



**CITY OF CHELSEA
ZONING BOARD OF APPEALS**

AGENDA

JUNE 18, 2008

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 May 21st, 2008.

NEW BUSINESS

#08-02 WALGREENS - An application has been filed by Dino Giulietti of Ron Jona Associates for a variance from the requirements of Section 7.05 D.3 Ordinance No.79 (Zoning Ordinance), to allow off street parking in front of the front building line for a proposed Walgreens. The property is described as follows: Tax Code: # 06-06-13-140-011, 012 & 033, 20750 and 20460 Old U.S. 12, Chelsea, Michigan

CORRESPONDENCE

ADJOURNMENT

PC FYI
June 10, 2008

Zoning Board of Appeals
305 S. Main Street
Suite 100
Chelsea MI 48118

Attention: Mr. Donald T. Osborne, Chairman

Re: Proposed Walgreens

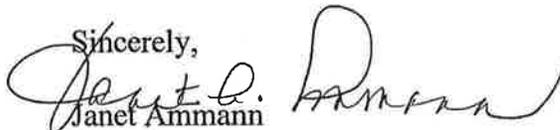
Dear Mr. Osborne,

I am writing to urge you not to approve the current request for the proposed Walgreens in the City of Chelsea. We currently have three pharmacies within a quarter of a mile of each other; do we really need a fourth in the same area. I am in hopes that city will have some loyalty to the current businesses that have been in Chelsea for many years. Ron Jona Associates is a large development company; is not possible for them to find another type of business that would be interested in this property.

If this proposal should pass I have the following concern. As a resident of the Chelsea Village Place Condominiums can I look to the Zoning Board for assistance in the protection of our property values? Currently there is a wooded area that somewhat protects the unit owners on Village Place Drive from the view and the sound of the car wash; will this wooded area remain? If not, is it possible for the Zoning Board to require that the new property owners provide a brick wall/fence in this area and in the remaining open area to protect Village Place Drive residents from a rear view of Walgreens; which most likely would involve delivery trucks, dumpsters and/or a parking lot with cars continually coming and going until 10 PM or later.

Hopefully my concerns will be taken into consideration. I thank you for your time.

Sincerely,


Janet Ammann

762 Taylor Street
Chelsea MI 48118
734-475-9645



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **DINO GIULIETTI** of **RON JONA ASSOCIATES** for a variance from the requirements of **SECTION 7.05 D.3** Ordinance No.79 (Zoning Ordinance), **TO ALLOW OFF STREET PARKING IN FRONT OF THE FRONT BUILDING LINE FOR A PROPOSED WALGREENS.**

The property is described as follows:

TAX CODE: # 06-06-13-140-011, 012 & 033
20750 AND 20460 OLD U.S. 12, CHELSEA, MICHIGAN

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, June 18, 2008**, at 5:00 o'clock P.M. or as soon thereafter as possible, in the Chelsea City Offices, located in the Chelsea Bank Building, 305 S. Main Street, Suite 100 (lower level conference room), to consider objections to said request.

The petition 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 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

City of Chelsea
Washtenaw County, Michigan

Application No. _____

Application for Appeal

PLEASE PRINT OR TYPE (If additional space is needed use the back or a separate sheet)

I/We Dino Giulietti of Ron Jona & Associates

_____ Hereby appeal to the Zoning Board of Appeals from the decision of the
Zoning Inspector on Application No. _____, dated May 1, 2008, whereby

- (X) A Zoning Compliance Permit was () Granted () Denied
() A Certificate of Occupancy was () Granted () Denied

To: _____

Address of the Property involved: 20750 Old US Hwy 12, 20460 W. Old US Hwy 12

Legal Description: See attached

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

7.05.D.3

Type of Appeal – The Appeal made herewith is for:

- (X) A Variance from the Zoning Ordinance
() An interpretation of the Zoning Ordinance

For the following reasons: Site size & lot configuration limit location of
proposed parking lot

Date: 5.19.08

Applicants signature: Dino Giulietti

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.

