

**City of Chelsea  
Zoning Board of Appeals  
May 17<sup>th</sup>, 2017**

**Meeting called to order at 5:00 pm by Chairman Osborne.**

**Members Present: Osborne, Lane, Shaw, King**

**Motion by King 2<sup>nd</sup> by Shaw to approve the agenda  
Motion passed all Ayes**

**Motion by Lane 2<sup>nd</sup> by Shaw to approve the minutes of the previous meeting.  
Motion passed all Ayes**

**Public comment for variance 17-1  
None**

**Presentation by Gestamp Washtenaw for relief from 40 foot building height. Sec. 3.08 Ordinance No. 166.**

**After discussion and presentation, Motion by Lane 2<sup>nd</sup> by Shaw to allow variance as requested.  
Motion passed all Ayes.**

**Public comment for variance 17-2  
Tom Girard presented his opposition to the variance**

**After presentation and discussion, Motion by Shaw, 2<sup>nd</sup> by Lane to table issue until June meeting so other options can be explored.  
Motion passed all Ayes**

**Motion by King 2<sup>nd</sup> by Shaw to adjourn at 5:35**



**Submitted  
Donald Osborne  
Chairman**





## **CITY OF CHELSEA**

### **Zoning Board of Appeals AGENDA**

**May 17, 2017 (5:00 pm)**

**Council Chambers, 311 S. Main Street  
Chelsea, MI 48118**

#### **Call to Order**

#### **Approval of Minutes of 9/21/16**

#### **New Business – Public Hearings and Action**

##### **Variance 17-1:**

An application has been filed by **Gestamp Washtenaw LLC** (5800 Sibley Road) for a variance from the requirements of **Section 3.08** of Ordinance No.166 (Zoning Ordinance), **to allow the increase in maximum building height from (40 ft to 45 ft) for a proposed west building addition and an increase in height from (40 ft to 74 ft) for a proposed east building addition.** Tax Code: #06-06-12-200-024, 5800 Sibley Road, Chelsea MI.

##### **Variance 17-2:**

An application has been filed by **City of Chelsea/DDA** (305 S. Main Street, Suite 100) for a variance from the requirements of **Section 7.05 (D.2.)** of Ordinance No.166 (Zoning Ordinance), **to allow the reduction of the south parking setback in the C5 Central Business District from 20 ft to 7.5 ft where it abuts a residential district for the construction of a proposed parking lot and public event space.** Tax Code: #06-06-12-436-(013 & 014), 312 & 304 S. Main Street, Chelsea, MI

#### **Adjournment**

**City of Chelsea**  
**Zoning Board of Appeals**  
**September 21, 2016**

Meeting called to order by Chairman Osborne at 5:03 pm

Members present: Shaw, Lane, King , Osborne

Motion by Shaw 2<sup>nd</sup> by Lane to approve the agenda  
Motion passed all ayes

Motion by Lane, 2<sup>nd</sup> by Shaw to accept the minutes of the previous meeting.  
Motion passed all ayes

Item 16-4

After presentation by Frank Martin regarding issue of relief from zoning ordinance Section 4.15(C)(5) Impervious area ratio of 0.75. To allow variance to 0.785.

Motion by Shaw 2<sup>nd</sup> by Lane that options to allow project as presented exist and that showing no preexisting hardship exists, Motion to deny request for variance.

Motion passed all ayes.

Having no other business

Motion by King 2<sup>nd</sup> by Lane to adjourn.  
Motion passed all ayes

Submitted  
Donald T Osborne



## CITY OF CHELSEA

### NOTICE OF VARIANCE HEARING

An application has been filed by **Gestamp Washtenaw, LLC, 5800 Sibley Road, Chelsea, MI 48118** for a variance from the requirements of **Section 3.08** of Ordinance No.166 (Zoning Ordinance), to **allow an increase in height from (40 ft to 45 ft) for a proposed west building addition and an increase in height from (40 ft to 74 ft) for a proposed east building addition.**

The property is described as follows:

**Tax Code: # 06-06-12-200-024**  
**5800 Sibley Road, Chelsea, MI 48118**

Pursuant to the procedure for a variance request: a Notice of Hearing shall be at least fifteen (15) days prior to the date of such hearing, upon the party or parties making the request for appeal, and all owners of record of property and occupants of property located within three-hundred (300) feet of such premises in question.

