



## **CITY OF CHELSEA**

### **ZONING BOARD OF APPEALS AGENDA JUNE 18, 2014, 5:00 P.M. COUNCIL CHAMBERS, 311 SOUTH MAIN ST. CHELSEA, MI 48118**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES OF MAY 21, 2014 MEETING**

**NEW BUSINESS**

14-3:

An application has been filed by **CHELSEA MILLING** of **201 W. NORTH ST.** for a variance from the requirements of **SECTION 6.03 (D)** Ordinance No.166 (Zoning Ordinance), **TO REDUCE THE REQUIRED SIGN SETBACK FROM 30 FT TO 22 FT TO INSTALL A 72" HIGH STATUE OF "CORNLY", NEAR THE FRONT ENTRANCE.** (TAX CODE: # 06-06-12-170-003)

14-4:

An application has been filed by **TAMELA ROO HOLDINGS** of **1171 S. MAIN ST., SUITE 700, CHELSEA, MI** for a variance from the requirements of **SECTION 6.03 (D)** Ordinance No.166 (Zoning Ordinance), to **REDUCE THE REQUIRED SETBACK FOR A FREE STANDING SIGN FROM 40 FT TO 13 FT FROM THE M52 RIGHT OF WAY LINE.** (TAX CODE: # 06-06-13-150-018)

**ADJOURNMENT**

**Zoning Board of Appeals Meeting Minutes**  
**June 18, 2014**  
**Council Chambers**  
**311 S. Main Street, Chelsea, MI**

Members Present: Tom Osborne (Chairman), Charles Schauer, Jasen King, Charles Burgess, and Marcia M. White

Others Present: Tracy Bumpus (Chelsea Milling), Dena Gilmore (Wags to Wishers), Christine Linfield

Chairman Osborne called the meeting to order at 5:00 pm.

Chairman Osborne read the draft minutes from the May, 18, 2014 ZBA meeting.

Motion by Schauer, seconded by King, to approve the minutes of May 18, 2014 as read.  
Motion passed all ayes.

**Item 14-03:**

Chelsea Milling Company requests a variance to reduce the sign setback from 30 ft to 22 ft in order to install a stature of "Corny" near the front door. "Corny" is the mascot of the company and a nice photo opportunity for guests taking the factory tours. Setback reduction is needed due to there not being enough space between the building and the property line.

Motion by White, second by Schauer, to approve the request for a reduction in sign setback requirements from 30 ft to 22 ft due to the building being in place prior to the zoning ordinance. Motion passed. All Ayes.

**Item 14-04:**

Tamela Roo Holdings requests a variance to reduce the sign setback from 40 ft to 13 ft to install a free standing sign for the news Wags to Wiskers Retail Pet Store. Setback reduction is needed due to there not being enough space between the parking lot and the M52 right-of-way. The new construction was constrained due to the presence of an existing detention basin which services this property and surrounding businesses.

Motion by White, second by Schauer, to approve the variance to reduce the front yard sign setback from 40 ft to 20 ft due to the hardship of the existing detention basin and

eliminate one tree from the final site plan which would block the view of the sign.  
Motion passed. All Ayes.

Motion by White, second by King to adjourn the meeting at 5:13 p.m.

Respectfully submitted,



Christine Linfield  
Planning, Engineering, Zoning & Community Dev. Dir.





## CITY OF CHELSEA

May 21, 2014

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

Members present: Osborne, White, Schauer, King

Motion by Schauer, 2<sup>nd</sup> by King to accept the minutes of the previous meeting as read.

Motion passed all ayes.

Item 14-2

Applicant requires an increase in the impervious area ratio from .55 to .65.

Motion by Schauer 2<sup>nd</sup> by White to allow the change due to underground retention system to be installed.

Motion passed all Ayes.

Applicant requests an increase in the maximum foot candle lighting from 20 to 30.

Motion by Schauer 2<sup>nd</sup> by White to deny the request.

Motion passed all Ayes.

Applicant requests a LED sign to advertise fuel prices only.

Motion by White, 2<sup>nd</sup> by King to allow LED sign for fuel only. Must not flash, blink or change more than twice per day.

Motion passed all Ayes.

