



CITY OF CHELSEA

ZONING BOARD OF APPEALS AGENDA

**NOVEMBER 17, 2010, 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 October 20, 2010.

NEW BUSINESS

- An application has been filed by John BAUMANN of VELMEIR COMPANIES, CHELSEA, MI for a variance from the requirements of Section 7.05 D3 of Ordinance No.166 (Zoning Ordinance), to EXPAND THE FRONT YARD PARKING AND ALLOW A SECOND AISLE AND THIRD ROW OF PARKING THEREIN. The property is described as follows: TAX CODE: #06-06-13-130-007, 935 SOUTH MAIN, CHELSEA, MICHIGAN

CORRESPONDENCE

ADJOURNMENT



CITY OF CHELSEA

OFFICE OF PLANNING AND ZONING SITE PLAN APPLICATION FORM

Instructions to Applicant:

Please complete the information below and submit this application with the applicable fees, completed checklist and 20 copies of the folded plans.

PROJECT NAME: CVS/PHARMACY STORE # 08089
 DEVELOPER/OWNER: VELMEIR COMPANIES
 ADDRESS: 5757 W. MAPLE, STE 800, WEST BLOOMFIELD MI
 PHONE NUMBER: 248-539-7997 FAX: _____
 ENGINEER: JOHN VERPLANK COMPANY: VES CORP
 ADDRESS: 3950 SPARKS DR SE, GRAND RAPIDS, MI 49546
 PHONE NUMBER: 616-574-8500 FAX: 616-574-8542
 ARCHITECT: JOHN VERPLANK COMPANY: VES CORP
 ADDRESS: 3950 SPARKS DR, SE, GRAND RAPIDS MI 49546
 PHONE NUMBER: 616-574-8500 FAX: 616-544-8542

REQUEST (check one):
 Preliminary site plan
 Amended final site plan
 Final site plan
 Combined preliminary & final site plan

LOCATION OF PROJECT: Lot Number _____ Street Address 935 S. MAIN ST.
 TAX IDENTIFICATION NUMBER: 06-06-13-130-007
 CURRENT ZONING: C-2 ACREAGE: 1.37 TOWNSHIP: SYLVAN

Applicant's legal interest in the property: OWNER'S REPRESENTATIVE

APPLICATION FEES - See Fee Schedule

TOTAL FEES COLLECTED: _____

PLANNING & ZONING DEPT.: _____ DATE: _____

Applicants submitting combined preliminary and final applications do so at their own risk, as the decision to approve both simultaneously rests with the Planning Commission.

AUTHORIZED AGENT'S SIGNATURE: [Signature] DATE: 7.24.10

City of Chelsea Washtenaw County, Michigan

Application for Special Use Permit

Application No _____

Please print of type (if additional space is needed, use the back side of form)

1. Application is hereby made by:

Name(s): John Baumann - The Valmeir Companies
Address: 5757 W. Maple Rd, Suite 600, West Bloomfield, MI 48322
Phone: 248-763-1227

To obtain a Special Use Permit

2. The applicant (s) is/are: () owner(s) of the property involved.
(X) Acting on behalf of the owner(s) of the property involved.

3. Address of the property involved: 935 S. Main

Legal Description or Tax Id#: 06-06-13-130-07

4. The property identified above is presently zoned: C2

5. The proposed use(s) and nature(s) of operation is/are: Continued use of retail pharmacy
with Drive thru. Additional drive thru (drop off lane) requested.

Note: An accurate survey drawing of said property must be attached to this application.
The drawing shall show all existing and proposed buildings and structures, the types thereof, their uses, and the drawing scale.

