



# VILLAGE OF CHELSEA

REVISED

ZONING BOARD OF APPEALS

AGENDA

JANUARY 15, 2003

5:00 P.M.

VILLAGE OFFICES

305 SOUTH MAIN ST.

CHELSEA, MI 48118

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES OF DECEMBER 18, 2002 MEETING

APPROVAL/CHANGES TO AGENDA

OLD BUSINESS

NEW BUSINESS

- #03-01 An application has been filed by DANIEL LENTZ of BLOOMFIELD TOWNSHIP, for a variance from the requirements of Section 10.03 E2, and 10.06 of Ordinance No.79 (Zoning Ordinance), to **EXPAND A NON-CONFORMING STRUCTURE (GARAGE) ON A NON-CONFORMING LOT. TO CONSTRUCT A NEW GARAGE WITH THE SAME SIDE YARD SETBACK AS THE EXISTING STRUCTURE, TWO (2) FEET.** The property is described as follows: TAX CODE: FC 06-12-401-009, 204 PARK ST., CHELSEA, MI
- #03-02 An application has been filed by ROYAL E. CASWELL of MCKINLEY ASSOCIATES, for a variance from the requirements of Section 6.07B of Ordinance No.79 (Zoning Ordinance), to **ALLOW THE PLACEMENT OF A MONUMENT SIGN IN A C-5 ZONING DISTRICT.** The property is described as follows: TAX CODE: # FC 06-12-108-009, 310 N. MAIN STREET, CHELSEA, MI
- #03-03 An application has been filed by KATE DRUEKE of WASHTENAW ENGINEERING for a variance from the requirements of Section 4.23 C2a of Ordinance No. 79 (Zoning Ordinance), to **REDUCE THE FRONT YARD SETBACK FROM 25 FEET TO 24'6" DUE TO A SURVEY ERROR ON LOT #17 AND TO RECOGNIZE AN EXISTING ENCROACHMENT OF 2.4 INCHES INTO THE FRONT YARD SETBACK BY THE BUILDING ON LOT #18.** The property is described as follows: TAX CODE: FC 06-12-249-017 & 018, 740 & 750 W. INDUSTRIAL DR., CHELSEA, MI

- Set Zoning Board of Appeals Meeting Schedule for 2003

CORRESPONDENCE

ADJOURNMENT



**VILLAGE OF CHELSEA**  
**Zoning Board of Appeals**  
**Meeting Minutes**  
**January 15, 2003**  
**5:00 P.M.**

**Lower Level Conference Room, Village Offices**

Members Present: Osborne, Thurkow, Bauer, Ketner, Shiel, Schauer

Members Absent: None

Others Present: James Drolett Planning & Zoning Administrator, Katie Druke - Washtenaw Engineering, John Wyeth and Royal Caswell - McKinley Properties

The Zoning Board of Appeals Meeting was called to order at 5:00 p.m. by Chairman Osborne.

Minutes of the previous meeting were read. Motion by Shiel, 2nd by Bauer to approve as read. Motion passed all ayes.

Motion by Bauer, 2nd by Shiel to set the ZBA meetings for year 2003 at 5:00 p.m. on the 3rd Wednesday of each month as needed. Motion passed all ayes.

**Item # 03-01**

Daniel Lentz for a variance from 10.03 and 10.06 to allow the expansion of a non-conforming building on a non-conforming lot. The property is described as follows: TAX CODE: FC 06-12-401-009, 204 PARK ST., CHELSEA, MI.

Motion by Thurkow, 2nd by Shiel, to grant variance contingent on sale of property to Mr. Lentz to facilitate handicap use and where as current setbacks are 2 ft on the east side and to maintain a setback of 2 ft on the east side and since zoning laws have changed since the original building was built. Motion passed all ayes.

**Item # 03-02**

McKinley Properties for a variance from 6.07 for a monument sign in the C-5 district. The property is described as follows: TAX CODE: # FC 06-12-108-009, 310 N. MAIN STREET, CHELSEA, MI

Motion Bauer, 2nd by Shiel, that due to the unusual size and design of the complex, and to maintain its historical appearance, a variance is granted for a sign as in the supplied drawings. Motion passed all ayes

**Item # 03-03**

David and Lisa Frame for a reduction in front yard setbacks. . The property is described as follows: TAX CODE: FC 06-12-249-017 & 018, 740 & 750 W. INDUSTRIAL DR., CHELSEA, MI

Motion by Shiel, 2nd by Thurkow, due to human error in construction prints and/or surveys, and having no adverse effect on neighbors, a reduction in the front yard setback of 6 inches to 24 1/2 feet be granted for lot 17, and recognize a 2.4 inch encroachment into the front yard setback by the building on lot 18 in the Chelsea Industrial Park. Motion passed all ayes.

Having no other business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Donald T Osborne



## VILLAGE OF CHELSEA

### MEMORANDUM

**TO:** Zoning Board of Appeals  
**FROM:** James L. Drolett, Planning & Zoning Administrator  
**DATE:** January 15, 2003  
**RE:** Zoning Board of Appeals Meeting Schedule for 2003

In accordance with the Open Meetings Act, 1976 PA 267, it is required that at the first meeting of the Chelsea Zoning Board of Appeals of the year that you indicate the schedule for the remaining meetings for said year. A motion is needed by the Zoning Board of Appeals at the January 17 meeting stating the meetings will be held the third Wednesday of each month, **AS NEEDED**, beginning at 5:00 p.m.

***Sample motion:***

***To set the time for Zoning Board of Appeals meetings at 5:00 p.m. on the 3<sup>d</sup> Wednesday of each month, as needed, for the year 2003***