Public hearing was closed.

UNFINISHED BUSINESS:

Gestamp Amended Landscape Plan Update

Linfield discussed that Staff has not received a formal resubmittal for the Planning Commission to review at this meeting. She did mention that Gestamp has submitted some concept sketches to the City Manager to share with the Parks Committee. She recommended that the Planning Commission make a motion to remove the item from the table and to retable until the next regularly scheduled meeting.

MOVED by Shaw, SECONDED by Ellison to remove from the table the Gestamp Amended Landscaping Plan and to reschedule it until the next regularly scheduled meeting. All Ayes. Motion Carried.

NEW BUSINESS

C-6 Zoning Ordinance Text Amendment

Josh Kuck from Main Street Church was present to answer questions regarding the proposed C-6 Zoning Ordinance Text Amendment to add Churches and other buildings for Religious Worship.

Linfield went over the staff report noting that Main Street Church has temporarily been using McKinley Properties Community Events Space at the Clock Tower Complex while they looked for a permanent home. This space has worked out well for them.

Linfield recommended that the Planning Commission review the following:

- Review Chelsea Zoning Ordinance No. 166, Article 13 Amendments, Section 13.07 Findings Required for a Text Amendment
- There are ten (10) other zoning districts that allow churches and other buildings for religious worship under Special Uses
- Churches are allowed downtown in the C-5 district which does not require on-site parking
- McKinley Properties is in support of the proposed text amendment
- The amendment has the use proposed to be added under the Special Uses section

Linfield recommended the following steps for the Planning Commission:

- Hold a public hearing
- Ask questions of the applicant
- Discuss the proposed amendment language
- Review the findings in Section 13.07
- Make changes to text if needed
- Take action to determine if the request should be recommended to City Council

Discussion followed.

MOVED by Shaw, SECONDED by Parker, to send to the City Council a text amendment to the C-6 Zoning Ordinance, Section 4.19 regarding the Central Business District Mixed Use by adding the text to Section 4.19C Special Uses "Churches and other buildings for Religious Worship". All Ayes. Motion Carried.

Chelsea Motors Special Use

Ray Shamoun and Joshua Tauriainen (Chelsea Motors) and Joe Maynard (Washtenaw Engineering Co.) were present to answer any questions regarding the Special Use permit for Automobile Sales.

Linfield went over the staff report noting the following:

- Property is currently zoned Restricted Commercial (C-4)
- The Planning Commission would need to review Sections 8.06, 8.07 (A-H) and 8.08 of the Chelsea Zoning Ordinance
- The lot is irregular in shape and the Zoning Board of Appeals granted a few variances in 1995 which include:
 - The vehicle display area setbacks be reduced to 0 ft
 - Exemption from the landscape standards for the new building
 - Reduce the north & west building setback to 5 ft and 20 ft respectively
- Feedback is necessary from the Planning Commission on several important items before plans can be finalized:
 - Old Manchester Road Safety Concerns in regards to the pavement
 - Public Sidewalks Along Old Manchester Road
 - Landscaping along Old Manchester Road

Planning Commission reached a consensus in support of the three (3) important items asked for from staff be addressed.

Linfield discussed the remaining staff report.

Discussion followed.

Planning Commission reached a consensus in favor of the lot to be used for the intended purpose by Chelsea Motor Sales upon the condition of the final site plans.

MOVED by Parker, SECONDED by Olsen, to table the Chelsea Motors Special Use Permit until the next regularly scheduled meeting, March 21, 2018. All Ayes. Motion Carried.

2017 Summary of Planning and Zoning Activities

Chair Ledebur introduced the 2017 Summary of Planning & Zoning Activities. The Michigan Enabling Act requires Planning Commissions to prepare an annual report summarizing yearly activities to their legislative bodies.

MOVED by Robinson, SECONDED by Shaw, to forward the summary of the Planning & Zoning Activities 2017 to the City Council for informational purposes. All Ayes. Motion Carried.

DISCUSSION

Chair Ledebur discussed telephone calls to individual members by the private sector. Chair Ledebur recommended that all inquiries be forwarded to Linfield.

Chair Ledebur discussed that the City Council has asked the Planning Commission to provide members to serve on Housing Research Advisory Commission and the Sustainability Advisory Commission created by the City Council.

