



CITY OF CHELSEA
ZONING BOARD OF APPEALS
AGENDA
MARCH 21, 2012, 5:00 P.M.
CITY OFFICES
305 SOUTH MAIN ST.
CHELSEA, MI 48118

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

No minutes to approve.

NEW BUSINESS

- **12-1 - Lloyd Bridges** An application has been filed by JERRY BRIDGES of LLOYD BRIDGES TRAVELAND, for a variance from the requirements of Section 5.04 B 2 of Ordinance No.166 (Zoning Ordinance), to: ALLOW AN EXISTING 6 FOOT CHAIN LINK FENCE TO REMAIN FOR SECURITY IN THE NEW FRONT YARD CREATED BY A PROPOSED LAND DIVISION. The property is described as follows: TAX CODE: #06-06-13-150-006 PART OF 06-06-13-150-009, 06-06-13-150-010, 1185 & 1191 OLD MANCHESTER ROAD, & 1192 S. MAIN, CHELSEA, MI.
- **12-2 - Perky Pantry** An application has been filed by JIM BOND of NATIONAL ILLUMINATION SIGN COMPANY, for a variance from the requirements of Section 6.03 A 4 of Ordinance No.166 (Zoning Ordinance), to: ALLOW LED LIGHTS ON THE PRICE MODULES IN EXISTING SIGN REPLACING OUTDATED PRICE FACES. The property is described as follows: TAX CODE: #06-06-12-475-013, PERKY PANTRY, 501 S. MAIN STREET, CHELSEA, MI
- **Meeting Dates:** Motion needed for meeting dates for 2012.

CORRESPONDENCE

ADJOURNMENT

City of Chelsea
Zoning Board of Appeals Minutes
March 21, 2012

Meeting called to order at 5:00 by Chairman Tom Osborne.

Members present: Tom Osborne, Charles Schauer, Charles Burgess, Robert Stephens, Jasen King.

Motion by Schauer, 2nd by Stephens, to set the meetings for the ZBA to The third Wednesday of each month at 5:00 pm for 2012, as needed.

Motion passed all Ayes.

Item 12 – 1

Request by Jerry Bridges for a variance from Section 5.04 B 2 of Ordinance No. 166 to allow a six foot chain link fence in the front yard at 1191 Old Manchester Rd.

Motion by Schauer, 2nd by Burgess that due to the fact that the lot is to be split, and the fence was in place before the split, and there are similar fences across the street that are permitted for security, a variance shall be granted as requested.

Motion passed all Ayes.

Item 12 – 2

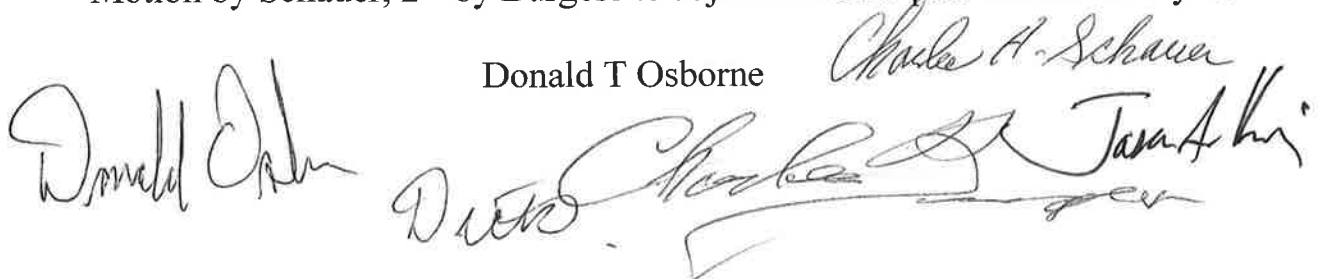
Request by Jim Bond of National Illumination Sign Co. to allow the use of LED lights in the price display portion of the Perky Pantry Sign at 501 S. Main St.

