



CITY OF CHELSEA

ZONING BOARD OF APPEALS

AGENDA

JANUARY 19, 2011, 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 17, 2010.

NEW BUSINESS

- **AutoZone**: An application has been filed by JEFF KAUERZ of AUTOZONE INC., for a variance from the requirements of Section 4.16 C 2c of Ordinance No.166 (Zoning Ordinance), to REDUCE THE REAR YARD SETBACK FROM 35 FEET TO 22 FEET TO ALLOW FOR THE CONSTRUCTION OF A RETAIL BUILDING. The property is described as follows: TAX CODE: #06-06-13-150-011 & 012, 1194 & 1196 SOUTH MAIN, CHELSEA, MICHIGAN.
- **Meeting Dates**: Motion needed for meeting dates for 2011.

CORRESPONDENCE

ADJOURNMENT



CITY OF CHELSEA

City of Chelsea Zoning Board of Appeals Meeting Minutes January 19, 2011

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

Members Absent: Tom Osborne, Rita Holmes

Meeting called to order at 5:05 p.m. by acting Chairman Charles Schauer.

Motion by Casey Blair, seconded by Richard Bauer to approve the minutes of the November 17, 2010 Z.B.A Meeting. Motion carried.

NEW BUSINESS

Item # 10-07 Auto Zone - An application has been filed by Jeff Kauerz of AutoZone Inc., for a variance from the requirements of Section 4.16 C 2c of Ordinance No.166 (Zoning Ordinance), to reduce the rear yard setback from 35 feet to 22 feet to allow for the construction of a retail building. The property is described as follows: Tax Code: #06-06-13-150-011 & 012, 1194 & 1196 South Main, Chelsea, Michigan.

Casey Blair explained that the Preliminary Site Plan for this project had been tabled on January 18, 2011 because the site plans were not scaled properly. He recommended this appeal be tabled until the corrections are made.

Motion by Casey Blair, seconded by Richard Bauer to table this request until the next Z.B.A. Meeting on February 16, 2011. Motion carried.

Motion by Richard Bauer, seconded by Charles Burgess to set the ZBA. Meetings for 2011 on the third Wednesday of the month as needed, at 5:00 p.m. at City Hall. Motion carried.

Motion by Casey Blair, seconded by Richard Bauer to adjourn the meeting at 5:10 P.M. Motion carried.

Respectfully submitted,

James L. Drolett
Planning and Zoning Administrator



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **JEFF KAUERZ** of **AUTOZONE INC.**, for a variance from the requirements of **Section 4.16 C 2c** of Ordinance No.166 (Zoning Ordinance), to **REDUCE THE REAR YARD SETBACK FROM 35 FEET TO 22 FEET TO ALLOW FOR THE CONSTRUCTION OF A RETAIL BUILDING.**

The property is described as follows:

**TAX CODE: #06-06-13-150-011 & 012
1194 & 1196 SOUTH MAIN, CHELSEA, MICHIGAN**

Pursuant to the procedure for a variance request: a Notice of Hearing shall be given and will be served personally or by mail 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, January 19, 2011** 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 Jeff Kauerz of AutoZone, Inc.

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: 1194 & 1196 S. Main Street

Legal Description: Per ALTA Survey

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 4 - Section 4.16 - Subsection C - Item 2c: Rear yard 35 feet

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: MDOT has required drive configuration as indicated on the Preliminary Site Plan, forcing the building to the south part of the property in order to maintain delivery truck maneuverability on site. Also the natural drainage pattern of the site is to the North, and this is better accomplished with the building as shown.

Date: 10/7/10

Applicants signature: Jeff Kauerz

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

We would like to add that the neighboring parcels to the rear of the site include an existing detention basin directly adjacent, and a cemetery next to the basin. Additionally, landscaping has been added within the rear setback encroachment area.



CITY OF CHELSEA

MEMORANDUM

January 11, 2011

MEMO TO: ZBA Members

FROM: Karon Barbour

SUBJECT: Meeting Dates for 2011

A motion is needed by the Zoning Board of Appeals at the January 19, 2011 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 3rd Wednesday of each month, as needed, for the year 2011