Chair Ledebur and City Council member Cheri Albertson discussed a motion that was passed by the City Council to form a subcommittee relating to the Master Plan. Discussion followed.

PUBLIC PARTICIPATION: None

ADJOURNMENT

MOVED by Robinson, SECONDED by Olsen, to adjourn the meeting. All Ayes. Motion Carried.

Meeting adjourned at 8:56 pm.

Respectfully Submitted,



Karen Gilmer

Assistant Clerk



City of Chelsea
Planning Commission Meeting
Wednesday, February 21, 2018

Please Sign In

<u>Name</u> <small>(Print)</small>	<u>Address</u>	<u>Company</u> <small>(If applicable)</small>
RAY SHAMMOON		CHELSEA MOTORS
John TANTINIUM		CHELSEA MOTORS
JOE MAYNARD	3526 W. LIBBY, ANN ARBOR MI.	WECO.
Lisa CAROLAN	CHELSEA UPDATE →	



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

Wednesday, February 21, 2018 7:00 pm
Chelsea Municipal Building (Council Chambers)
311 S Main Street, Chelsea, MI

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MEETING MINUTES

Approval of the Regular Meeting Minutes for 11/21/17

PUBLIC HEARINGS

- C-6 Zoning Ordinance Text Amendment
- Chelsea Motors Special Use

UNFINISHED BUSINESS

- Gestamp Amended Landscape Plan Update

NEW BUSINESS

- C-6 Zoning Ordinance Test Amendment
- Chelsea Motors Special Use
- 2017 Summary of Planning & Zoning Activities

DISCUSSION

PUBLIC PARTICIPATION

ADJOURNMENT

Linfield briefly discussed the 4 parking lots involved which are a mixture of regular and ADA accessible spaces. She also discussed that since the hospital is located in the MC (Medical Center District), the Planning Commission must first decide if the proposed change is "major" or "minor". She proposed the following recommended steps for the Planning Commission:

- Make a motion to determine if "major" or "minor" in nature
- Make a motion to review the site plan as a Combined Preliminary and Final Site Plan
- Make a motion to take action on the proposed Combined Preliminary and Final Site Plan
- If a motion is made to approve the "minor" changes, the proposed changes be incorporated into the overall campus plan for the district

MOVED by Olsen, SECONDED by Larsen, that due to the minimal increase of 11% in the number of parking spaces, that the motion be a minor change in nature. All Ayes. Motion Carried.

MOVED by Haselschwardt, SECONDED by Olsen, to review the site plan a Combined Preliminary and Final Plan. All Ayes. Motion Carried.

Ledebur wondered about the net change in landscaping, particularly in trees.

Michael Pacheco explained that some trees would need to be removed, but that they do have trees being replaced. Robert Wanty showed a diagram of the parking lots and explained about the additional and replacement trees, as well as the trees being removed.

MOVED Haselschwardt, SECONDED by Larsen, to approve the "minor" changes as noted on the Combined Preliminary and Final Site Plans, contingent upon these changes being incorporated into the overall Campus Masterplan. All Ayes. Motion Carried.

Gestamp Amended Landscape Plan

Christopher Jurkoshek of Gestamp brought in an amended Landscape Plan. Planning Commission discussed and provided comments as well as offering suggestions for providing ways to make the berm look more natural with trees planted as screening. Gestamp will take the ideas back and re-submit 3D sketches once Jurkoshek has had time to consult with a Landscape Architect. The main points discussed were:

- Staggering Spruce trees as a natural fence
- Adding more Spruce trees between berm and park
- Possible fence between the berm and park to separate
- Using topsoil on berm
- Thickness of topsoil layer will be noted on the revised plan
- Low lying shrubs for erosion control
- Ways to discourage the public from using the berm as a sled hill
- Elongating the berm
- Sloping the ends more for a more natural look

Public Hearings

C-6 Zoning Ordinance Text Amendment

An application has been filed by Josh Kuck (801 Provincial Drive) to amend Chelsea Zoning Ordinance (No. 166), Section 4.19 Central Business District- Mixed Use (C-6) (commonly known as the Clocktower complex), (C.) Special Uses, to add the following text:

“2. Churches and other buildings for religious worship.”