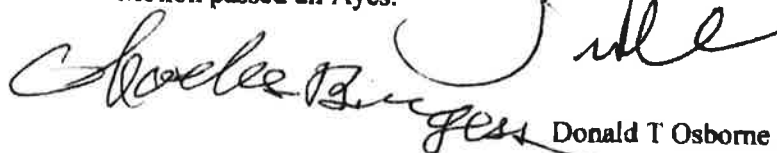
Applicant requests fuel sign increase from 9 square feet to 24 square feet for fuel type and price.

Motion by White 2<sup>nd</sup> by King to allow the increase due to other signs of similar nature in the city.

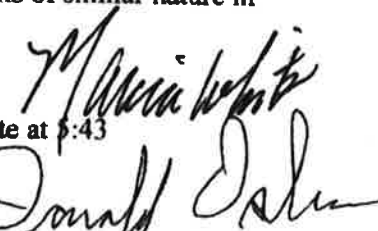

Motion passed all Ayes

Having no further business, motion to adjourn by King, 2<sup>nd</sup> by White at 8:43

Motion passed all Ayes.

  
Charles H. Schauer

Donald T Osborne

  
Donald T Osborne  
  
Charles H. Schauer



## **CITY OF CHELSEA**

### **NOTICE OF VARIANCE HEARING**

An application has been filed by **CHELSEA MILLING** of **201 W. NORTH ST.** for a variance from the requirements of **SECTION 6.03 (D)** Ordinance No.166 (Zoning Ordinance), **TO REDUCE THE REQUIRED SIGN SETBACK FROM 30 FT TO 22 FT TO INSTALL A 72" HIGH STATUE OF "CORNY", NEAR THE FRONT ENTRANCE.**

The property is described as follows:

**TAX CODE: # 06-06-12-170-003**  
**201 W. NORTH ST., 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, 2014**, at 5:00 o'clock P.M. or as soon thereafter as possible, in the Chelsea City Council Chambers, located in the Chelsea Municipal Building, 311 S. Main Street, 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**

**Zoning Boards of Appeals Application**  
**City of Chelsea**  
**Washtenaw County, Michigan**

Date MAY 2, 2014

APPLICANT(S) NAME (print) CHELSEA MILLING COMPANY

APPLICANT(S) ADDRESS 201 W. NORTH STREET

CHELSEA MI 48118 PHONE# 734-475-1361

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: TO INSTALL MASCOT STATUE (APPROX 8 SQ. FT.)  
ON AN 11' X 11' PIECE OF CEMENT

**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.

Date: MAY 7, 2014 Applicants signature: Spacy G. Pampus *Christine Linfield*

THE APPLICANT(S) ARE:  OWNER(S) OF THE PROPERTY INVOLVED.  
 ACTING ON BEHALF OF THE OWNER(S) OF PROPERTY INVOLVED.

Fee received: \$ 225 by the Planning & Zoning Inspector *Christine Linfield*

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**For Variances from the Zoning Ordinance**

Address of the Property involved: 201 W NORTH STREET

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

SECTION 6.03 (D) REDUCE SIGN SET BACK FROM 30 FEET TO  
22 FEET.