You are herein notified that a hearing will be held by the Chelsea Zoning Board of Appeals on **Wednesday, May 17, 2017 at 5:00 p.m.** Meeting to be held in the **City Municipal Building (Council Chambers) located at 311 S. Main Street, Chelsea MI.**

The petition is on file in the office of the Planning and Zoning Department, 305 S. Main St., Suite 100, Chelsea, Michigan 48118 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 Zoning Board of Appeals Chairman no later than five (5) business days prior to the date of the hearing of such disability.

**DONALD T. OSBORNE, CHAIRMAN**  
**ZONING BOARD OF APPEALS**

**Zoning Boards of Appeals Application**  
**City of Chelsea**  
**Washtenaw County, Michigan**

Date 3.28.2017

APPLICANT(S) NAME (print) Gestamp Washtenaw, LLC. - Agent; Chris Jurkoshek

APPLICANT(S) ADDRESS 5800 Sibley Road, Chelsea Michigan 48118

PHONE# 989-860-1410

Type of Appeal – The Appeal made herewith is for:

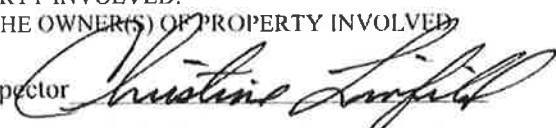
- A Variance from the Zoning Ordinance
- An interpretation of the Zoning Ordinance

For the following reasons: Manufacturing Process Requires Building Height in Excess of the allowed maximum per Section 3.08 Height of Buildings or Structures.

**NOTE:** By signing this appeal application, you are stating that you have had the opportunity to read the Automatic Stay Rule governing the Board of Review's decision and that you understand the rule.

Date: 3.28.2017 Applicants signature: 

THE APPLICANT(S) ARE:  OWNER(S) OF THE PROPERTY INVOLVED.  
 ACTING ON BEHALF OF THE OWNER(S) OF PROPERTY INVOLVED

Fee received: \$ \$225.00 by the Planning & Zoning Inspector 

**For Variances from the Zoning Ordinance**

Address of the Property involved: 5800 Sibley Road, Chelsea Michigan 48118

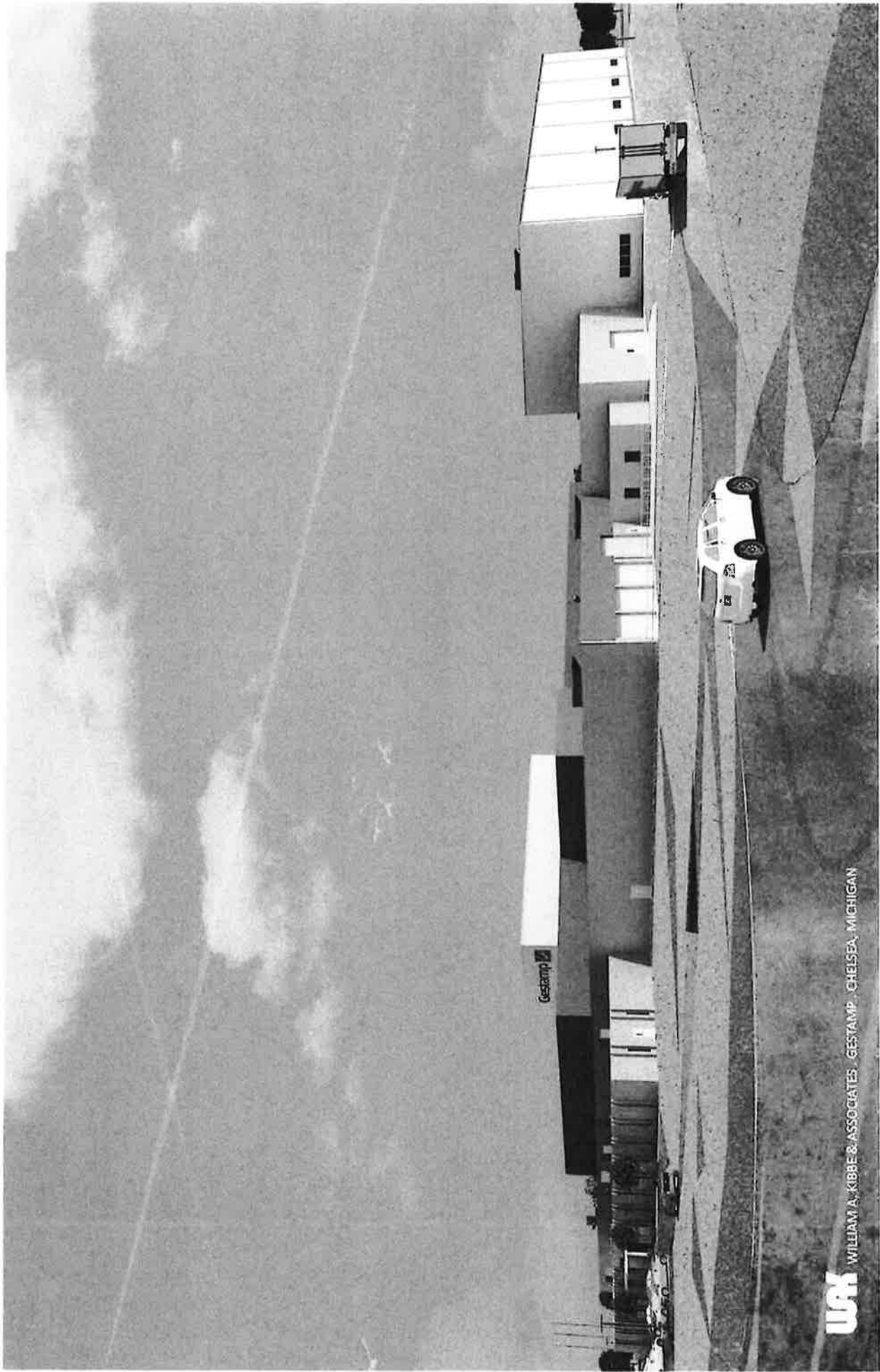
Indicate the provisions(s) of the Zoning Ordinance that are being addressed in this appeal. **DO NOT** Quote the Ordinance. Indicate the Article, Section, Subsection and Paragraph in question:

Manufacturing Process Requires Building Height in Excess of the allowed maximum per Section 3.08 Height of Buildings or Structures.

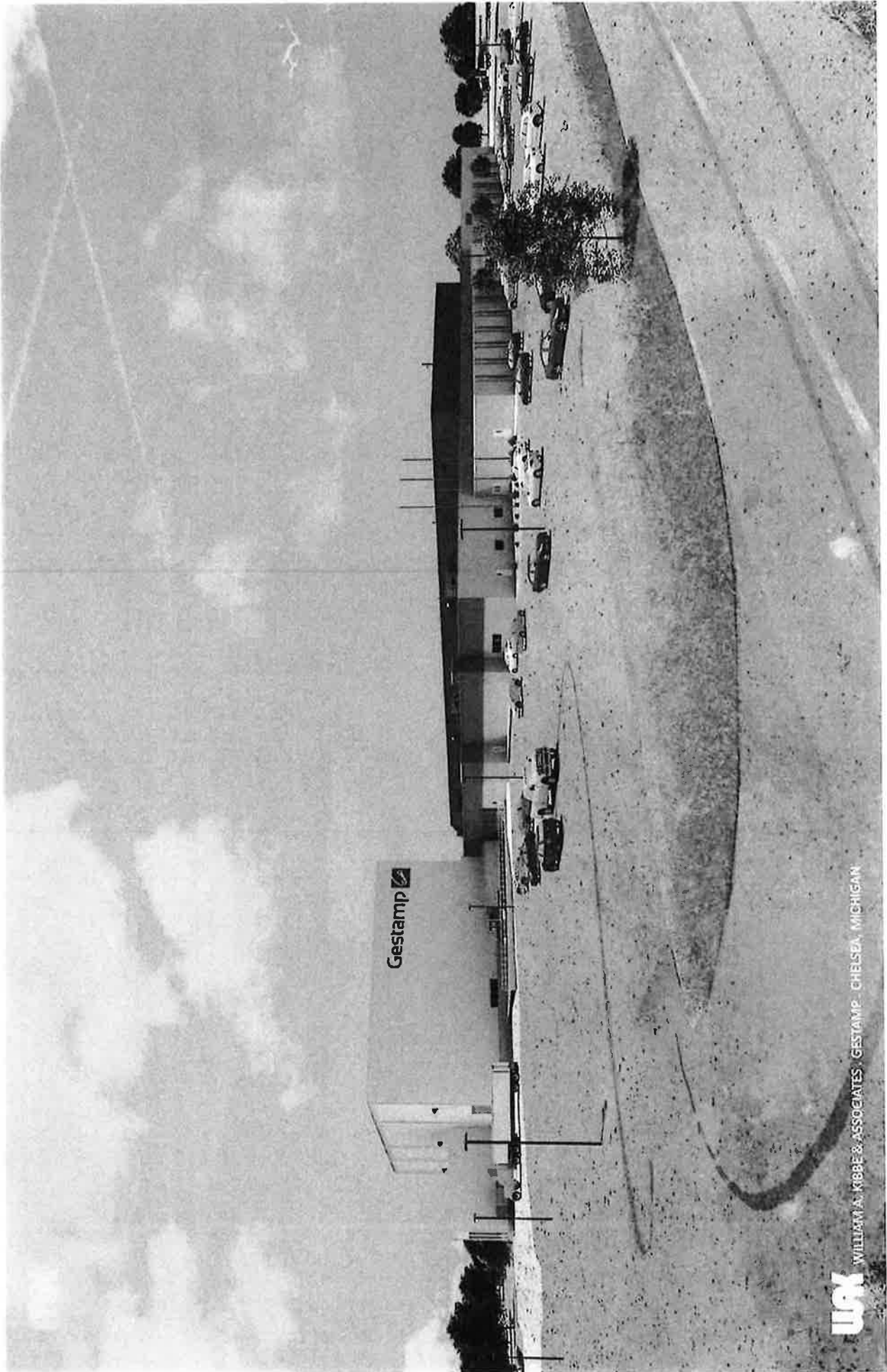
Requesting Variance from 40' to 74' for the East (Stamping Press Addition) and 40' to 45' for the West (E-Coat Addition); Bridge crane must safely clear the top of the press enclosure while maintaining appropriate clearance under the clear span joist girders. Crane is required to transfer dies to/from the press bolster carts. E-Coat Structure Height is dictated by the Paint Line Manufacturer TTX.



