



## **CITY OF CHELSEA**

### **ZONING BOARD OF APPEALS AGENDA NOVEMBER 18, 2015, 5:00 P.M. COUNCIL CHAMBERS, 311 SOUTH MAIN ST. CHELSEA, MI 48118**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

Approval of the Minutes for June 17, 2015

**NEW BUSINESS - None**

**APPROVAL OF 2016 MEETING SCHEDULE**

**ADJOURNMENT**

**City of Chelsea**  
**Zoning Board of Appeals**  
November 18, 2015

Meeting called to order by Chairman Osborne at 5:pm

Members present: Osborne, White, Schaur, King

Motion by White, 2<sup>nd</sup> by Schauer to approve the minutes from June 17<sup>th</sup>, 2015

Motion passed all ayes.

No New Business

Motion by King, 2<sup>nd</sup> by Schauer to set the 2016 meeting schedule.

Motion passed all ayes

Motion by Schauer 2<sup>nd</sup> by White to adjourn at 5:10.

Motion passed all ayes

*Charles H. Schauer*

*Marcia White*

*D Osborne*

*Jack*



## CITY OF CHELSEA

### **Zoning Board of Appeals Meeting Minutes June 17, 2015 Council Chambers 311 S. Main Street, Chelsea, MI**

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

Others Present: Rick DeTroyer, James Myles (City Council Liason) and Christine Linfield (City Staff)

Chairman Osborne called the meeting to order at 5:01 pm.

Chairman Osborne read the draft minutes from the January 21, 2015

Motion by White, seconded by King, to approve the minutes of January 21, 2015 as read. Motion passed all ayes.

#### **Item 15-02:**

Chairman Osborn introduced a variance application that was filed by Rick DeTroyer of 242 E. Middle Street for a variance from Section 10.08(C.) and Section 5.16 (E.1.A) of Ordinance No. 166 (Zoning Ordinance), to substitute a non-conforming use at 20701 W. Old US 12 (previously known as Heller Electric Supply) with another non-conforming use (proposed art studio and workshop) and to also install one security/motion light on the south side of the existing building.

In addition to what was in the variance meeting packet, Rick DeTroyer handed out a larger sketch of the site for the ZBA Board to review.

Mr. DeTroyer is proposing to use portions of the building as an art studio and workshop for creating his art which is primarily comprised of making sculptures from found items. His is proposing to do no welding onsite, all materials to be stored inside, patch the existing roof, perform maintenance on the building for current owner, proposing a

maximum of four parking spaces on gravel parking lot, proposing that client visit by appointment, display five finished sculptures in landscaped garden settings along with possibly four art events at the site per year.

Christine Linfield informed the Zoning Board of Appeals of the limitations on the site that have been obstacles for other conforming uses in the C2 district to occupy this location. She reported that the lot is non-conforming due to having no street frontage, the structure is non-conforming due to the large building exceeding lot coverage and not meeting minimum setbacks to property line, and that the parking requirements for the permitted uses listed in the C2 district would require site plan review to bring the existing gravel parking lot into compliance.

Ms. Linfield also advised the Zoning Board of Appeals of several conditions that could be made part of the motion if the board chose to approve the variance request.

Chairman Osborne opened the public hearing. There was one member of the public present who did not give their name. She asked what side of the building the security light would be mounted and also what areas of the property the outdoor sculptures would be displayed.

Motion by King, Second by White, to approve variance request 15-2 with the following conditions:

1. No welding will be done on site.
2. Hours of operation will be from 8:00 am to 7:00 pm all days of the week.
3. All materials to be stored inside the building.
4. Maximum of four outdoor events per calendar year, provided that a parking plan be submitted to, and approved by, the Planning & Zoning Administrator showing all parking to be on gravel lot.
5. Removal of the Heller Electric sign.
6. Maximum of five outdoor sculpture displays.
7. No art classes or other classes to be taught onsite.
8. Apply for fence permit.
9. Light fixture detail to be submitted and approved by staff.

Motion by Schauer, second by White to adjourn the meeting at 5:48 p.m.

Respectfully submitted,



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



## CITY OF CHELSEA

*Sample motion:*

*Motion to set the Zoning Board of Appeals 2016 meeting schedule for the 3<sup>rd</sup> Wednesday of the each month, as needed, at 5:00 pm with all meetings to be located in the City Municipal Building (City Council Chambers) at 311 S. Main Street.*



## CITY OF CHELSEA

**ZONING BOARD OF APPEALS**, holds meetings (*as needed*) the third Wednesday of each month at 5:00 pm. in the Chelsea City Municipal Building's Council Chambers located at 311 S. Main Street, Chelsea, MI. The dates for 2016 are as follows:

### 2016 Meeting Dates

January 20

February 17

March 16

April 20

May 18

June 15

July 20

August 17

September 21

October 19

November 16

December 21