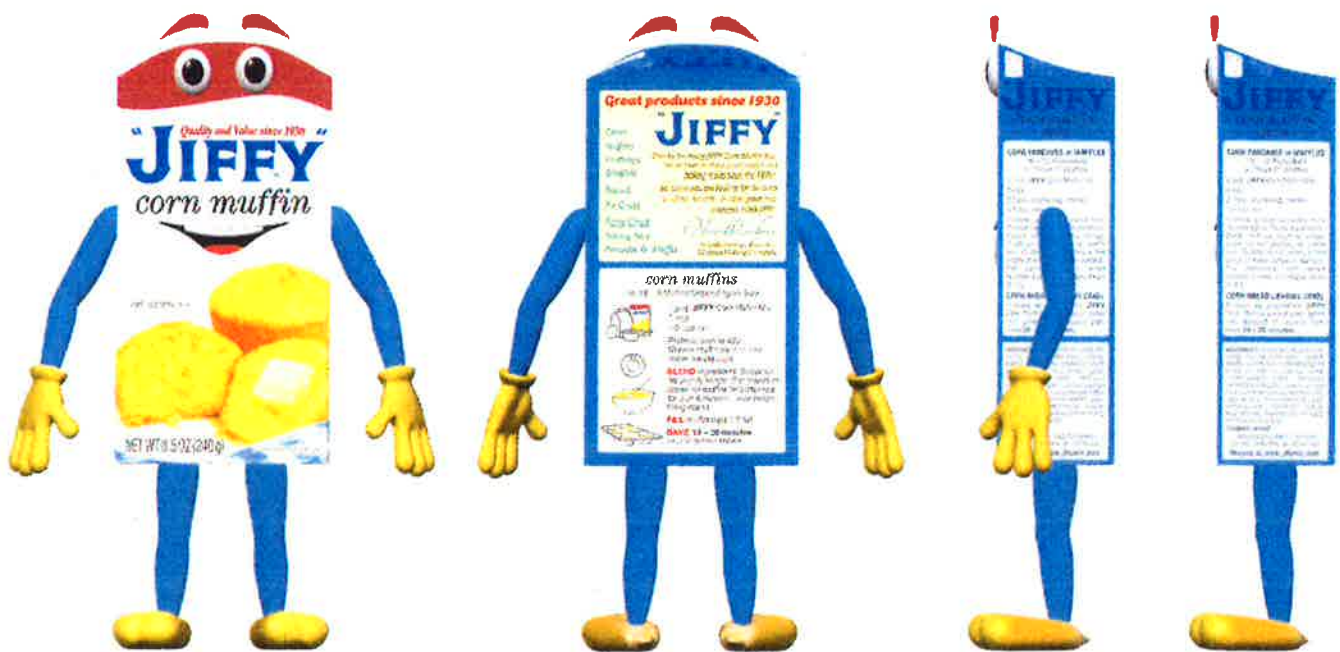
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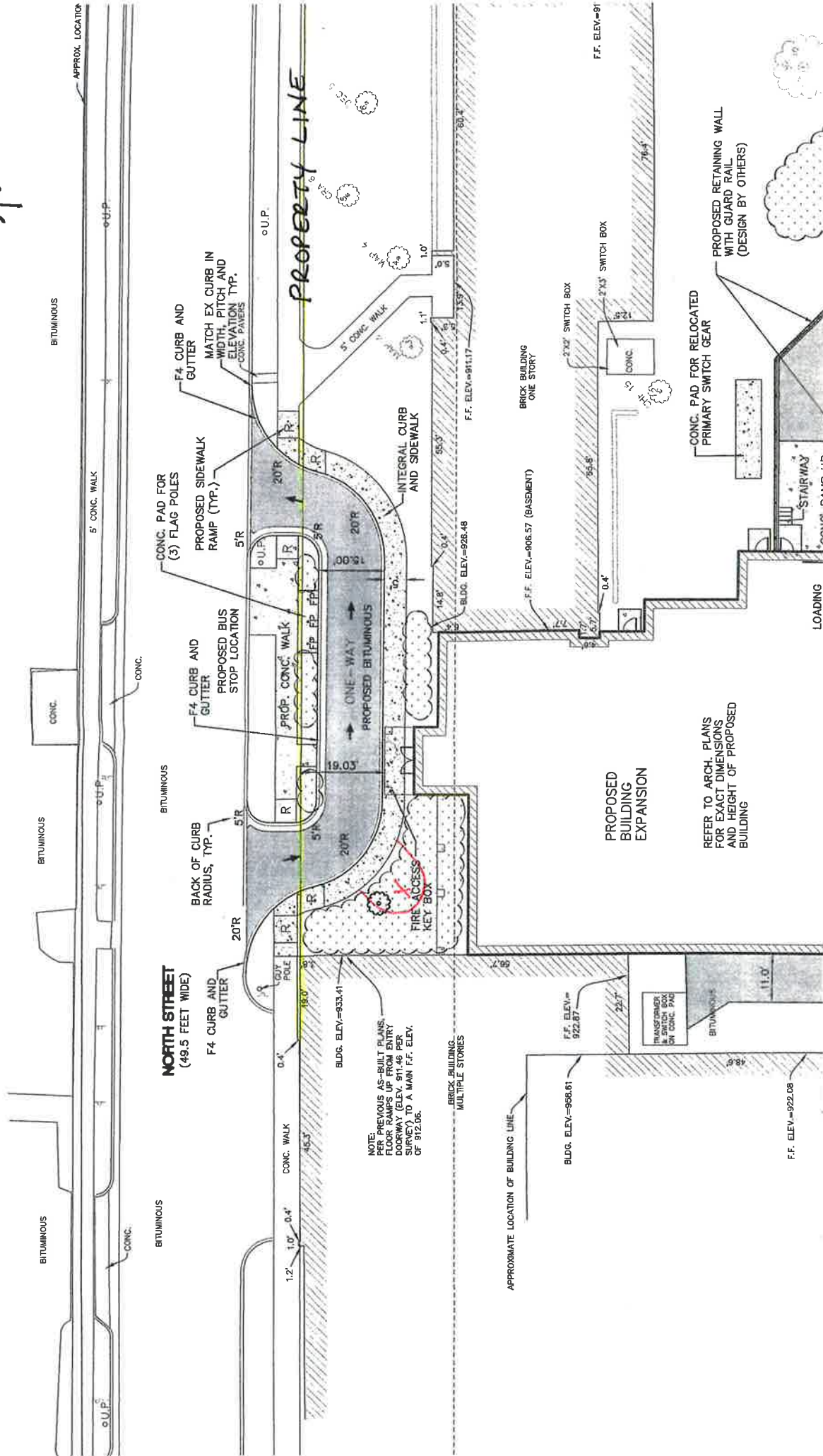


