



## CITY OF CHELSEA

### ZONING BOARD OF APPEALS AGENDA

**MARCH 16, 2016, 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 November 18, 2015

#### **NEW BUSINESS**

##### **VARIANCE 16-1:**

An application has been filed by **Chelsea Milling Company** of **201 W. North Street** for a variance from the requirements of **Section 4.22(C)(2A)** Ordinance No.166 (Zoning Ordinance), to **reduce the minimum required front yard from 35 ft to 10 ft to construct a concrete pad for nitrogen storage area** and also a variance from the requirements of **Section 5.04(B)(2)** to **increase the maximum height of a front yard fence from 4 ft to 6 ft for security purposes.**

#### **ADJOURNMENT**

**Zoning Board of Appeals Meeting Minutes  
March 16, 2016  
Council Chambers  
311 S. Main Street, Chelsea, MI**

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

Others Present: Brian Harper (Chelsea Milling Company), Cheri Albertson (City Council Liaison) and Christine Linfield (City Staff)

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

Chairman Osborne read the draft minutes from the November 18, 2015

Motion by Schauer, seconded by White, to approve the minutes of November 18, 2015 as read.  
Motion passed all ayes.

**Item 16-01:**

An application was filed by Chelsea Milling Company to request a variance to reduce the minimum required front yard from 35 ft to 10 ft in order to construct a concrete pad for a nitrogen tank storage area and also to request a variance to increase the maximum height of a front yard fence from 4 ft to 6 ft for security purposes around the nitrogen tank storage area.

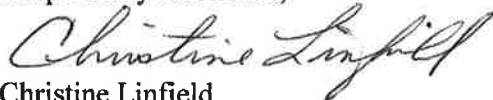
Chairman Osborne opened the public hearing. No comments from the public so Chairman Osborne closed the public hearing.

Mr. Harper gave a brief summary of why the nitrogen tank storage area needs to be located outside the facility due to current construction codes and that due to the existing building already located in the front yard setback there is no other option. Mr. Harper also gave a description of the decorative 6 ft tall vinyl fence proposed for security purposes around the storage area.

Motion by White, Second by King, to grant Chelsea Milling Company a variance to reduce the minimum required front yard setback from 35 ft to 10 ft to construct a concrete pad for a nitrogen tank storage area and to also grant a variance to increase the front yard fence height from 4 ft to 6 ft for security purposes. All Ayes. Motion Passed.

Motion by White, second by King to adjourn the meeting at 5:07 p.m.

Respectfully submitted,



Christine Linfield

Planning, Engineering, Zoning & Community Dev. Dir.



**Zoning Board of Appeals Meeting Minutes**  
**March 16, 2016**  
**Council Chambers**  
**311 S. Main Street, Chelsea, MI**

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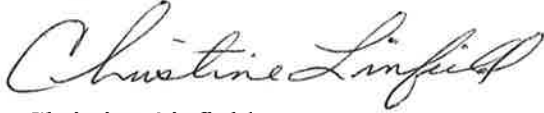
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Motion by White, second by King to adjourn the meeting at 5:07 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Christine Linfield". The signature is written in dark ink and is positioned above the printed name.

Christine Linfield

*Planning, Engineering, Zoning & Community Dev. Dir.*

**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*

*Maria White*

*D Osborne*

*Jerrell*



## CITY OF CHELSEA

### NOTICE OF VARIANCE HEARING

An application has been filed by **Chelsea Milling Company** of **201 W. North Street** for a variance from the requirements of **Section 4.22(C)(2A)** Ordinance No.166 (Zoning Ordinance), **to reduce the minimum required front yard from 35 ft to 10 ft to construct a concrete pad for nitrogen storage area** and also a variance from the requirements of **Section 5.04(B)(2)** to **increase the maximum height of a front yard fence from 4 ft to 6 ft for security purposes.**

The property is described as follows:

**Tax Code: # 06-06-12-170-002**  
**201 W. North Street, 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, March 16, 2016**, 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 FEBRUARY 01, 2016

APPLICANT(S) NAME (print) CHELSEA MILLING CO. (JOHN POWERS)

APPLICANT(S) ADDRESS 201 WEST 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 CONSTRUCT AN 18'x29' CONCRETE PAD  
IN THE FRONT YARD SETBACK FOR BULK NITROGEN  
STORAGE AND ASSOCIATED SECURITY FENCING.

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: 02-01-2016 Applicants signature:   
JOHN POWERS

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

Fee received: \$ #025 by the Planning & Zoning Inspector CHRISTINE LINFIELD

**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:

REQUEST VARIANCE TO SECTION 4.22 (C) (2A) TO REDUCE  
MINIMUM REQUIRED YARD FROM 35 FT. TO 10 FT.

REQUEST VARIANCE TO SECTION 5.04 (B) (2) TO  
INCREASE THE MAXIMUM HEIGHT OF A FRONT YARD  
FENCE FROM 4 FT. TO 6 FT.