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

Feb 02, Planning & Zoning

402 S. MAIN ST.
CHELSEA, MI 48118

City of Chelsea
Zoning Board of Appeals

Dear Board Members:

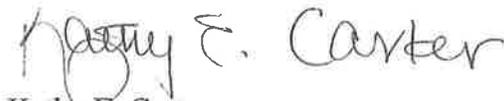
I wish to speak against giving the developer for Walgreen's a variance regarding the parking requirements. Much thought has been given over the years to how to improve the streetscape and pedestrian-friendly qualities of our city. Public input was received, the Planning Commission and City Council had discussions, and rules were then put into place so that redevelopment of existing sites and new development would improve the look and functionality of our streets.

One of these rules regards parking along the street side of properties. The community decided that we wanted to reduce parking lots along the road and move them to the sides and backs of buildings. Using US12 as the dividing line, south of there would allow a row of parking between building and street and north would allow none. This was done intentionally so that as properties were redeveloped, things would change.

In other words, the rules from which Walgreen's is asking for a variance were made exactly so redevelopment of such a site WOULD NOT have parking along the street front. To give them a variance, especially if based on what exists at nearby businesses, not only negates the regulation, but also refutes the intent of the regulation. The intent is to allow the changeover, however slow it might be, to a more pedestrian-friendly and attractive streetscape.

Since the ZBA is not in the position to write the rules and since this site development is a perfect example of the reason for the rule, there can be no hardship or matters specific to this site to allow for a variance. Please do not vote to allow a variance.

Sincerely,


Kathy E. Carter

Jan Bernath
238 Harrison Street
Chelsea, Michigan 48118

June 15, 2008

Zoning Board of Appeals:

It appears that the intersection of Old US 12 and M52 is zoned with a gateway overlay. Certainly we do not need two pharmacies on this gateway corner as it would add to an already unsightly, congested and dangerous intersection. A variance granted for off-street parking at that corner would add to the already hazardous traffic, parking and add to the congestion.

Walgreens' reputation nationally is that the corporation destroys small town character with parking lots. Additionally, the company has been recently been exposed for automatically switching prescriptions from tablets to capsules of medicaid patients costing us millions of dollars. This is not the kind of corporation we should welcome to Chelsea.

I object to granting a zoning variance to Ron Jona and Associates and urge you to deny this variance.

Sincerely,

A handwritten signature in black ink that reads "Jan Bernath". The signature is written in a cursive style with a large, looping initial "J".

Jan Bernath

**LAURA GODERIS
529 MCKINLEY STREET
CHELSEA, MI 48118**

June 17, 2008

Chelsea City Planning Commission
305 South Main Street, Suite 100
Chelsea, MI 48118
Fax: 734-475-8655

Re: Special Land use Application and Preliminary Site Plan Approval for Dino
Giulietti of Ron Jona and Associates

To Whom It May Concern,

This is the first time I have felt it necessary to "interfere" with the City Planning Commission. I have lived in Chelsea for over 30 years. In that time I have watched a beautiful small town turn into "little Ann Arbor." Sprawling farmlands have been turned into unsightly subdivisions (that now have houses being foreclosed on). While I understand and accept the need for growth, I am appalled that Chelsea would even consider a plan that would put a *fourth* pharmacy into our *small* town. (Remember, we won the Best *SMALL* Library Award in America!)

In case you have forgotten, we have the Chelsea Pharmacy, CVS, and the Country Market Pharmacy all within a mile of each other. Not to mention Pamida that sells many of the same things you would find in a Walgreens. Why, in heavens name, would you remotely consider adding *another* pharmacy? Why would you risk bankrupting and/or running out of town one of our existing pharmacies? Adding a Walgreens is not "healthy" competition. It is the certain demise of a business.

Furthermore, the intersection of Old US 12 and M-52 is grossly inadequate to support the traffic patterns that will be created. That intersection has been inadequate for decades. The improvements recently made have done little to ease congestion. Chelsea has had continual issues with their water and sewer and from my understanding (through City bulletins and the Chelsea Standard) putting in a Walgreens type business will only make it worse.

The Special Land Use request needs to be DENIED.

Sincerely,



Laura Goderis



Fry Architecture, PLLC

June 16, 2008

Planning Commissioners:

I strongly urge you not to grant a "special use permit" to Ron Jona and Associates for a proposed new Walgreens Drugstore.