I/We _____ do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date: 10.19.10

Applicant(s) Signature

J. Baumann

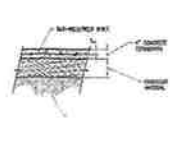
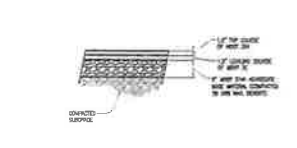
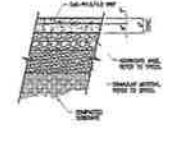
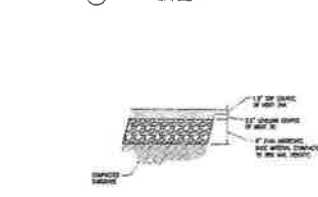
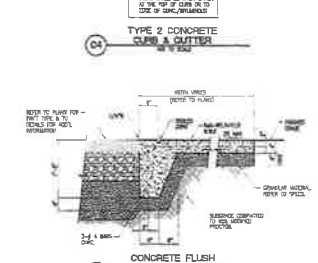
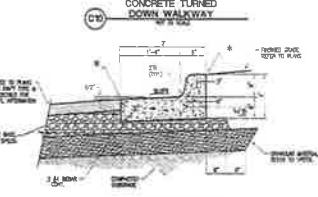
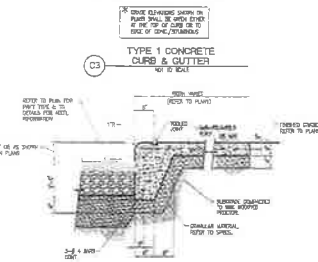
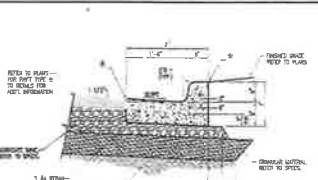
Fee Received: \$ 500.00

City Clerk's Signature:

Jenni Rogel

Date Received: 10-21-10

Action taken by the Planning Commission shall be noted on the reverse side of this form.



PARKING STATISTICS

TOTAL REQUIREMENT	= 7 / 300 SF
STANDING SPACES PROVIDED	= 13,838 / 300 = 46
TYPICAL PARKING SPACE	= 18'0"
HARVEST PAV. PARKING SPACE	= 11.00' WITH 2' STRIPES 24.00'
MAX. ACCESSIBLE PARKING SPACE	= 11.00' WITH 2' STRIPES 24.00'
EX. EXISTING SPACES	= 44
HARVEST PAV. SPACES	= 5
MAX. ACCESSIBLE SPACES	= 2
STANDING PARKING SPACES	= 39
PROPOSED PARKING SPACES	= 64
TOTAL PARKING SPACES	= 64
TOTAL STANDING SPACES	= 6

DESIGNED BY
VELMEIR & COMPANY
340 STEVENSON AVE. N
GRAND RAPIDS, MI 49503
CALL (616) 291-2200
FAX (616) 291-2202

PROJECT
CVS/ pharmacy
PL NORTHERN - 129K
STORE NUMBER 08089
NEC OLD US 12 & S. MAIN ST.
CHELSEA, MICHIGAN
DEAL TYPE REMODEL

DEVELOPER
VELMEIR COMPANIES
1800 W. Washington
WEST BLOOMFIELD, MI
3137 W. Main St., 2nd
Floor
Ann Arbor, MI 48106

ARCHITECT
715 Griswold St
Suite 1000
Detroit, MI 48225
www.norr.com

NORR

CIVIL ENGINEER
CVS
GRAND RAPIDS, MI
3020 GRAND RAPIDS DR., SE
(413) 574-8300

SEAL

REVISIONS/SUBMITTALS:
PRELIM. SPR. 07/23/2010
PRELIM. SPR. 11/04/2010
PRELIM. SPR. 11/03/2010

DRAWING BY: JCY
DATE: 07/22/2010
JOB NUMBER: 12941889
TITLE:

SITE LAYOUT PLAN

SHEET NUMBER: **C1.1**

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

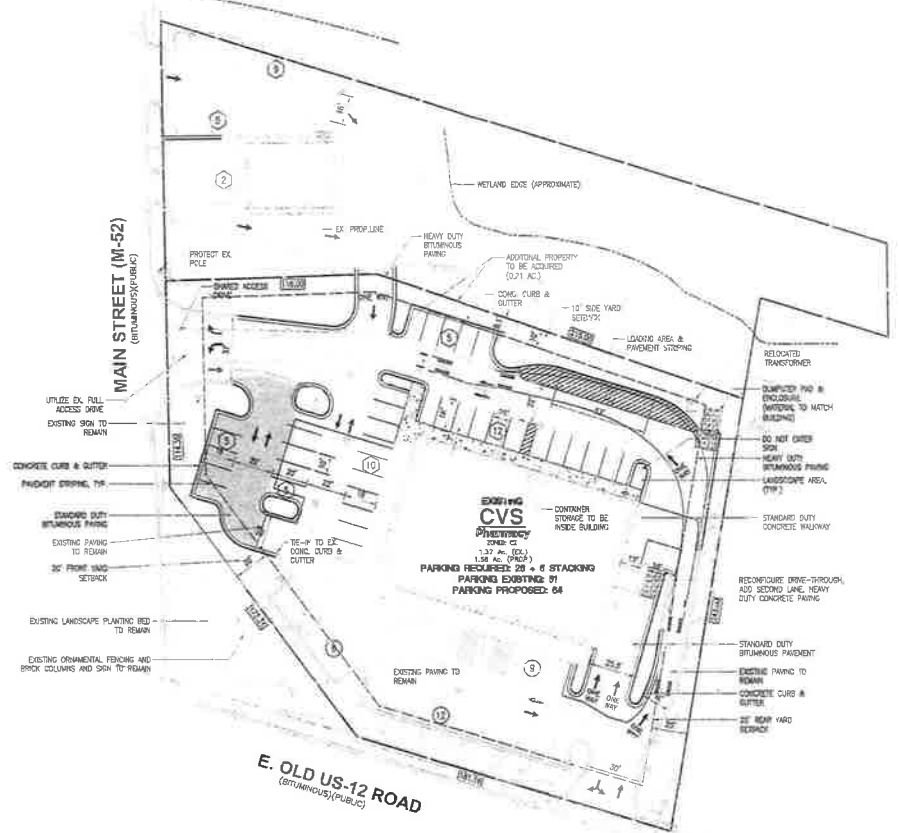
IMPERVIOUS AREA (EXISTING SITE) 13,838 SFT - 77%

IMPERVIOUS AREA (PROPOSED SITE) 13,679 SFT - 80%

LEGEND

EXISTING PAVEMENT	(Symbol)
PROPOSED PAVEMENT	(Symbol)
CONCRETE CURB & GUTTER	(Symbol)
CONCRETE WALKWAY	(Symbol)
BITUMINOUS PAVEMENT	(Symbol)
STANDARD DUTY BITUMINOUS PAVEMENT	(Symbol)
HEAVY DUTY BITUMINOUS PAVEMENT	(Symbol)
CONCRETE CURB & GUTTER	(Symbol)
CONCRETE WALKWAY	(Symbol)
EXISTING PAVEMENT TO REMAIN	(Symbol)
CONCRETE CURB & GUTTER	(Symbol)
CONCRETE WALKWAY	(Symbol)
CONCRETE CURB & GUTTER	(Symbol)
CONCRETE WALKWAY	(Symbol)

1. ALL EXIST & PROPOSED WORK SHOWN ON THIS PLAN IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND SPECIFICATIONS.
2. ALL EXISTING WORK SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS OTHERWISE INDICATED.
3. ALL EXISTING WORK SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS OTHERWISE INDICATED.
4. ALL EXISTING WORK SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS OTHERWISE INDICATED.
5. ALL EXISTING WORK SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS OTHERWISE INDICATED.



