



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**MARCH 18, 2009, 5:00 P.M.**  
**CITY OFFICES**  
**305 SOUTH MAIN ST.**  
**CHELSEA, MI 48118**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

Approval of the ZBA Minutes of November 19, 2008

**NEW BUSINESS**

**#09-01 CHELSEA PHAMACY SIGN VARIANCE:** An application has been filed by Kevin Short of Huron Sign Co. for a variance from the requirements of section 6.03 A 3&4 and 6.05 H ordinance no.79 (Zoning Ordinance), to allow the installation of a single faced wall mounted electronic outdoor advertising sign at 1125 S. Main St., Chelsea Mi. (new Chelsea Pharmacy). The property is described as follows: Tax Code: # 06-06-13-160-001, 1125 S. Main St., Chelsea, Mi

**#09-02 OUR SAVIOR LUTHERAN CHURCH SIGN VARIANCE:** An application has been filed by David Casey of Our Savior Lutheran Church, 1515 S. Main, Chelsea for a variance from the requirements of Section 6.03 D & 6.06 C of Ordinance No.79 (Zoning Ordinance), to allow for a 99 sq. ft. free standing identification sign (18 sq. ft. allowed), increasing the maximum height to 8 ft. 3 in. (8 ft. allowed) and to reduce the required sign setback from 20 ft. to 15 ft. current sign is approx. 66 sq. ft. The property is described as follows: Tax Code: # 06-06-13-450-011 and 06-06-13-400-002, 1515 S. Main St., Chelsea, MI

**CORRESPONDENCE**

**ADJOURNMENT**

City of Chelsea  
Zoning Board of Appeals  
Minutes of March 18, 2009

*Charles H. Schauer  
Rita J. Holmes  
Richard Bauer  
Charlie Burgess*

Meeting called to order at 5:00 P.M. by Charles Schauer, Acting Chair

Also Present: Charlie Burgess, Rita Homes, Richard Bauer, Casey Blair

Absent: Tom Osborne

Motion by Casey Blair, seconded by Charlie Burgess to approve the minutes of the November 11, 2009 meeting. All ayes, motion carried.

**Item #09-01 CHELSEA PHAMACY SIGN VARIANCE:** An application has been filed by Kevin Short of Huron Sign Co. for a variance from the requirements of section 6.03 A 3&4 and 6.05 H ordinance no.79 (Zoning Ordinance), to allow the installation of a single faced wall mounted electronic outdoor advertising sign at 1125 S. Main St., Chelsea Mi. (new Chelsea Pharmacy). The property is described as follows: Tax Code: # 06-06-13-160-001, 1125 S. Main St., Chelsea, Mi

Discussion by the Board as to whether or not to allow an electronic sign. Casey Blair indicated that the Planning Commission just had this discussion with regards to the Walgreen's project, and the Commission was opposed to electronic signs. The board felt there was no hardship, and they already had two signs.

Motion by Casey Blair, seconded by Rita Holmes to deny the variance requested.  
5 Ayes, 0 No. Motion carried.

**Item #09-02 OUR SAVIOR LUTHERAN CHURCH SIGN VARIANCE:** An application has been filed by David Casey of Our Savior Lutheran Church, 1515 S. Main, Chelsea for a variance from the requirements of Section 6.03 D & 6.06 C of Ordinance No.79 (Zoning Ordinance), to allow for a 99 sq. ft. free standing identification sign (18 sq. ft. allowed), increasing the maximum height to 8 ft. 3 in. (8 ft. allowed) and to reduce the required sign setback from 20 ft. to 15 ft. current sign is approx. 66 sq. ft. The property is described as follows: Tax Code: # 06-06-13-450-011 and 06-06-13-400-002, 1515 S. Main St., Chelsea, MI

Acting Chairman Charles Schauer excused himself as he is a member of the church. The Board first discussed the location issue and the applicant, David Ruhlig said they wanted to move the sign back to provide for the future sidewalk, but wanted to keep it in line with abutting property owner's signs.