The overall height of the statue with arm extended up is approximately 75"

The box itself will be 42" x 22" x 12". Diagonally across the front of the box the measurement would be 48".

The height of the character bottom of feet to top of box (before eye brows) is 5'

Legs are 18", arms are 30"









## **CITY OF CHELSEA NOTICE OF VARIANCE HEARING**

An application has been filed by **TAMELA ROO HOLDINGS** of **1171 S. MAIN ST., SUITE 700, CHELSEA, MI** for a variance from the requirements of **SECTION 6.03 (D)** Ordinance No.166 (Zoning Ordinance), to **REDUCE THE REQUIRED SETBACK FOR A FREE STANDING SIGN FROM 40 FEET TO 13 FEET FROM THE M52 RIGHT OF WAY LINE.**

The property is described as follows:

**TAX CODE: # 06-06-13-150-018  
1192 S. MAIN STREET, CHELSEA, MI  
(Site of Future Wags to Wiskers Retail Pet Store)**

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, 2014**, at 5:00 o'clock P.M. or as soon thereafter as possible, in the Chelsea City Council Chambers, located in the Chelsea Municipal Building, 311 S. Main Street, 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**

**Zoning Boards of Appeals Application**  
**City of Chelsea**  
**Washtenaw County, Michigan**

Date 5-14-14

APPLICANT(S) NAME (print) Tamela Roo Holdings

APPLICANT(S) ADDRESS 1171 S Main #700  
Chelsea MI 48118 PHONE# 734-475-7000

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: reduce sign set back from 40ft to 13ft.

**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.

Date: 5-14-14 Applicants signature: [Signature]

THE APPLICANT(S) ARE:  OWNER(S) OF THE PROPERTY INVOLVED.  
 ACTING ON BEHALF OF THE OWNER(S) OF PROPERTY INVOLVED.

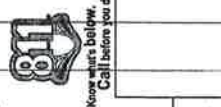
Fee received: \$ \_\_\_\_\_ by the Planning & Zoning Inspector \_\_\_\_\_

**For Variances from the Zoning Ordinance**

Address of the Property involved: 1192 S. main st Chelsea, MI 48118

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

Section 6.03 (D) set back requirements for signs. Property is zoned C-4 which has a 40ft sign set back. Due to 100ft wide M-52 Road right of way the 40ft sign set back cannot be met. Request sign set back be reduced to 13ft.