Open Public Hearing

Close Public Hearing

Chelsea Motors Special Use Permit

An application has been filed by Steven Tauriainen (884 Grandview, Commerce, MI 48390) for a Special Use permit for Automobile Sales on the following described parcel of land:

Tax Code: 06-06-13-450-004

1445 S. Main Street, Chelsea, MI

(previously known as Heim Gardens and the Palmer Ford Used Auto Sales)

Open Public Hearing

Close Public Hearing



CITY OF CHELSEA

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT TO THE CITY OF CHELSEA ZONING ORDINANCE

Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 166).

The requested change would revise the Zoning Text with the following change:

Amend Section 4.19 Central Business District - Mixed Use (C-6), by adding the following text to Section 4.19(C.) Special Uses:

“2. Churches and other buildings for religious worship.”

The aforesaid hearing will be held on **Wednesday, February 21, 2018 at 7:00 pm** at the **City Municipal Building** (Council Chambers) located at **311 S. Main Street, Chelsea, MI.**

The petition, as filed by **Josh Kuck**, 801 Provincial Drive, Chelsea, MI 48118, is on file in the office of the Planning and Zoning Department, 305 S. Main St., Suite 100, Chelsea and may be examined prior to the date of the hearing.

Persons requiring reasonable accommodations to disabilities in order that the hearing be accessible to them, are requested to notify the Chelsea Planning Commission Chairman no later than five (5) business days prior to the date of the hearing of such disability.

CHELSEA CITY PLANNING COMMISSION
Larry Ledebur, Chair

NOTICE OF PUBLIC HEARING WAS PUBLISHED IN THE Chelsea Standard

Planning Commission : Month _____ Day _____ Year _____
City Council Month _____ Day _____ Year _____

B. COUNCIL ACTION

The Chelsea City Council having reviewed said application hereby:

() adopts Ordinance No. _____

() denies application. Such action being taken at a _____ meeting of the City Council held on _____

Date: _____

Clerk: _____

January 25, 2018

City of Chelsea
Planning and Zoning Department
Attn: Christine Linfield
305 S. Main St., Suite 100
Chelsea, MI 48118

RE: Zoning Ordinance Text Amendment for Parcel 8104006-06-12-111-003

Dear Christine:

This letter is to acknowledge our understanding and approval of the request for zoning ordinance text amendment being brought for consideration by Pastor Joshua Kuck (an individual) and Main Street Church (an Ecclesiastical Non Profit) as it pertains to the property located at 311 N. Main St., Chelsea, MI, owned by Chelsea Main Street Building, LLC.

It is our understanding that the amendment to the ordinance language (if successful) would permit Mr. Kuck to then apply for a Special Use Permit that if approved would allow the non-profit, religious organization to sign a lease and become an approved tenant and use at the Main Street Building located within the Chelsea Clocktower Complex.

Thank you for your time and assistance with this matter. Please feel free to contact me or the Owner, Chelsea Main Street Building, LLC, if you have any questions or concerns or require any additional documentation.

Sincerely,

April A. Fitch

April Fitch
Sr. Commercial Portfolio Manager – Institutional Commercial Real Estate

McKinley Companies, LLC
320 N. Main St., Suite 200 | Ann Arbor, MI 48104
P: (734) 769-8520 Ext. 10320 | C: (734) 674-4779 | Direct Dial: (734) 418-0131
april.fitch@mckinley.com | www.mckinley.com

320 N. Main St., Suite 200, Ann Arbor, MI 48104
(734) 769-8520 • Fax: (734) 769-0036

use in the downtown district (even the current applicant) must go through the Special Uses permit process with the Planning Commission. This is an extra level of review to determine if each location being considered makes sense for that new use. By going thru the Special Use permit process, it would allow the Planning Commission to approve, approve with conditions or deny individual requests. Having the amended language under the Special Use section allows the Planning Commission to tailor each request in a way that makes sense for each specific site.

6. The steps for the Planning Commission to follow is to hold a public hearing, ask questions of the applicant, discuss the proposed amendment language, review the findings in Section 13.07, make changes to the text if needed, and then take action to determine if the request should be recommended to City Council for consideration.

AMENDMENTS

13.07 (F) Cont. FINDINGS REQUIRED FOR A TEXT AMENDMENT.

rendered by the Attorney General of the State of Michigan.

