

City of Chelsea  
Zoning Board of Appeals  
September 21, 2016

Meeting called to order by Chairman Osborne at 5:03 pm

Members present: Shaw, Lane, King , Osborne

Motion by Shaw 2<sup>nd</sup> by Lane to approve the agenda  
Motion passed all ayes

Motion by Lane, 2<sup>nd</sup> by Shaw to accept the minutes of the previous meeting.  
Motion passed all ayes

Item 16-4

After presentation by Frank Martin regarding issue of relief from zoning ordinance Section 4.15(C)(5) Impervious area ratio of 0.75. To allow variance to 0.785.

Motion by Shaw 2<sup>nd</sup> by Lane that options to allow project as presented exist and that showing no preexisting hardship exists, Motion to deny request for variance.

Motion passed all ayes.

Having no other business

Motion by King 2<sup>nd</sup> by Lane to adjourn.  
Motion passed all ayes

Submitted  
Donald T Osborne





## **CITY OF CHELSEA**

### **Zoning Board of Appeals AGENDA**

**September 21, 2016**

**Council Chambers, 311 S. Main Street  
Chelsea, MI 48118**

**Call to Order**

**Approval of the Agenda**

**Approval of Minutes of August 17, 2016**

**Old Business – None**

**New Business**

#### **Public Hearing for Variance 16-4:**

An application has been filed by **Frank Martin** (Dorchen & Martin Associates, Inc.) on behalf of the Golling Chrysler Dodge Jeep Ram for a variance from the requirements of **Section 4.15(C).(5.)** Ordinance No.166 (Zoning Ordinance), **to allow the increase in maximum impervious area ratio from (0.75) to (0.785) in order to redesign a section of pervious pavement to impervious pavement within their parking lot.**

**Open Public Hearing**

**Close Public Hearing**

#### **Variance 16-4:**

Discussion and Action

**Adjournment**

DRAFT

**Zoning Board of Appeals Meeting Minutes  
August 17, 2016  
Council Chambers 311 S. Main Street, Chelsea, MI**

Members Present: Charles Schauer (Vice Chair), Jasen King and Peter Shaw

Members Absent: Tom Osborne (Chair)

Others Present: David Esau (Cornerstone Design), Cheri Albertson (City Council Liaison)  
and Christine Linfield (City Staff)

Vice Chair Schauer called the meeting to order at 5:10 pm.

Motion by King, seconded by Shaw to approve the agenda as presented.

Vice Chair Schauer read the draft minutes from 6/15/16.

Motion by King, seconded by Shaw, to approve the 6/15/16 minutes. Motion passed all ayes.

**Item 16-03:**

An application has been filed by David Esau (Cornerstone Design, Inc.) on behalf of Ronald Weiser who owns 317 N. East Street for a variance from the requirements of Section 6.07(h) Ordinance No.166 (Zoning Ordinance), to allow a walkway canopy (with sign) to extend 4 ft into the public right-of-way. David Esau presented his request stating Hatch Stamping has signed a lease to use the old warehouse building as offices and they need to install a new building entrance off of N. East Street. The canopy for this entrance has no choice but to encroach 4 ft into the public right-of-way due to the building being constructed right up to the street right of way which occurred prior to the adoption of the zoning ordinance.

No one from the public was present.

Motion by King, second by Shaw to approve the variance to allow a new canopy (with sign) to encroach 4 ft into the street right of way as presented due to the existing street right-of-way being next to the building and the building existing prior to the zoning ordinance and also that it would be a hardship to have the entrance relocated elsewhere due to location of existing mechanical equipment. Motion passed all ayes.

Motion by King, second by Shaw to adjourn the meeting at 5:18 p.m.

Respectfully submitted,

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



## CITY OF CHELSEA

### NOTICE OF VARIANCE HEARING

An application has been filed by **Frank Martin (Dorchen & Martin Associates, Inc.), 29895 Greenfield Suite 107, Southfield, MI 48176** on behalf of the property owner (Golling Chrysler Dodge Jeep Ram) for a variance from the requirements of **Section 4.15(C.) (5.)** of Ordinance No.166 (Zoning Ordinance), **to allow the increase in maximum impervious area ratio from (0.75) to (0.785) in order to redesign a section of pervious pavement to impervious pavement within their parking lot.**

The property is described as follows:

**Tax Code: # 06-06-13-385-003 & 06-06-13-380-002**

**1500 S. Main Street, Chelsea, MI 48118**

**(New Dealership Located at the intersection of S. Main Street and Commerce Park Drive.)**

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, September 21, 2016 at 5:00 p.m.** Meeting to be held in the **City Municipal Building (Council Chambers) located at 311 S. Main Street, Chelsea MI.**

The petition is on file in the office of the Planning and Zoning Department, 305 S. Main St., Suite 100, Chelsea, Michigan 48118 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 AUGUST 17, 2016

APPLICANT(S) NAME (print) FRANK MARTIN  
DORCHEN/ MARTIN ASSOC., INC. ARCHITECTS

APPLICANT(S) ADDRESS 29895 GREENFIELD #107  
SOUTHFIELD, MI. 48076 PHONE# 248/557-1062

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: EXIST'G DETENTION POND WAS DESIGNED FOR  
GREATER THAN 75% IMPERVIOUS OF SITE.