We already have a large new drugstore across the street, why do we need another one?

I'm still very disappointed about the razing of the wonderful old 2 story stone/wood, pine tree screened commercial building that served as a "node", or an announcement that you were now in "Chelsea". It's gone, but not forgotten. That lot is now the CVS drugstore.

I appreciate your consideration.

Richard E. Fry, FAIA
Local Architect

Susan J. Moore
617 Fieldstone Circle West
Chelsea, MI 48118
(734) 433-0881

June 17, 2008

City Planning Commission
City of Chelsea
305 S. Main St.
Chelsea, MI 48118

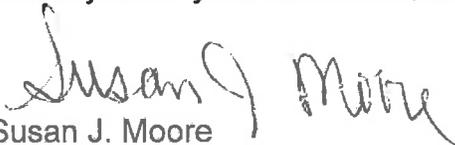
Dear Neighbors,

New growth and construction for the sake of activity can be a Catch 22 that ultimately does no good for either current business or residents.

We believe that the current number of pharmacy's is more than adequate for Chelsea. Service is good and wait time for prescriptions is minimal.

Please do not permit any changes that would allow a new pharmacy. We don't need it!

Thank you for your consideration.


Susan J. Moore

June 13, 2008

Shelton City Planning Commission

Dear Sir:

There are currently 4 pharmacies in Shelton. Therefore I cannot support zoning changes that would allow a Walgreens. I have nothing against Walgreens but it would probably lead to the closing of at least one of our current pharmacies. We do not need business that drives others away but rather need unique ones that enhance Shelton!

Phone: 475-9572

Sincerely
Tom Vargus
PO Box 71
Shelton, CT 06484

Dear Sirs,

Please do not grant Walgreen's site approval they seek. Chelsea already has three drug stores - CVS, Pally's & Chelsea Pharmacy. We don't need a fourth.

By granting the site approval, you are effectively putting a death sentence on a long standing local business. In this day and age, we don't need to lose anymore hometown businesses.

(over)

Signed, Barb Lepdegraff - a long time letter of Chelsea Pharmacy.



Whale Adoption Project

is a program of the International Wildlife Coalition that supports the protection of the great whales, dolphins, seals and other marine mammals through research, public education and political action around the world.

Humpback Whale (*Megaptera novaeangliae*) was photographed by Whale Adoption Project scientist Dave Wiley during whale patrol on Stellwagen Bank National Marine Sanctuary.

WHALE ADOPTION PROJECT INTERNATIONAL WILDLIFE COALITION

70 East Falmouth Highway
East Falmouth, MA 02536-5954

4726
12434



Chelsea City Planning Commission
305 S. Main Suite 100
Chelsea, Mi

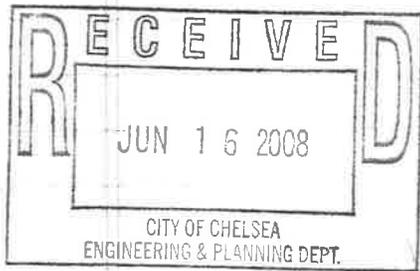
To All Concerned,
I say "NO" to allowing
Walgreen's to build a drug
store in Chelsea.

We are more than adequately
served by Chelsea Pharmacy,
CVS pharmacy and Pelli's Pharmacy.

I feel that we owe these
fine establishments our loyalty
for their commitment to the
Citizens of Chelsea.

Sincerely yours,

A. Ruth Guenther
601 Grant St.
Chelsea, Mi



Chelsea City Planning
Commission

I'm asking that you
not approve an
exemption from
current zoning regulations
for Walgreen's drugstore.

We have plenty of drug
store facilities in Chelsea
now, and we don't need
another to further
congest the traffic sit-
uation at Old US 12 and
M-52. Allowing the store
to be built will only add
to traffic accidents, and
possibly deaths.

I ask you, please, to put
the interests of the people
first, and to deny this
exemption to Walgreen's.