- F.** The proposed amendment will promote compliance with changes in other City Ordinances or County, State or Federal regulations.

SECTION 13.08 PUBLICATION

Following City Council adoption of an amendment to the zoning ordinance, notice of the amendment shall be published in accordance with the Michigan Zoning Enabling Act 110 of 2006, as amended.

SECTION 13.09 CONFORMANCE TO COURT DECREE

Any amendment for the purpose of conforming a provision to the decree of a court of competent jurisdiction shall be adopted by the City of Chelsea and the amendments published without referring the same to any other board or agency.

SECTION 13.10 REHEARING ON AMENDMENTS

Whenever a proposed amendment, supplement or change has not been approved by the City Council, such amendment, supplement or change shall not be resubmitted to the City of Chelsea for at least one year from the effective date of final action unless it is established that there has been a material change in circumstances and attested thereto.

ZONING DISTRICT

4.19 (B) Cont.

**COMMERCIAL BUSINESS DISTRICT
(C-6)**

3. Any use permitted in Section 4.17A, C-5 Central Business District.
4. Storage or warehouse space and light duty distribution centers related to another existing permitted use in the district.
5. Outdoor events including retail sales and entertainment.
6. Community and governmental service centers and organizations including event centers.
7. Outdoor dining.
8. Dwelling units.
9. Indoor amusements but excluding video or arcade games, pool & billiards except in conjunction with establishments serving food and alcoholic beverages.
10. Businesses that contain business offices, factory floor/warehouse space and retail sales space provided the factory/warehouse floor is related to the retail.

C. SPECIAL USES

1. Manufacturing of beverages when assessorary to a bar, restaurant or lounge.

D. DENSITY REGULATIONS

1. Maximum Lot Coverage - 60%.
2. Maximum Floor Area Ratio - 1.00.

E. MINIMUM LOT AREA

1. 5 Acres.

F. MAXIMUM HEIGHT

1. Three floors or 45 feet.

CITY OF CHELSEA - PLANNING, ENGINEERING & ZONING DEPT.

To: City of Chelsea Planning Commission
From: Christine Linfield
Subject: 1445 S. Main Street – Chelsea Motors Special Land Use
Date: 2/16/18

After reviewing the attached packet, the following comments are listed below.

Comments:

1. Chelsea Motors has submitted an application for a Special Use permit for Automobile Sales at the property previously known as Heim Gardens and the Palmer Used Car Sales lot. This property is currently zoned Restricted Commercial (C-4) and the Special Use requirements listed in Section 4.16 (B.1.) for Automobile Sales are attached.
2. Since the request is for a Special Use permit, the Planning Commission will also need to review the attached Sections 8.06, 8.07(A-H) and 8.08 of the Chelsea Zoning Ordinance to assist with the Special Use permit review process.
3. As the Planning Commission can see on the attached 2015 aerial photo, this property has several challenges due to being an irregular shaped lot that has frontage on two public streets. Not only does the two front yard setbacks cut into this lot, so does the requirement of automobile display area setback of 25 ft from the property line. Due to these site difficulties related to the shape of the lot, the Zoning Board of Appeals granted a few variances in 1995 to Palmer Ford Auto Sales that run with the land. These past variances include:
 - A. The vehicle display area setbacks be reduced to 0 ft.
 - B. Exemption from the landscape standards for the new building.
 - C. Reduce the north & west building setback to 5 ft and 20 ft respectively.
4. Staff has met with the applicant regarding the past variances for the site and possible conditions for the Planning Commission to consider while reviewing the Special Use permit request. It is staff's opinion that feedback is necessary from the Planning Commission on several important items before the plans can be finalized.