Motion by Charlie Burgess, seconded by Richard Bauer to reduce the sign setback from 20 feet to 15 feet from the edge of the right of way. 4 Ayes, 1 Abstention (Chuck Schauer). Motion carried.

The board then discussed the size of the new sign and the fact that it was located in an area surrounded by commercial, and that commercial businesses would be allowed an 80 square foot free standing sign. The board thought the 8' 3" height was acceptable but the size shouldn't exceed what other commercial businesses in the area were allowed. The existing sign was larger in overall size than requested.

Motion by Casey Blair, seconded by Richard Bauer to allow a free standing sign 8' 3" in height up and to 80 sq. feet in size. 4 Ayes, 1 Abstention (Charles Schauer). Motion carried.

Reason: Consistent with other commercial area signs.

Motion by Charlie Burgess, seconded by Rita Holmes to adjourn at 5:40 p.m. All ayes, Motion carried!

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "James L. Drolett".

James L. Drolett  
Recording Secretary



**HURON  
SIGN Co.**

663 S. MANSFIELD  
P.O. BOX 980423  
YPSILANTI, MI 48196  
PHONE 734-483-9000  
1-800-783-0100  
FAX 734-483-5164  
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Quality Monitor Since 1960



**Reface Existing Wall & Pylon Sign**

FINAL DIMENSIONS REQUIRED PRIOR TO FABRICATION



SCALE: 1/8" = 1'-0"



Message center rendering is representational not a true depiction.

NOTE: The colors called out in the rendering do not exactly match the print. To see actual color samples see your sales representative.



<p>Underwriters Laboratories, Inc. ELECTRIC SIGN CERTIFIED MANUFACTURER</p>	# OF SETS	1	RETURN DEPTH	EXISTING	RACEWAY COLOR	N.A.	DESIGNER	A BROWN
	FACE COLOR	WHITE	TYPE OF INSTALL	REFACE	TRANSFORMER	N.A.	DATE	10/02/08
	RETURN COLOR	EXISTING	TYPE OF FACE	LEXAN	BALLAST	N.A.	JOB NO.	8854
	RETAINER COLOR	EXISTING	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	HOMETOWN-PHARM-6654-4
	NEON COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	1125 S MAIN, CHELSEA, MI

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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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 Kevin K. Short of Huron Sign Co.

\_\_\_\_\_ Hereby appeal to the Zoning Board of Appeals from the decision of the  
Zoning Inspector on Application No. \_\_\_\_\_, dated Nov. 10, 2008, whereby

- A Zoning Compliance Permit was  Granted  Denied  
 A Certificate of Occupancy was  Granted  Denied

To: Install one (1) single faced wall mounted electronic  
outdoor advertising sign

Address of the Property involved: 1125 S. Main St.

Legal Description: 06-13-160-001  
Chelsea Pharmacy

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:

Article 6, Section 6.03 Subsection A Paragraph 3  
Article 6, Section 6.05 Paragraph H

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: This advertising board is set back over 500'  
from the road and will comply to the restricted amount of times  
that they are allowed to change the copy like McDonald & CVS  
Date: 1/23/09 Applicants signature: Kevin K. Short

Kevin K. Short VP Sales

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

734-483-2000



**Corporate Offices**  
*PO Box 884*  
*60 E. 82<sup>nd</sup> Street*  
*Newaygo, MI 49337*  
*(231) 652-7810 Ph.*  
*(231) 652-7876 Fax*

**Re: Letter of Authorization**

January 23, 2009

Hometown Pharmacy, Inc. approves the proposed signage for Chelsea Pharmacy Located at: 1125 S. Main St., Chelsea MI and authorize: Kevin K. Short from Huron Sign Co. to obtain appropriate permits and appeals to proceed with the installation of such signage.

If you have any questions, please feel free to contact me at (231) 861-6911.

A handwritten signature in black ink, appearing to read "RT", written over a horizontal line.