Sincerely,

D. J. Janowski
Carol - Paralyzed Veterans
Janowski of America



Thursday, June 12, 2008

To: Chelsea city planning commission,

This letter is concerning the proposed zoning exemption for the Walgreen's drugstore FRANCHISE. I start this letter with drugstore FRANCHISE because when I first moved to Chelsea, I went to CVS to have a prescription filled and was told they didn't accept my insurance. CVS suggested I go to "Chelsea Pharmacy." It was a typical "FRANCHISE" answer. I went to Chelsea pharmacy, got my prescription, and I keep going back.

Chelsea is noted for its small town charm, having another FRANCHISE pharmacy would only hurt our city. Two days ago I went into Chelsea pharmacy and asked the cashier if they had water balloons? He help me look and when we couldn't find them he asked the pharmacist if the store had them. At that point the pharmacist came out from behind the counter and found the water balloons. You can't get the small town charm and the small town hospitality from a FRANCHISE. If anyone went to a CVS or Walgreen's and asked if they had water balloons, I'm pretty sure they would shrug their shoulders and say "I don't know." Let's not give up what Chelsea is made of, small town hospitality.

We strongly urge the city planning commission to vote against Walgreen's exemptions to the zoning regulations. Let's keep Chelsea a small friendly home town.

Thank you,

Eric Cazepis



Ann Cazepis



16000 Osius Road
Chelsea, MI 48118

433-0514



June 16, 2008

To the Chelsea Planning Commission,

I am very concerned about Walgreen's proposed plans to come to Chelsea.

I think Chelsea's economic future lies in preserving our "sense of place." This has been shown to be key in sustaining similar communities around the nation. To allow an outside business to come in and demolish a culturally significant building at the entrance to our community in order to build either a nondescript structure or, at best, one that attempts to mimic a local style but can not hide its actual sterility - is not supportive to our economic survival.

This is specially unfortunate when there are empty spaces already available in town. Just because Walgreens wants to locate close to the businesses they want to "put out of business" does not mean we need to facilitate that when it is not good for our community. If we are forced to accept another pharmacy it would be best for Chelsea to have it downtown where it could serve the walking public and use already built space.

I also believe Chelsea's future lies in locally owned (as locally as possible) and locally committed businesses. We can not sustain another drug store in Chelsea. Adding a business whose expressed goal is to put an existing business "out of business," is not good for our local economy.

Walgreens is asking for special exceptions to our zoning regulations. We do not need to make exceptions for a business that does not have a commitment to our community's future.

Thank you.

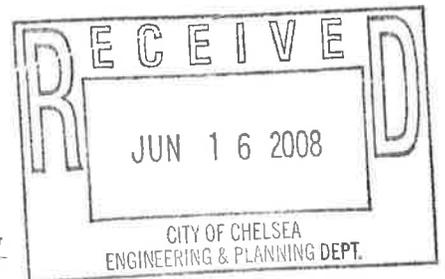
Sincerely,

Susan Morse

S. In. Morse

1800 N. Territorial Rd

Chelsea, MI 48118

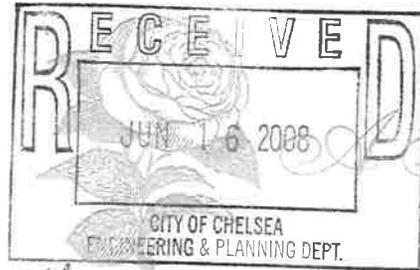
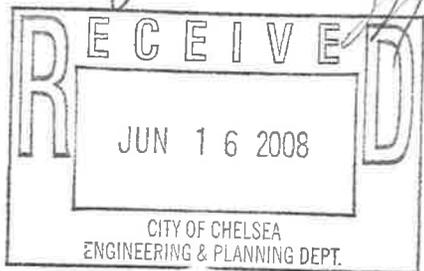


June 13, 2008

City Planning Commission

Why oh why would you even consider another drug store? We already have 4. Don't let another outsider into town. I shop with local merchants and have for 73 years.

Mary Hoerber



Special Note —

6-14-08

To:

Chelsea City Planning Commission,

The City of Chelsea has enough drug stores with the three that we already have.

It is time to protect what we have. Adding another would drive one of them out (probably the Chelsea Pharmacy). It is important to maintain as many original businesses as possible. Please protect what we are so fortunate to already have.

Sincerely
Maryann Myers
952 Moore Drive