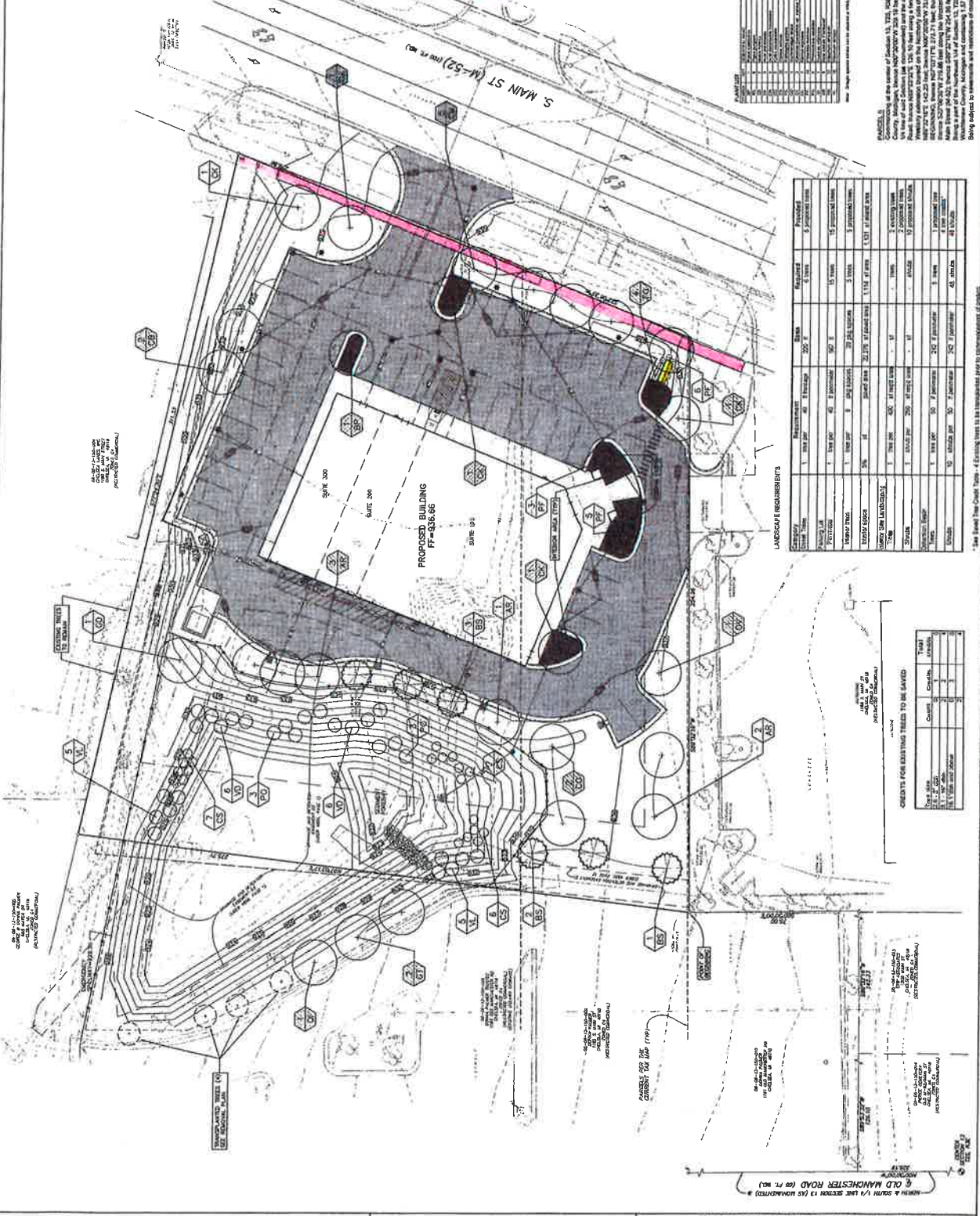
Be sure to check for utilities and structures before digging. If you are unsure, call 811.