Director of Operations  
Hometown Pharmacy, Inc.  
(231) 861-6911  
[rob.torz@hometownpharmacy.com](mailto:rob.torz@hometownpharmacy.com)

cc: Chelsea File



## CITY OF CHELSEA

### NOTICE OF VARIANCE HEARING

An application has been filed by **KEVIN SHORT** of **HURON SIGN CO.** for a variance from the requirements of **SECTION 6.03 A3&4 AND 6.05H** Ordinance No.79 (Zoning Ordinance), to **ALLOW THE INSTALLATION OF A SINGLE FACED WALL MOUNTED ELECTRONIC OUTDOOR ADVERTISING SIGN AT 1125 S. MAIN ST., CHELSEA MI. (NEW CHELSEA PHARMACY).** The property is described as follows:

**TAX CODE: # 06-06-13-160-001**  
**1125 S. MAIN ST., CHELSEA, MI**

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, March 18, 2009**, 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 DAVID CASEY of OUR SAUVOR LUTHERAN CHURCH

1515 S. MAIN, CHELSEA, MI Hereby appeal to the Zoning Board of Appeals from the decision of the Zoning Inspector on Application No. \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_, whereby

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

To: \_\_\_\_\_

\* Address of the Property involved: 1515 S MAIN

Legal Description: 06-00-13-450-011  
06-06-13-400-002

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:

TO ALLOW FOR A 99 SQ FT, FREE STANDING IDENTIFICATION SIGN AND TO REDUCE THE REQUIRED SETBACK FROM 20 FT TO 15 FT.

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: A VARIANCE FROM SEC 6.03B - FOR A SIGN LARGER THAN ORDINANCE ALLOWS / ALSO SET BACK FOR SIGN PLACEMENT FROM 20' TO 15' AND 6.03D

Date: 2-16-09

Applicants signature: David Casey  
Head Trustee

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 \_\_\_\_\_





## **CITY OF CHELSEA**

### **NOTICE OF VARIANCE HEARING**

An application has been filed by **DAVID CASEY** of **OUR SAVIOR LUTHERAN CHURCH, 1515 S. MAIN, CHELSEA** for a variance from the requirements of **SECTION 6.03 D & 6.06 C** of Ordinance No.79 (Zoning Ordinance), to **ALLOW FOR A 99 SQ. FT. FREE STANDING IDENTIFICATION SIGN (18 SQ. FT. ALLOWED), INCREASING THE MAXIMUM HEIGHT TO 8 FT. 3 IN. (8 FT. ALLOWED) AND TO REDUCE THE REQUIRED SIGN SETBACK FROM 20 FT. TO 15 FT. CURRENT SIGN IS APPROX. 66 SQ. FT.** The property is described as follows:

**TAX CODE: # 06-06-13-450-011 AND 06-06-13-400-002  
1515 S. MAIN ST., CHELSEA, MI**

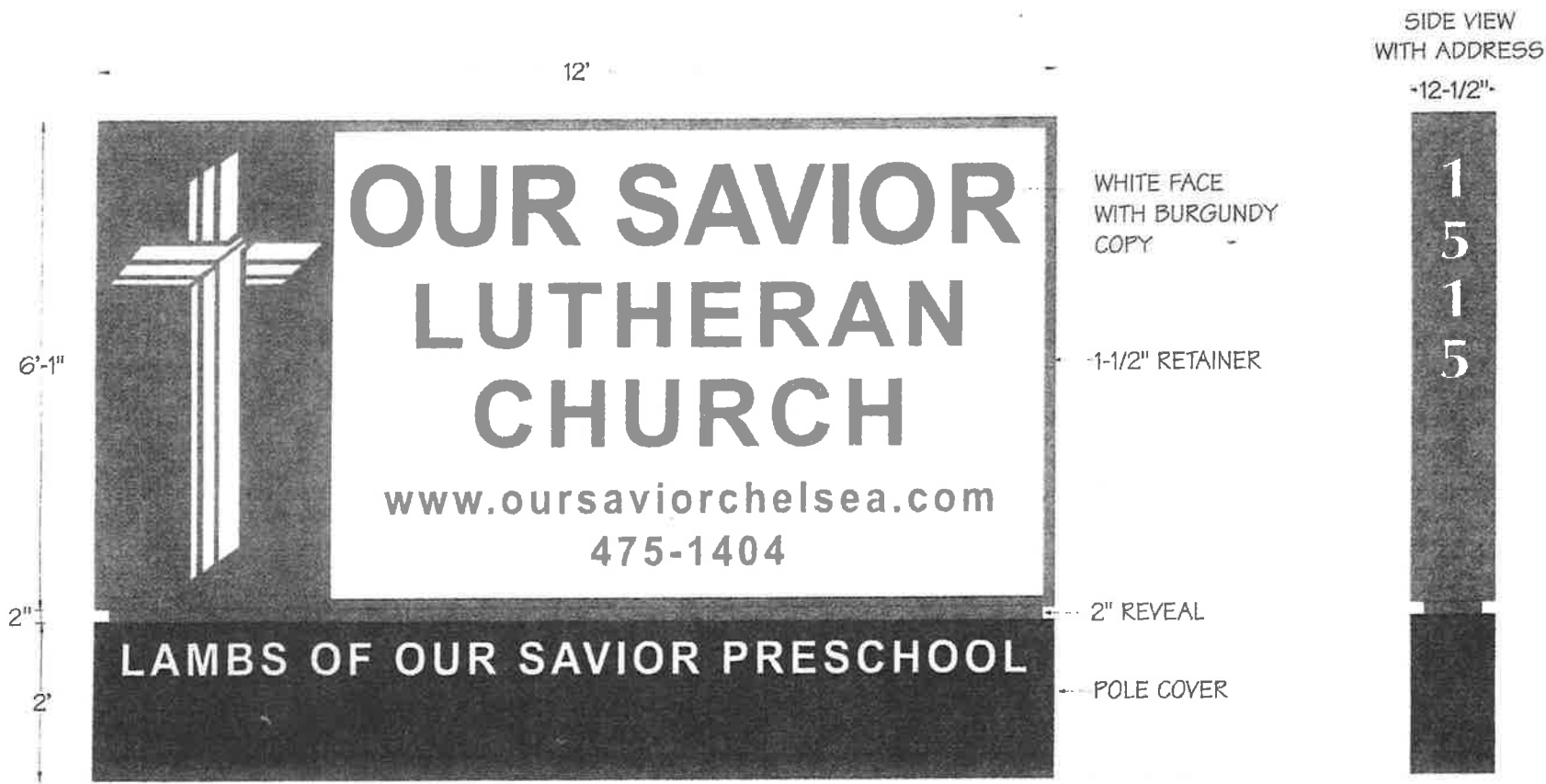
Pursuant to the procedure for a variance request: a Notice of Hearing shall be at least fifteen (15) days prior to the date of such hearing, upon the party or parties making the request for appeal, and all owners of record of property and occupants of property located within three-hundred (300) feet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

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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**



(1) 6'-1" X 12' D/F ILLUMINATED MONUMENT SIGN

OUR SAVIOR LUTHERAN CHURCH  
 1515 S. MAIN  
 CHELSEA MI

SCALE 1/2" = 1'-0"  
 OUR-MS-101507-LE

*'Building 1st Impressions That Last'*  
**JOHNSON SIGN CO.**  
EST. 1984  
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 2240 Lansing Ave  
 Jackson, MI 48702

**PLEASE SIGN IN**

**ZONING BOARD OF APPEALS MEETING**

**MARCH 18, 2009**

**NAME**

**ADDRESS**

Kevin Short

PO Box 980423 Ypsi 48198

Richard Bauer

\_\_\_\_\_

John Halpern

\_\_\_\_\_

Charles Bumpert

\_\_\_\_\_

and B. Fuhlig

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