- E. Per Section 5.16 (E.1a) submit foot-candle level equivalents for the proposed light fixtures swap outs to LED's to ensure the light levels do not exceed 20 foot-candles for a dealership and are not greater than 1 foot-candle at the property line.
- F. If an interior remodel of the building is proposed, please include existing and proposed floor plans.
- G. Confirm that existing sidewalk ramps along the S. Main Street driveways meet current ADA standards. If they do not meet current standards, then include design details on the plans and perform corrections as part of this project.
- H. Confirm that the proposed ADA parking space is designed as a van accessible space. Show dimensions, elevations, percent slopes and signage for the parking space and access aisle for compliance with current ADA standards.
- I. Include route of ADA access from public street sidewalks to ADA ramp located at the building entrance.
- J. It should be noted per Section 7.09(C.) general parking of display vehicles is exempt from the standard parking requirements provided the items in 7.09(C.) are met. The plans should note which areas are designated for display vehicle parking and where the seven required parking spaces for the public and employees are located. These seven parking spaces must comply with the standards and be a minimum of 10 ft in width and 20 ft in length. The 20 ft in width can be reduced to 18 ft provided the vehicle overhangs a landscape area and is not within the required parking setback area. (Staff is comfortable with only the boundary shown for the display area instead of noting individual display vehicle parking spaces.)
- K. Per Section 7.12, show location of proposed 10 ft by 55 ft loading zone for vehicles are that brought in by trailer.
- L. There has been discussion over the planter boxes being removed along the front of the building. If that is the case, then show the removal and replacement materials on the site plan.
- M. Include a separate sheet for existing conditions.
- N. Since the applicant is proposing to change the use of the site, MDOT requires that a Change in Use permit be submitted for their review. As you can see on the site plan, there are currently two driveways located along M52 and the applicant is proposing to close one of the driveways. Depending on feedback from MDOT, additional modifications may need to be made to the site.

SPECIAL USES

8.04 Cont.

DATA, EXHIBITS, INFO

- D. Legal description, address, and tax parcel number of the property.
- E. A scaled and accurate survey drawing, correlated with the legal description and showing all existing and proposed buildings, and types thereof and their uses.
- F. A detailed description of the proposed use and statement supporting data, exhibits, information and evidence regarding required findings set forth in this Ordinance.
- G. A site plan as provided in Article 9 Site Plan Review herein.
- H. A vicinity sketch showing the surrounding land use and zoning.
- I. Any additional information the Planning Commission finds necessary to make the determinations required herein.

SECTION 8.05 PUBLIC HEARING NOTICE

The Planning Commission shall hold a public hearing on each application for a special use permit. Notice of the public hearing shall be made in accordance with Section 1. of Appendix A.

→ SECTION 8.06 PLANNING COMMISSION ACTION ON SPECIAL USE PERMIT.

The Planning Commission shall review the special use application in consideration of all information received and compliance with the standards of Section 8.07 and other applicable standards of this Ordinance. The Planning Commission shall approve, approve with conditions or deny the application by resolution. The resolution shall contain the Planning Commission's findings on the following standards. If conditions are imposed, plans or other information illustrating compliance with the conditions shall be submitted and approved by the Planning and Zoning Administrator prior to the issuance of a zoning compliance permit.

→ SECTION 8.07 STANDARDS FOR REVIEW

The Planning Commission shall make findings with respect to the following standards in making a determination on a special use application. The planning Commission shall approve a special use permit if all the following standards are met.

SPECIAL USES

8.08 Cont.

CONDITIONS OF APPROVAL

- A.** Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well being, of those who will use the special use under consideration, residents and landowners immediately adjacent to the special use, and the community as a whole.
- B.** Be related to the valid exercise of the police power and purposes which are affected by the proposed special use.
- C.** Be necessary to meet the intent and purpose of zoning requirements, be related to the standards in Section 8.07, herein, and be necessary to insure compliance with these standards.

SECTION 8.09 ACTION REQUIRED

The Planning Commission shall, within thirty five days of the public hearing date, approve or deny an application. If the City Planning Commission approves a special use application, a permit shall be issued to the applicant by the Planning and Zoning Administrator. The Planning & Zoning Administrator shall forward a copy of the permit to the applicant. The Planning and Zoning Administrator shall not issue a zoning compliance permit until the special use permit has been approved by the Planning Commission.

SECTION 8.10 EFFECT OF APPROVAL

An approved special use permit shall run with the land, unless the use is specifically determined to be temporary in nature. The approved special use permit shall apply only to the land described in the permit application.

SECTION 8.11 SITE PLAN APPROVAL

Preliminary site plan review may be conducted simultaneously with review of a special use permit application. An approved preliminary site plan shall be a part of the approved special use permit.