Will be requesting approval for mass grading and footing / foundation work prior to Final P+Z Approval.



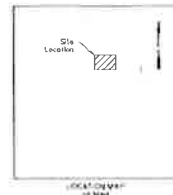
**USA**  
WILLIAM A. KIBBE & ASSOCIATES, GESTAMP, CHELSEA, MICHIGAN



Gestamp

WAX  
WILLIAM A. KIBBE & ASSOCIATES, GESTAMP - CHELSEA, MICHIGAN





811  
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FRONT: 31 FEET  
SIDE: 25 FEET  
REAR: 35 FEET

**PARKING:**  
279 PARKING SPACES  
4 BARRED PRIC SPACES  
283 TOTAL SPACES

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PROFESSIONAL  
ENGINEER  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MASSACHUSETTS  
LICENSE NO. 10000  
DATE: 10/15/2010

NO.	REVISION

SITE PLAN  
FOR  
**GESTAMP**  
C/OVERSHILL INDUSTRIAL DEVELOPMENT  
**MOORE & BRUGGINK, INC.**  
CONSULTING ENGINEERS  
1000 Main Street, Suite 100  
Boston, MA 02111  
Tel: 617.552.1234 Fax: 617.552.1235  
www.mbrinc.com

NO.	REVISION

DATE: 10/15/2010  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
SHEET NO. **1** OF **1**