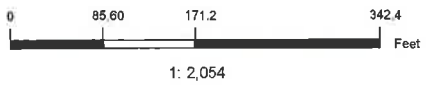
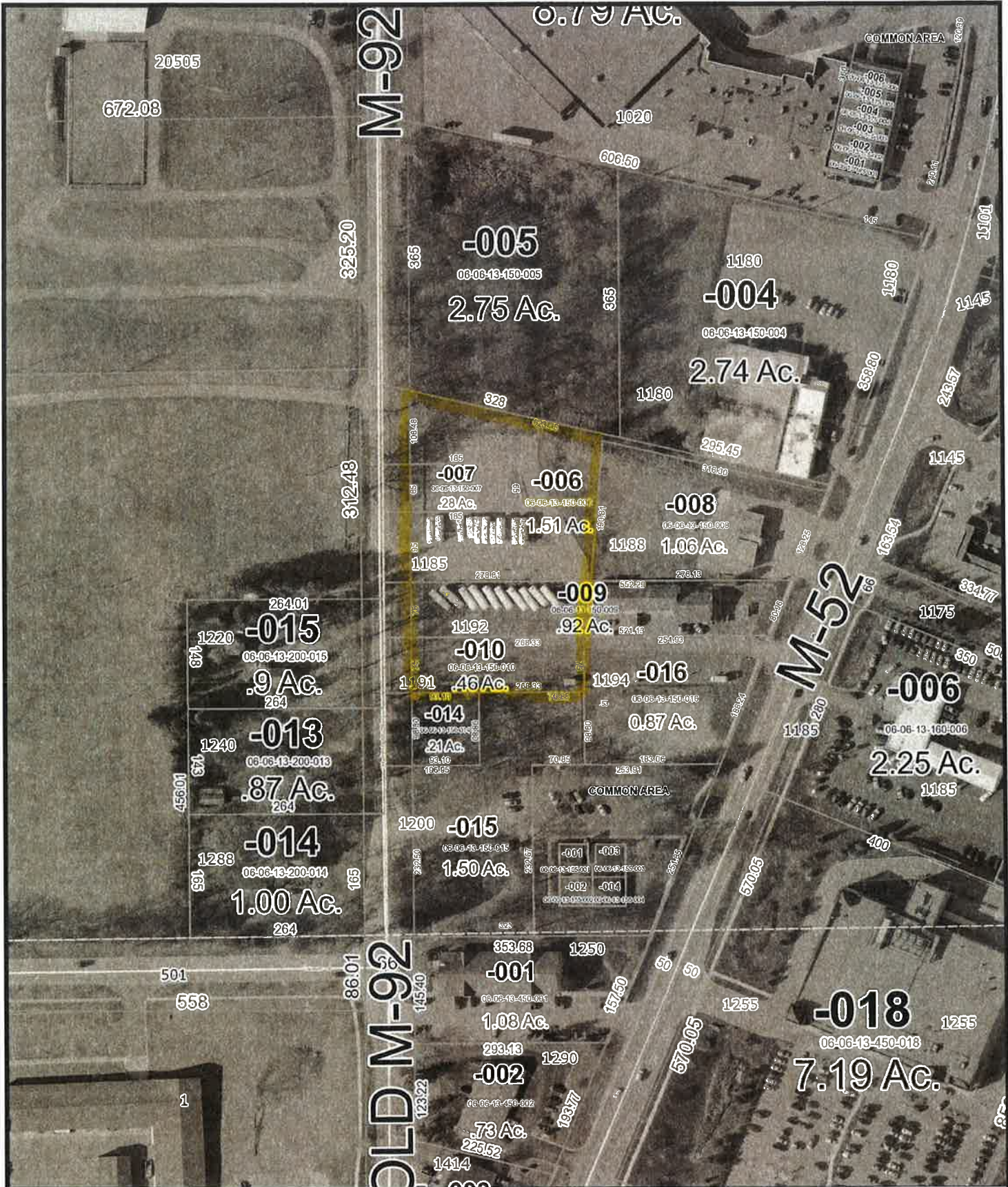
Motion by Schauer, 2nd by Burgess to allow the use of LED lighting for the safety and convenience of employees with the following restrictions, sign off at closing, no flashing, and no color change.

Motion passed all Ayes.

Motion by Schauer, 2nd by Burgess to adjourn at 5:20 pm. Passed all Ayes.