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**For Applications for Appeal of the Interpretation of the Zoning Ordinance**

PLEASE PRINT OR TYPE (If additional space is needed use the back or a separate sheet)

I/We \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ 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: \_\_\_\_\_

Legal Description: \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FOR ZONING BOARD OF APPEALS USE ONLY**

At the meeting of the Zoning Board of Appeals on \_\_\_\_\_ 20\_\_\_\_, the appeal described on this form was considered and the Board determined that the

- ( ) Zoning Compliance Permit  
( ) Certificate of Occupancy

was ( ) Granted or ( ) Denied for the following

reasons: \_\_\_\_\_





**Chelsea Milling Company**  
201 W North Street, Chelsea, MI 48118

Date: February 1, 2016

City of Chelsea  
305 S. Main Street, Suite 100  
Chelsea, MI 48118

Subject: Application for a Front Yard Setback Variance

Dear Neighbors of Chelsea Milling Company,

As part of the new mix tower construction and operation there are multiple pieces of equipment required for powering and running the facility. These include a new electrical switchgear and transformer, and bulk nitrogen for ingredient freshness. The nature of these items requires they must be located outside of the facility. Furthermore, the power connections and nitrogen usage points within the plant have dictated that the locations of these items be installed in the front yard of our North Street property.

For adequate installation, we are requesting a variance to reduce the front yard setback from 35 feet to 10 feet from the property line. Vinyl decorative fencing will be placed around the perimeter of the transformer and nitrogen equipment. We will maintain 5 feet of clearance from the public sidewalk to any fencing.

We have included several documents and drawings as part of our application which detail the size and location of the above described equipment. The nitrogen pad will be sized for future growth and a comparison of the short term and future tank dimensions are shown.

Please don't hesitate to contact Justin Hubbard (734) 372-0344 with any questions, comments, or concerns.

Sincerely,

John Powers

(V.P. & CFO)



New  
Transformer  
Location  
Pad 66' x 88'

Nitrogen  
Use Area

Nitrogen Tank  
Location Pad 18' x 29'  
Pad To  
Accomodate Future  
Growth and Fencing

New Switch Gear  
Location  
Pad 88' x 90'  
Back of Switch Gear  
Even With Existing  
Transformer

Existing  
Transformer

 Products and Services

What can we help you find?

Model # 144734    Internet # 203454256

★★★★★ **Pro-Series 6 ft. x 8 ft. Vinyl Lafayette S**

(9) [Write a Review](#)    [Questions & Answers \(13\)](#)

[Open Expanded View](#)

[Click Image to Zoom](#)



**PRODUCT OVERVIEW**    Model # 144734    Internet # 203

Discover the many benefits of Veranda Pro Series vinyl fencing. From inn veranda is the perfect solution for a fence project. Made of low-maintenar

- Neighbor-friendly appearance
- Installed with routed posts - no exposed fasteners or brackets

Property line

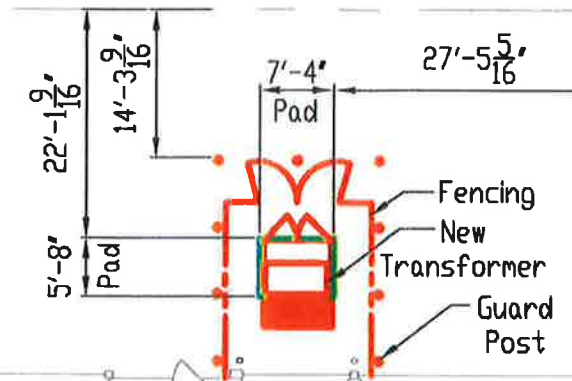
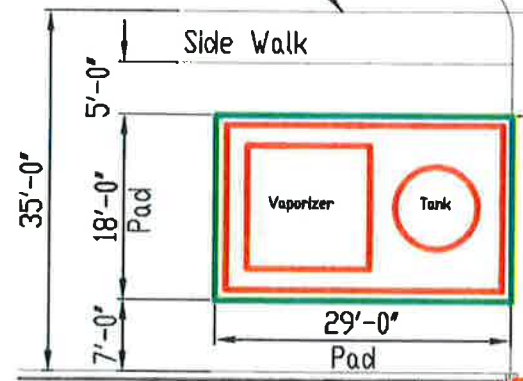
North Street



New Front Yard Set Back

Side Walk

Receiving Ramp

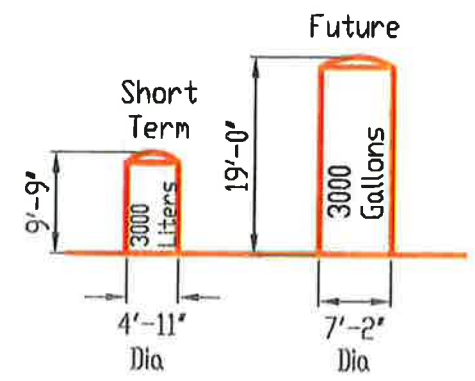


Compressor Area

Nitrogen Use Area

Maint. Shop

RAMP



Nitrogen Tank Comparison

Nitrogen Storage & Transformer Location
Chelsea Milling Company
02-02-2016

CREATED USING CAD

A B C D E F

5  
4  
3  
2  
1