**LANDSCAPING PLAN**

**LANDSCAPE LEGEND**  
 [Symbol] SIDEWALK  
 [Symbol] SIGN 18FT FROM R.O.W.  
 [Symbol] PARKING INTERIOR PLANTING  
 [Symbol] PARKING EXTERIOR PLANTING  
 [Symbol] STREET TREE PLANTING  
 [Symbol] SITE INTERIOR PLANTING  
 [Symbol] DETENTION POND PLANTING

**PLANT SCHEDULE**

Plant Code	Plant Name	Quantity	Notes
101	10' SPREADER	5	5' x 10'
102	12' SPREADER	3	5' x 12'
103	15' SPREADER	2	5' x 15'
104	20' SPREADER	1	5' x 20'
105	30' SPREADER	1	5' x 30'
106	40' SPREADER	1	5' x 40'
107	50' SPREADER	1	5' x 50'
108	60' SPREADER	1	5' x 60'
109	70' SPREADER	1	5' x 70'
110	80' SPREADER	1	5' x 80'
111	90' SPREADER	1	5' x 90'
112	100' SPREADER	1	5' x 100'
113	110' SPREADER	1	5' x 110'
114	120' SPREADER	1	5' x 120'
115	130' SPREADER	1	5' x 130'
116	140' SPREADER	1	5' x 140'
117	150' SPREADER	1	5' x 150'
118	160' SPREADER	1	5' x 160'
119	170' SPREADER	1	5' x 170'
120	180' SPREADER	1	5' x 180'



**LANDSCAPE REQUIREMENTS**

Category	Item	Quantity	Notes
Planting	10' SPREADER	5	5' x 10'
	12' SPREADER	3	5' x 12'
Trees	STREET TREE	2	5' x 15'
	SITE INTERIOR	1	5' x 10'
Structures	10' SIGN	1	5' x 10'
	18' SIGN	1	5' x 18'

**CHECKLIST FOR EXISTING TREES TO BE SAVED**

Tree ID	Location	Condition	Notes
101	10' SPREADER	Good	Save
102	12' SPREADER	Good	Save
103	15' SPREADER	Good	Save
104	20' SPREADER	Good	Save
105	30' SPREADER	Good	Save
106	40' SPREADER	Good	Save
107	50' SPREADER	Good	Save
108	60' SPREADER	Good	Save
109	70' SPREADER	Good	Save
110	80' SPREADER	Good	Save
111	90' SPREADER	Good	Save
112	100' SPREADER	Good	Save
113	110' SPREADER	Good	Save
114	120' SPREADER	Good	Save
115	130' SPREADER	Good	Save
116	140' SPREADER	Good	Save
117	150' SPREADER	Good	Save
118	160' SPREADER	Good	Save
119	170' SPREADER	Good	Save
120	180' SPREADER	Good	Save

**NOTES:**

- All trees to be saved must be protected with a 5' diameter tree protection barrier.
- Planting must be completed within 60 days of construction start.
- Watering schedule to be provided by contractor.

**DISCLAIMER:** THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER.

**LEGAL NOTICE:** THIS PLAN IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.



# CHELSEA COURTYARD LLC

206 S. Fifth Avenue, Suite 175 · Ann Arbor, MI 48104 · 734-663-0645 · fax 734-663-0644

June 17, 2014

Donald T. Osborne, Chairman  
Zoning Board of Appeals  
City of Chelsea  
305 S. Main Street  
Chelsea, MI 48118

RE: 1192 S Main Sign Variance

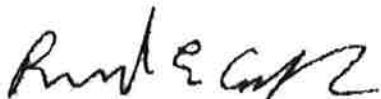
Dear Chairman:

This letter is in response to the notice of variance hearing received for the above referenced property.

We as owners of the shopping center across the street along with other property owners in the area have abided by the 40 foot setback for years. We see no hardship present for the applicant especially taking into account the new adjacent AutoZone was able to meet the rules.

In the event this variance is granted, please be advised that we will apply for a variance to move our sign due to a visibility hardship because of the trees that block our sign from view.

Sincerely,



Ronald Cook

**PLEASE SIGN IN**  
**Chelsea Zoning Board of Appeals**  
**Regular Meeting**  
**June 17, 2014**

**NAME**

TRACY A. BUMPUS

Jenna Gilmore

**ADDRESS**

"JIFFY" MIXES, CHELSEA

Wags TO Wiskers