Donald T Osborne Charles A. Schauer





2/14/2012



NOTE: Parcels may not be to scale.
 The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey document". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

06-06-13-150-005
GEORGE & DONNA PALMER
888 MAYER DR
CHELSEA, MI 48118
ZONED C4
(RESTRICTED COMMERCIAL)

EX. FENCE
TO REMAIN

CATCH/BASIN
RM=927.91
SC-WV=925.15

INV=922.76

Dr

5' PARKING
SETBACK

20' SIDE
SETBACK

57°24'30"E
312.71 (TO E)

35' REAR
SETBACK

06-06-13-150-007
DONNA PALMER TRUSTEE
1187 OLD MANCHESTER RD
CHELSEA, MI 48118

PARCEL I
2.51 AC±
ZONED C4

06-06-13-150-008
DONNA PALMER TRUSTEE
1185 OLD MANCHESTER RD
CHELSEA, MI 48118

EX. FENCE
TO REMAIN

PROPOSED 6" HIGH CHAIN
LINK FENCE LOCATED ON
PROPERTY LINE

06-06-13-150-009
DONNA PALMER
1182 S. MAIN ST
CHELSEA, MI 48118

REMOVE HMA
SURFACE

PLACE 3" OF TOPSOIL,
SEED & MULCH

REMOVE HMA
SURFACE

25' PARKING
SETBACK

50' FRONT
SETBACK

06-06-13-150-010
DONNA PALMER
1181 OLD MANCHESTER RD
CHELSEA, MI 48118

S00°30'00"E
75.00

S89°53'32"W
126.10

S89°32'16"W
141.70

F-MON

N89°32'16"E
0.53

5' PARKING
SETBACK

20' SIDE
SETBACK

EX. FENCE
TO REMAIN

06-06-13-150-014
PIERCE CEMETERY
OLD N-92 MAIN ST
CHELSEA, MI 48118
ZONED C4
(RESTRICTED COMMERCIAL)

06-06-13-150-015
CPB ASSOCIATES
1200 MAIN ST
CHELSEA, MI 48118
ZONED C4
(RESTRICTED COMMERCIAL)



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **JERRY BRIDGES** of **LLOYD BRIDGES TRAVELAND**, for a variance from the requirements of **Section 5.04 B 2** of Ordinance No.166 (Zoning Ordinance), to: **ALLOW AN EXISTING 6 FOOT CHAIN LINK FENCE TO REMAIN FOR SECURITY IN THE NEW FRONT YARD CREATED BY A PROPOSED LAND DIVISION.**

The property is described as follows:

**TAX CODE: #06-06-13-150-006 PART OF 06-06-13-150-009, 06-06-13-150-010
1185 & 1191 OLD MANCHESTER ROAD, & 1192 S. MAIN,
CHELSEA, MI.**

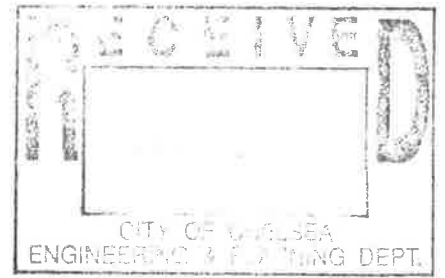
Pursuant to the procedure for a variance request: a Notice of Hearing shall be given and will be served personally or by mail at least fifteen (15) days prior to the date of such hearing, upon the party or parties making the request for appeal, and all owners of record of property and occupants of property 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, March 21, 2012** 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 Lloyd Bridges of Lloyd Bridges Traveland

_____ 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: 1185 & 1191 Old Manchester Rd & 1192 S. Main

Legal Description: 06-06-13-150-006, part of 06-06-13-150-009, 06-06-13-150-010

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:

Sec 5.04 B 2

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: For security the existing 6' high chain link front fence needs to remain

Date: _____ Applicants signature: _____

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

2012 Meeting Dates and Times

If the ZBA would like to have meetings in the year 2012 on the same day and at the same time as the past, then we will need a motion worded as follows:

The City of Chelsea Zoning Board of Appeals will meet the third Wednesday of each month as needed at 5:00 p.m. during 2012. All meetings will be held at the City of Chelsea Offices, 305 S. Main, in the lower level conference room.