SECTION 8.12 MAINTENANCE

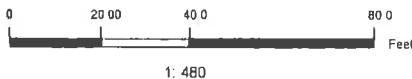
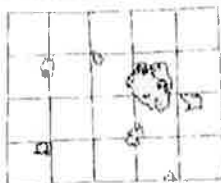
The property owner shall maintain the property in accordance with the approved special use permit and site plan on a continuing basis until the property is razed, or until new zoning regulations supersede the regulations upon which approval was based, or until a new use or site plan is approved. A property owner who fails to maintain the property in accordance with the approved special use permit and accompanying site plan shall be deemed to be in violation of this Ordinance, subject to Article 11.

Old Barn Blvd

Old Manchester Rd

1445

S Main St



2/18/2018



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of the data is hereby disclaimed.

2017 Planning Commission

Summary: Regular Meetings (11), Work Sessions (7), Joint Work Sessions (2), Public Hearings (8), Rezoning (2), Special Land Use (4), Text Amendments (1), Preliminary Site Plans (1), Combined Preliminary & Final Site Plans (4), Final Site Plans (2), Amended Final Site Plans (2), Amended Landscape Plan (1), Final Site Plan Extension (1)

Fees Collected: \$25,036.25

<u>Date</u>	<u>Meeting Type</u>	<u>Agenda Items</u>
1/4/2017	Work Session	Master Plan
1/18/2017	Voting Meeting	Approved UMRC Kresge - Preliminary Site Plan
2/7/2017	Work Session	Sylvan Master Plan & Open Space Ord.
2/22/2017	Voting Meeting	Public Hearing Held & Recommendation City Council Approve Norfolk Rezoning MH-1 to RM-2
3/7/2017	Work Session	Master Plan
3/21/2017	Work Session	Master Plan
4/4/2017	Work Session	Master Plan
4/18/2017	Voting Meeting	Public Hearing Held & Approved West Washtenaw Brewing LLC Special Land Use Approved Heritage Pointe Phase IIB Final Site Plan Extension Approved UMRC Prairie Cottages - Final Site Plan for Phase II
5/2/2017	Work Session	Master Plan - Canceled due to lack of quorum.
5/16/2017	Voting Meeting	Approved UMRC Kresge Addition - Final Site Plan Approved Palmer Lot Event Space - Combined Preliminary & Final Site Plan Tabled Chelsea Family Dentistry Parking Lot - Combined Preliminary & Final Site Plan
6/6/2017	Work Session	Master Plan
6/20/2017	Voting Meeting	Tabled Chelsea Family Dentistry Parking Lot - Combined Preliminary & Final Site Plan Approved Wendy's Outdoor Freezer - Amended Final Site Plan Recommendation City Council Approve Distribution of Draft Master Plan for Public Comment Approved Gestamp - Combined Preliminary & Final Site Plan
7/5/2017	Work Session	Canceled
7/18/2017	Voting Meeting	Tabled Chelsea Family Dentistry Parking Lot - Combined Preliminary & Final Site Plan Election of Officers
8/1/2017	Work Session	Canceled
8/15/2017	Voting Meeting	Approved Chelsea Family Dentistry Parking Lot - Combined Preliminary & Final Site Plan Public Hearing Held & Recommendation City Council Approve Zoning Ord. Text Amendment
8/15/2017	Joint Work Session	Master Plan with City Council
9/6/2017	Joint Work Session	Master Plan with City Council
9/19/2017	Voting Meeting	Public Hearing Held & Approved Mudpies & Lullabies, LLC Special Land Use for Child Daycare
10/3/2017	Work Session	Canceled
10/17/2017	Voting Meeting	Public Hearing Held for Master Plan Public Comments Public Hearing Held & Approved Sunset Building LLC Special Land Use 2nd Floor Apt. Public Hearing Held & Recommendation City Council Approve Prinzing Rezoning from AG-1 to RS-2 Public Hearing Held & Approved Ugly Dog Special Land Use for Manufacturing Beverages in C5 Approved Silver Maples Kitchen Expansion & Storage Shed - Amended Final Site Plan
11/7/2017	Work Session	Master Plan
11/21/2017	Voting Meeting	Approved Hospital Parking Lot Improvements - Combined Preliminary & Final Site Plan Tabled Gestamp - Amended Landscape Plan Approved Resolution to Adopt Master Plan & Forward to City Council
12/5/2017	Work Session	Canceled
12/19/2017	Voting Meeting	Canceled