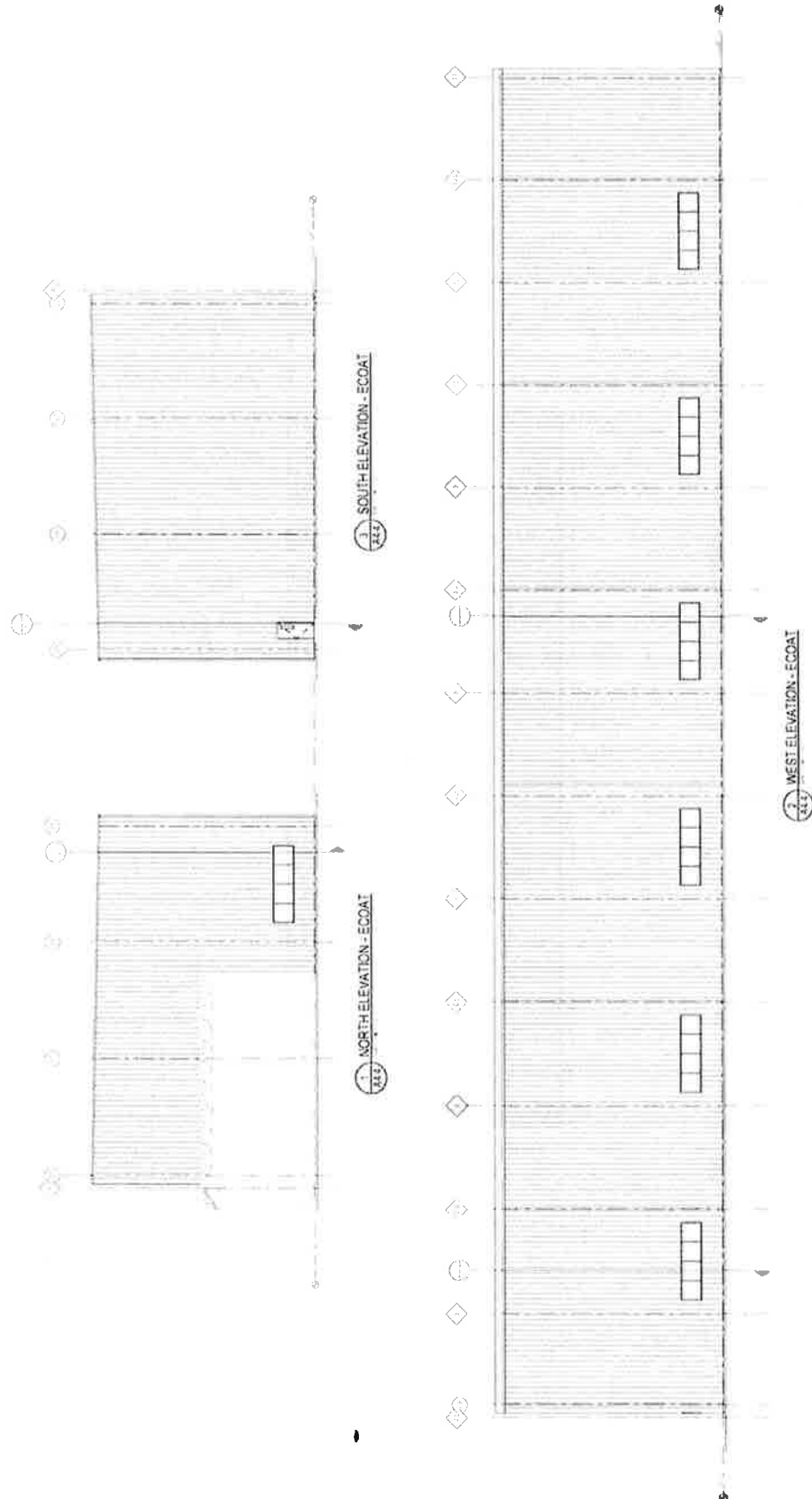


GESTAMP NORTH AMERICA DIVISION  
FACILITY RENOVATIONS AND ADDITIONS

EXTERIOR ELEVATIONS - E-COAT

NO. 1	DATE	BY	CHECKED	APPROVED

A4.4



PRELIMINARY



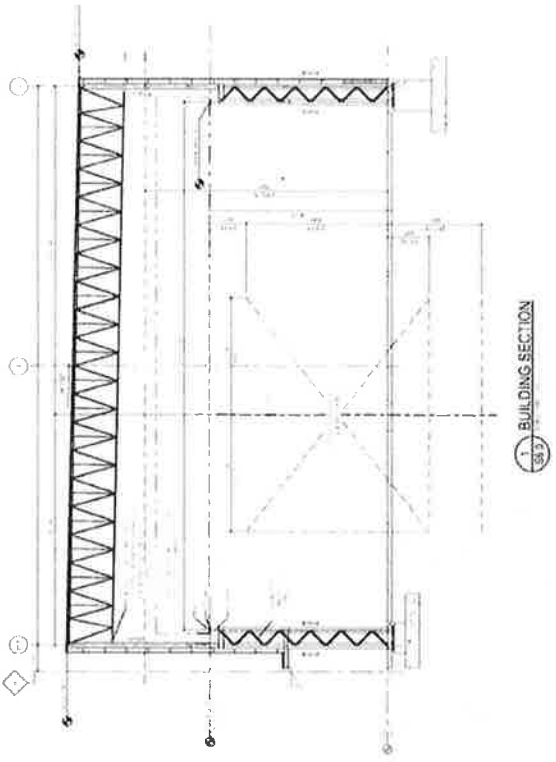
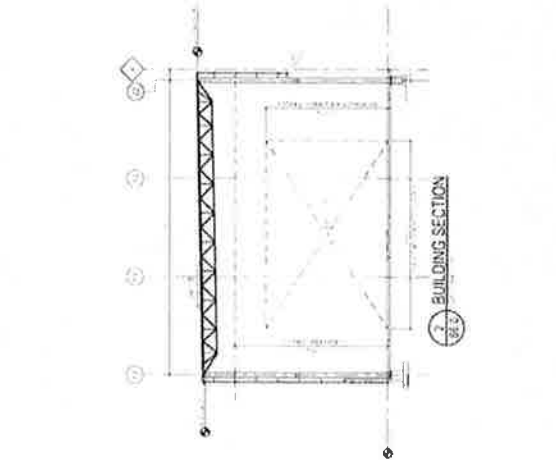
GESTAMP NORTH AMERICA DIVISION  
 FACILITY RENOVATIONS AND ADDITIONS