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: AUG. 17, 2016 Applicants signature: FRANK MARTIN

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

**For Variances from the Zoning Ordinance**

Address of the Property involved: 1500 S. MAIN 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:

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**Dorchen/Martin Associates, Inc.**  
Architects/Planners

29895 Greenfield Road Suite 107  
Southfield, Michigan 48076  
248.557.1062  
Fax: 248.557.1231  
Cell: 248.224.3714  
E-mail: [fmartin@dorchenmartin.com](mailto:fmartin@dorchenmartin.com)  
<http://www.dorchenmartin.com/>

August 17, 2016

Ms. Christine Linfield  
City of Chelsea  
305 S. Main Street  
Chelsea, MI 48118

Re: Golling CDJR of Chelsea  
1500 S. Main  
D/MA File No: 15004

Dear Christine:

Enclosed please find our application for Zoning Board of Appeals along with a check in the amount of \$225 and supporting information which consists of our approved Amended Site Plan dated 6-30-2016, a previously approved site plan by others dated 10/17/02, comment letter from City of Chelsea dated 8/12/16 and the regulation standards for C-4 zoning districts regarding maximum impervious. Particular attention should be paid to item 3 (e) of the City letter dated 8/12/16.

Sincerely,

Frank Z. Martin, AIA, NCARB  
Dorchen/Martin Associates, Inc.

FZM/

Enclosures

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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

- |   |                                      |                                 |
|---|--------------------------------------|---------------------------------|
| <input type="checkbox"/> A Zoning Compliance Permit | was <input type="checkbox"/> Granted | <input type="checkbox"/> Denied |
| <input type="checkbox"/> A Certificate of Occupancy | was <input type="checkbox"/> Granted | <input type="checkbox"/> 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: \_\_\_\_\_

**CITY OF CHELSEA - PLANNING, ENGINEERING & ZONING DEPT.**

To: City of Chelsea Planning Commission  
From: Christine Linfield  
Subject: Golling CDJR – Amended Final Site Plan  
Date: 8/12/16

After reviewing the twelve page site plan amended 06/30/16 and stamped received 07/20/16, the following comments are listed below.

Comments:

1. The trash enclosure is proposed to be enlarged which will not impact vehicular or delivery trucks accessing the site.
2. There are eight new parking lot pole lights proposed and seven additional wall mounted building lights. The light levels are still below the maximums for an auto dealership. Include the pole detail (max 20 ft pole on a 2 ft base) and fixture details from the previously approved site plan on the proposed revised photometric plan.
3. The amended plan also includes the addition of 31 parking spaces along the north lot line. These spaces were previously removed due to the site plan exceeding the 75% impervious limits required in Section 4.15(C)(5) of the zoning ordinance. In order to reinstate these spaces, the applicator is proposing to construct these spaces with a porous or pervious pavement design. (See attached.) The pervious pavement will allow stormwater to seep through the pavement into a stone reservoir or discharge subbase until it infiltrates into the existing subgrade. After review of the proposed attached design, the following comments are listed below:
  - a. Include the attached detail on the site plan.
  - b. Specify the asphalt mix proposed.
  - c. Specify the proposed aggregate for both the choker course and discharge subbase. Typically, the choker course is a single size crushed aggregate and the discharge base consists of large, single sized crushed stone with 30-40% voids to store stormwater until it soaks into the ground.



- d. Revise the subgrade to be non-compacted to keep the soil permeability as high as possible. If the existing subgrade soils have a low permeability rate then consider installing a few underdrains to minimize frost damage.
- e. Submit a copy of the maintenance plan as noted on sheet SP01. It should be noted that maintenance usually consists of vacuuming the pavement to keep the voids open in the asphalt. If for some reason the voids get clogged, the detention basin serving the site was designed prior to the 75% impervious pavement limit and has more than enough storage to handle runoff from the additional 31spaces.
- f. Even though pervious pavements have received nationwide attention as being the best management practice for stormwater management, this is the first site plan that has proposed this application within the City of Chelsea. This would be a good location to use as a case study due to its small size and the city can monitor the pavement design for future applications.

ZONING DISTRICT

4.15 Cont.

HIGHWAY SERVICE COMMERCIAL DISTRICT  
(C-3)

C. REGULATIONS AND STANDARDS

1. MINIMUM REQUIRED LOT AREA AND WIDTH - 15,000 square feet; 100 feet.
2. MINIMUM REQUIRED YARDS.
  - a. FRONT YARD - 35 feet.
  - b. SIDE YARDS - 20 feet.
  - c. REAR YARD - 35 feet.
3. MAXIMUM LOT COVERAGE - 35%.
4. MAXIMUM FLOOR AREA RATIO - 0.35.
5. MAXIMUM IMPERVOUS AREA RATIO - 0.75.

~~MAXIMUM~~ .75% IMPERVOUS -



