



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**JULY 19, 2006**  
**5:00 P.M.**  
**CITY OFFICES**  
**305 SOUTH MAIN ST.**  
**CHELSEA, MI 48118**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

- Approval of the Zoning Board of Appeals Minutes for June 21, 2006

**OLD BUSINESS**

- 06-06 116 E. Summit, Susan Myers** - An application has been filed by Susan Myers of 16 E. Summit St., Chelsea, MI for a variance from the requirements of Sections 10.03E1 + 3.10 A & B, Ordinance No.79 (Zoning Ordinance), to construct a 18x24' garage 6 feet from an existing dwelling and to expand the current non-conforming 2 foot side yard setback. The property is described as follows: TAX CODE: # 06-06-12-404-010, 116 E. SUMMIT STREET, CHELSEA, MI

**NEW BUSINESS**

- 06-08 Sign at Chelsea Fairways** – Allow the owner to keep the subdivision sign at Old Us 12 and Freer Road until 90 percent of the lots in the subdivision are sold. The property described as follows: Tax Code: # 06-07-18-330-800, Corner of Old US 12 and Freer Road, Chelsea

**CORRESPONDENCE**

**ADJOURNMENT**

**NOTE: ZBA Members, Charles Shiver has indicated that he will stake out the location of the proposed new garage at 116 E. Summit. Please take the time to go and look at the placement of those stakes before the meeting.**



**CITY OF CHELSEA**  
**City of Chelsea**  
**Zoning Board of Appeals**  
**Chelsea City Offices Conference Room**  
**July 19, 2006**

Members present: Harry Thurkow, Charles Schauer, Richard Bauer, Rita Holmes

Members absent: Tom Osborne, Dewey Ketner

Meeting called to order at 5:04 p.m. by Acting Chair Harry Thurkow.

A motion by Charles Schauer, seconded by Richard Bauer to approve the Zoning Board of Appeals Minutes of June 20, 2006. All Ayes. Motion Carried.

**Item 06-06 – Susan Myers, 116 E. Summit** A variance request was filed by Susan Myers, 116 E. Summit St., Tax ID# 06-06-12-404-010 to replace her existing non-conforming garage in the same location 2 feet off the west property line, and expand or lengthen the garage 6 feet along that line.

This appeal was originally heard on June 21, 2006, and at that meeting, Mr. and Mrs. Knox of 409 S. Main, who's back yard abuts the applicants property brought forth a survey which indicated the applicants garage was in fact right on the property line. Therefore, the appeal was tabled until the July 19, 2006, meeting to allow time for the applicant to complete a survey to determine the garages' exact location.

At the present meeting a survey was presented which showed the garage is located on the property line. The applicant is now requesting to move the garage 1 foot off the newly determined line, move the garage 2 feet farther back from the house to build a 18' x 24' garage. The current garage is 18' x 18' and is only 6 feet from the rear of the applicants house.

Mr. and Mrs. Knox were again present and stated they had no obligations to the new location of the garage but they had a very ill child and were concerned about the dust and fumes which may occur during the demolition of the existing garage. Mr. and Mrs. Knox asked if the construction could be held off until the fall at which time their child would be inside.

The Board of Appeals felt they could deal with the location of the new garage, however, it couldn't control the timing of the project. The Board encouraged the neighbors and the

applicant to communicate with each other and asked the contractor who was present to try to control any dust.

Because of the extreme topography of the applicants property, the location of existing house on the lot and the fact that the existing non-conformities were going to be abated to a certain extent, the board felt that a variance from the ordinance was warranted. Also, to move the garage any farther from the lot line would make it in assessable to a vehicle.

Motion by Schauer – seconded by Bauer to grant a variance to replace the existing garage 8 feet from the house (currently 6 feet by 1992 variance) (required 10 feet), place garage 1 foot off west property line (currently on the line) (required side yard setback 5 feet) to extend the garage 6 feet to allow a 18' x 24' new garage. 3 Ayes, 1 Abstention (Harry Thurkow), 0 No. Motion Carried

**Item 06-08 – Cook Development** Brad Hill of Cook Development, the applicant is requesting a variance from the sign ordinance to be allowed to keep the subdivision sign located at Old US 12 and Freer Road until 90 percent of the lots are sold. Tax ID# 06-07-18-330-800.

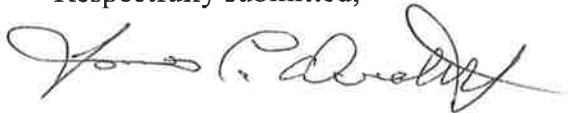
Mr. Hill indicated that sales were very slow and the subdivision advertising sign helps people identify the subdivision.

The Board of Appeals recognized that sales were slow and felt the sign may further the completion of the development.

Motion by Richard Bauer, seconded by Charles Schauer to grant a variance to allow the sign to remain for 2 years or until 90% of the lots are sold whichever comes first. 3 yeas, 1 Abstention (Harry Thurkow), 0 No. Motion Carried.

Meeting adjourned at 5:50 p.m.

Respectfully submitted,



James L. Drolett  
Recording Secretary