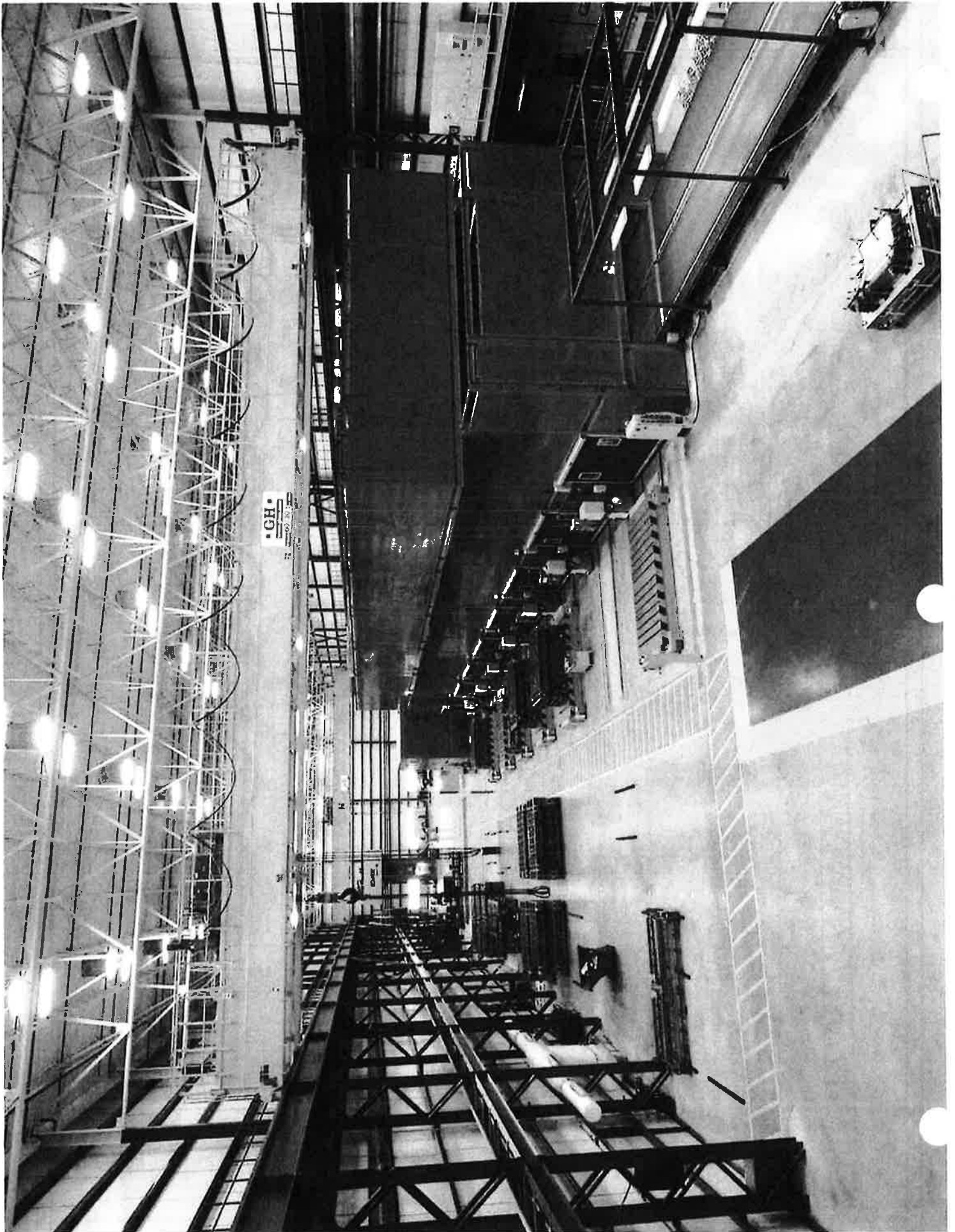
FRAMING SECTIONS

NO.	DATE	BY	CHKD.	APP'D.