CITY OF CHELSEA NOTICE OF VARIANCE HEARING

An application has been filed by **JIM BOND** of **NATIONAL ILLUMINATION SIGN COMPANY**, for a variance from the requirements of **Section 6.03 A 4** of Ordinance No.166 (Zoning Ordinance), to: **ALLOW LED LIGHTS ON THE PRICE MODULES IN EXISTING SIGN REPLACING OUTDATED PRICE FACES.**

The property is described as follows:

**TAX CODE: #06-06-12-475-013
PERKY PANTRY
501 S. MAIN STREET
CHELSEA, MI**

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, March 21, 2012** 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 Jim Bond of National Illumination & Sign Corp.

_____ 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: 501 S. Main St.

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:

Section 6.03, subsection A, paragraph 4

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: Mobil wishes to install LED price modules in existing sign, replacing outdated price faces.

Date: Feb 02, 2012

Applicants signature: Jim Bond

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

Washtenaw County Legal Description

This data is received from local cities, villages, and townships. For additional information or verification, please contact your local city, village or township assessor, the Washtenaw County Clerk/Register of Deeds at (734)222-6710 or the Washtenaw County Department of Equalization at (734)222-6662.

Parcel Identification

Parcel Number: 06-06-12-475-012

Property Address 501 S MAIN ST
Street Number,
Name & Direction

City, Village, or
Township: CHELSEA CITY

Legal Description: *OLD SID - FC 06-512-216-00 C.V. 1-141B COM AT SW COR OF BLK 17, E. CONGDON'S 3RD ADDITION TO VILLAGE OF CHELSEA, TH S 2 DEG E 49.5 FT IN E LINE OF MAIN ST, TH N 88 DEG 51' 30"E 97.86 FT FOR A PL OF BEG, TH N 88 DEG 51' 30" E 35 FT, TH S 2 DEG E 62.31 FT, TH N 89 DEG 18' W 35.04 FT, TH N 2 DEG W 61.14 FT TO PL OF BEG, BEING A PART OF SE 1/4 SEC. 12 T2S R3E.

SCOPE OF WORK

REMOVE MANUAL PRICE FACES FROM CABINET
INSTALL LED RETROFIT FACES INTO CABINET

NO CHANGES TO EXISTING SQUARE
FOOTAGE, STRUCTURE, SETBACK,
OVERALL HEIGHT, WIDTH OR CLEARANCE.

L.E.D.s ARE NOT ABLE TO FLASH, CHANGE
COLOR, ANIMATE OR DISPLAY CHARACTERS
OTHER THAN NUMERALS 0-9.

CONNECTING TO EXISTING ELECTRICAL CIRCUIT(S)

ILLUMINATION INTENSITY OF LED IS AUTOMATICALLY
DIMMED OR BRIGHTENED AS THE SURROUNDING
AMBIENT LIGHT DICTATES. A TAMPER-PROOF, MANUAL
OVERRIDE EXISTS TO ADJUST LIGHTING IF REQUIRED
BY CODE.



EXISTING SIGN WITH OLD PRICE FACES



EXISTING SIGN WITH NEW PRICE FACES



P.O. BOX 563 / 6525 ANGOLA RD.
HOLLAND, OHIO 43528
PHONE: (419) 866-1666 FAX: (419) 866-5731
E-MAIL: NISCORP@SBCGLOBAL.NET

THIS RENDERING WILL REMAIN THE EXCLUSIVE PROPERTY OF NATIONAL ILLUMINATION & SIGN CORPORATION AND IS COPYRIGHTED PER THE EXISTING LAWS OF THE UNITED STATES. IT SHALL NOT BE REPRODUCED, ALTERED, OR SHOWN WITHOUT THE WRITTEN CONSENT OF NATIONAL ILLUMINATION & SIGN CORPORATION. NATIONAL ILLUMINATION & SIGN CORPORATION RESERVES THE RIGHT TO PUBLISH ARTWORK, LOGOS, AND COMPLETION PHOTOS USING PRINTED AND ELECTRONIC MEDIA FOR NATIONALS ADVERTISING PURPOSES.

Project Name: LENEWEE FUELS MOBIL

Address: 501 S. MAIN ST.

City: CHELSEA

State: MI

Approval (Purchaser) : _____

Date: _____

Approval Leasor / Agent) : _____

Date: _____

Salesman: GNJ

Drawing No.: 013112-1

Scale: NTS

Designer: JB

Date: JAN 31, 2012