43	6/7/2017	Permit	Shed, Fence	\$	75.00
44	6/15/2017	Permit	Fence	\$	50.00
45	6/17/2017	Permit	Fieldstone - Building 19 (E)	\$	47,725.00
46	6/19/2017	Permit	Commercial Remodel	\$	2,722.50
47	6/27/2017	Permit	Porch	\$	75.00
48	6/27/2017	Permit	Fence	\$	50.00
49	6/27/2017	Permit	Industrial Remodel and Additions	\$	196,988.50
50	6/29/2017	Permit	Residential Interior Remodel	\$	125.00
51	6/29/2017	Permit	Fence	\$	50.00
52	6/30/2017	Permit	UMRC Kresge Addition	\$	825.00
53	7/5/2017	Permit	Sign	\$	50.00
54	7/10/2017	Permit	Shed	\$	75.00
55	7/10/2017	Permit	Residential Solar Panels	\$	75.00
56	7/11/2017	Permit	Residential Addition	\$	125.00
57	7/18/2017	Permit	Sign	\$	75.00
58	7/20/2017	Permit	Residential Interior Remodel, Addition, Deck, Porch	\$	125.00
59	7/21/2017	Permit	Residential Interior Remodel	\$	125.00
60	7/26/2017	Permit	Commercial Remodel	\$	325.00
61	7/28/2017	Permit	Commercial Interior Remodel	\$	325.00
62	7/28/2017	Permit	Commercial Accessory Building	\$	75.00
63	7/31/2017	Permit	Shed	\$	50.00
64	8/1/2017	Permit	Land Use	\$	75.00
65	8/2/2017	Permit	Deck	\$	75.00
66	8/2/2017	Permit	Residential Interior Remodel Apts.	\$	825.00
67	8/9/2017	Permit	Commercial Interior Remodel	\$	325.00
68	8/14/2017	Permit	Fence	\$	50.00
69	8/17/2017	Permit	Sign	\$	50.00
70	8/18/2017	Permit	Land Use	\$	75.00
71	8/18/2017	Permit	Land Use	\$	75.00
72	8/22/2017	Permit	Deck	\$	75.00
73	8/28/2017	Permit	New Triplex - Prairie Cottages	\$	21,270.00
74	8/29/2017	Permit	New Duplex - Prairie Cottages	\$	16,737.29
75	8/29/2017	Permit	New Duplex - Prairie Cottages	\$	16,737.29
76	8/29/2017	Permit	New Triplex - Prairie Cottages	\$	24,417.29
77	8/29/2017	Permit	New Triplex - Prairie Cottages	\$	24,417.29
78	8/31/2017	Permit	Commercial Interior Remodel	\$	325.00
79	9/6/2017	Permit	Shed	\$	75.00
80	9/26/2017	Permit	Fieldstone - Building 22 (F)	\$	47,725.00
81	10/2/2017	Permit	Sign	\$	50.00
82	10/2/2017	Permit	Residential Interior Remodel	\$	125.00
83	10/3/2017	Permit	New Single Family Home	\$	10,760.32
84	10/3/2017	Permit	Commercial Interior Remodel	\$	325.00
85	10/5/2017	Permit	Residential Interior Remodel	\$	125.00
86	10/5/2017	Permit	Commercial Interior Remodel	\$	325.00
87	10/6/2017	Permit	Commercial Remodel	\$	4,590.00
88	10/10/2017	Permit	Porch	\$	75.00
89	10/11/2017	Permit	Raised Patio	\$	75.00

2017 Zoning Board of Appeals

Summary: Voting Meetings (2), Public Hearings (2), Variances Granted (1), Variances Tabled (1)

Fees Collected: \$500

<u>Date</u>	<u>Meeting Type</u>	<u>Agenda Items</u>
5/17/2017	Voting Meeting	Public Hearing Held & Approved Variance 17-1 Gestamp - Height West Addition 45 ft & East Addition 74 ft Public Hearing Held & Tabled Variance 17-2 City of Chelsea - Reduce Parking Setback from 20 ft to 7.5 ft
12/20/2017	Voting Meeting	Approve 2018 Meeting Calendar