3 WORKING DAYS BEFORE YOU DIG CALL MBS DIG 1-800-482-7171



CITY OF CHELSEA

Zoning Board of Appeals Meeting Minutes November 17th, 2010 City Hall

Meeting called to order at 5:00 pm by Acting Chairman Charles Schauer

Members present: Charles Schauer, Richard Bauer, Charles Burgess, Casey Blair

Acting Chairman Charles Schauer called the meeting to order at 5:00 p.m.

Motion by Richard Bauer, 2nd by Casey Blair to accept the minutes of the previous meeting. 4 ayes, 0 no, 1 absent. Motion passed.

Item 10-08

- An application has been filed by John BAUMANN of VELMEIR COMPANIES, CHELSEA, MI for a variance from the requirements of Section 7.05 D3 of Ordinance No. 166 (Zoning Ordinance), to EXPAND THE FRONT YARD PARKING AND ALLOW A SECOND AISLE AND THIRD ROW OF PARKING THEREIN. The property is described as follows: TAX CODE: #06-06-13-130-007, 935 SOUTH MAIN, CHELSEA, MICHIGAN

John Baumann from the URS Corporation is asking for relief from the overlay district to put in a third row of parking which is a "floating row" which would allow the driver to drive through the row instead of backing out.

Casey Blair explained that this configuration shows 5 new spaces, but they are only gaining one or two spaces because they are losing three to install the second drive-up window. Mr. Blair went on to explain the set of findings that were submitted by the Planning Commission to the Zoning Board of Appeals from the previous nights meeting. There are three comments which have been condensed from the City Planner and City Engineers reports.

1. The first is that this request violates the Gateway Overlay District. Mr. Blair does not see an overwhelming hardship to this site plan. There are a lot of other good improvements being suggested, but not for a hardship, and not enough to toss away the Gateway Overlay District. We have never deviated from this, and the first time we do, it's going to make it very difficult to deny another request.
2. Impervious Ratio – There will be a change and increase. While this is not the issue at hand today, the current ratio at CVS is around 77% and will be about 80% complete. Under the new ordinance, the Impervious Ratio for that zoning district is 55% and they are already way over that.
3. Congestion – There will be problems with entry and exit traffic onto Main Street.

Acting Chairmen Charles Schauer explained that the object of this board is to determine if there is a hardship.

Charlie Burgess moved to grant the variance with no support. The motion died for lack of support.

Frank Spadafore asked what determines a hardship. They need more parking. Casey Blair said they already have twice as much parking as required by the Zoning Ordinance. City Engineer Christine Linfield, acting on behalf of Jim Drolett, Planning and Zoning Administrator, said that the existing parking lot was designed to the standard dimensions for a city parking lot and that design is used all over town without congestion issues.

Charles Burgess withdrew his motion. He went on to say that if you are only gaining 2 spaces it does not make sense, and that we would be opening up the flood gates. John Baumann explained that it's not so much about gaining spaces, as it is to be able to drive through the lot without having to back up which causes a lot of the congestion in the parking lot.

Casey Blair made a motion that the variance request from the requirements of Section 7.05 D3 of Ordinance No.166 (Zoning Ordinance), to expand the front yard parking and allow a second aisle and third row of parking therein not be granted for lack of a hardship and is an intrusion into the Gateway Overlay District, supported by Charles Schauer. 4 Ayes, 0 no, 1 Absent. Motion carried.

Casey Blair made a motion to adjourn the Zoning Board of Appeals Meeting at 5:35 p.m.

Respectfully Submitted,



Karon R. Barbour
Technical Administrative Assistant

PLEASE SIGN IN
ZONING BOARD OF APPEALS
NOVEMBER 17, 2010

NAME

ADDRESS

Mike Spudefore
Frank Spudis
JOHN BAUMANN
THE VELMEIR COS

10715 Lakeshore Bldg 10869
4406 Summit Stockbridge 49081
5757 W. MAPLE W.B. MI
WEST BLOOMFIELD, MI