55.0

PRELIMINARY







## CITY OF CHELSEA

### NOTICE OF VARIANCE HEARING

An application has been filed by the **City of Chelsea, 305 S. Main Street, Chelsea, MI 48118** for a variance from the requirements of **Section 7.05(D).(2.)** of Ordinance No.166 (Zoning Ordinance), **to allow the reduction of the parking setback in the C5 Central Business District from 20 ft to 7.5 ft where it abuts a residential district for the construction of a proposed parking lot and public event space.**

The property is described as follows:

**Tax Code: (# 06-06-12-436-013) 312 S. Main Street, Chelsea, MI**  
**Tax Code: (# 06-06-12-436-014) 304 S. Main Street, Chelsea, MI**  
(Commonly known as old Palmer Ford Display Lot)

Pursuant to the procedure for a variance request: a Notice of Hearing shall be at least fifteen (15) days prior to the date of such hearing, upon the party or parties making the request for appeal, and all owners of record of property and occupants of property located within three-hundred (300) feet of such premises in question.

You are herein notified that a hearing will be held by the Chelsea Zoning Board of Appeals on **Wednesday, May 17, 2017 at 5:00 p.m.** Meeting to be held in the **City Municipal Building** (Council Chambers) **located at 311 S. Main Street, Chelsea MI.**

The petition is on file in the office of the Planning and Zoning Department, 305 S. Main St., Suite 100, Chelsea, Michigan 48118 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 Zoning Board of Appeals Chairman no later than five (5) business days prior to the date of the hearing of such disability.

**DONALD T. OSBORNE, CHAIRMAN**  
**ZONING BOARD OF APPEALS**

**Zoning Boards of Appeals Application**  
**City of Chelsea**  
**Washtenaw County, Michigan**

Date 4/20/17

APPLICANT(S) NAME (print) City of Chelsea/Downtown Development Authority

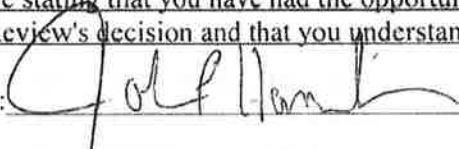
APPLICANT(S) ADDRESS 305 S. Main Street, Suite 100  
Chelsea, MI 48118 PHONE# 734/475-1771

Type of Appeal – The Appeal made herewith is for:

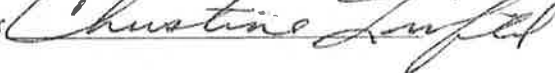
- A Variance from the Zoning Ordinance  
 An interpretation of the Zoning Ordinance

For the following reasons: New Public Event Space/Parking Lot Requires  
Reduction in Section 7.05(D.2.) from 20 ft to 7.5 ft in C5 District.  
(parking setback)

NOTE: By signing this appeal application, you are stating that you have had the opportunity to read  
the Automatic Stay Rule governing the Board of Review's decision and that you understand the rule.

Date: 4/20/17 Applicants signature: 

THE APPLICANT(S) ARE:  OWNER(S) OF THE PROPERTY INVOLVED.  
 ACTING ON BEHALF OF THE OWNER(S) OF PROPERTY INVOLVED.

Fee received: \$ X by the Planning & Zoning Inspector 

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**For Variances from the Zoning Ordinance**

Address of the Property involved: 304 & 312 S. Main Street (Palmer Lot)

Indicate the provisions(s) of the Zoning Ordinance that are being addressed in this appeal. DO NOT  
Quote the Ordinance. Indicate the Article, Section, Subsection and Paragraph in question:  
MDOT permit for new driveway into public event space must be aligned  
with existing Police Station entrance. This results in the needed  
reduction in parking setback from 20 ft to 7.5 ft per section 7.05 (D2)  
in the downtown C5 district. Site Plan shall include a 6 ft tall  
screening wall along the south lot line adjacent to the residential  
properties.

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