



CITY OF CHELSEA ZONING BOARD OF APPEALS AGENDA

Wednesday, June 19, 2024, at 5:00 PM

Chelsea City Council Chambers

311 S. Main Street

Remote option available for members of the public. Board members must attend in person.

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Minutes
 - a. Approval of the regular meeting minutes for February 21, 2024.
5. Public Comment (non-agenda items)
6. Public Hearings
 - a. Variance 24-2: 123 Buchanan Street (parcel ID # 06-06-12-140-026)
Request from Jordan Franklin for a **variance to allow for a reduction in the front yard setback** for the construction of a generator and associated concrete pad in the GI – General Industrial Zoning District.
7. Adjournment

Zoom Information

Please click the link below to join the webinar:

https://us02web.zoom.us/j/89972487928?pwd=r9E_FDR0rHfu0qv2_Ua1j9Z4S3En_w.jflxnuoicgAtiZuj

+1 312 626 6799 US (Chicago)

Webinar ID: 899 7248 7928

Passcode: 082436

Item 4a

February 21, 2024

Regular Meeting Minutes

2/21/2024

Zoning Board of Appeals

Tom Osbourne, Jasen King, Jamie Lane, Alexander Rasegan, Laura Baker

Call to order: 5:05 PM

Motion by King to approve the agenda, 2nd Lane

Passes, all ayes

Motion by King to accept October 18, 2023 Meeting Minutes, 2nd Lane

Passes, all ayes

Public comment – none

New business

Variance 24-1: 775 South Main Street (APN 06-06-12-475-054) Request from Steve VanBrussel for a variance to allow for an increased maximum height for rooftop mechanical equipment and a variance for complete screening requirements in the MI – Medical Institutional District.

Motion by Lane to approve variance based on retrofitting an older building and existing trees providing sufficient screening, 2nd King

Passes, all ayes

Motion by King to adopt the bylaws and rules of procedure, 2nd Lane

Passes, all ayes

Motion by Lane to approve the 2024 meeting calendar, 2nd King

Passes, all ayes

Motion to adjourn by King, 2nd Lane

Passes, all ayes

Adjourn at 5:20pm

Item 6a

Variance 24-2: 123 Buchanan Street

(parcel ID # 06-06-12-140-026)

**Request from Jordan Franklin for a variance to allow for
a reduction in the front yard setback for the
construction of a generator and associated concrete pad
in the GI – General Industrial Zoning District**



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 12, 2024

**VARIANCE ANALYSIS
FOR
City of Chelsea**

APPLICANT INFORMATION

APPLICANT:	Jordan Franklin 201 W North Street Chelsea, MI 48118
LOCATION:	123 Buchanan Street # 06-06-12-140-026
CURRENT ZONING:	GI – General Industrial
PETITION:	Variance to reduce the front yard setback from 35 feet to 16.17 feet along Buchanan Street (northern frontage)

VARIANCE REQUEST

The subject parcel is currently developed with an industrial building, garage, and associated parking and loading spaces, part of the broader Chelsea Milling Company site. The subject parcel underwent site plan review and approval for the industrial building and associated improvements, built in 2022. The building itself was constructed thirty-five (35') feet from the front property line along Buchanan Street, and in compliance with the current setback regulations. The applicant is now proposing a gated concrete pad with a generator, entirely within the front yard setback area. The site plan that the applicant provided with their variance application is an amended version of the approved site plan application; as such, the building, loading areas, and parking areas are shown as “proposed” when they are actually already developed. The only area proposed as part of the project is the generator pad and surrounding gate, shown on Sheet 5A of the provided site plan.

On June 11, 2024, the applicant provided a letter describing the reason for the requested variance. The applicant cited the three front yards on the property posing limitations to the buildable area. The required front yard setbacks and rear yard setbacks in the GI – General Industrial district are identical at 35 feet.

EXISTING AND PROPOSED CONDITIONS

The property is located in the GI – General Industrial Zoning District at parcel ID # 06-06-12-140-026. The setback regulations for the GI – General Industrial zoning district are indicated in the table below. The property fronts North Street, Buchanan Street, and Filmore Street. As such, the yards that front all three streets are considered the front yard. The front yard and rear yard setback requirements in the GI zoning district are identical at 35 feet. The side yard setback requirement in the GI zoning district is 25 feet.

Figure 1. Aerial view of subject site and vicinity



Source: Nearmap, 2023

The site has now been developed with the warehouse building and associated parking areas, loading areas, and other site improvements after receiving final site plan approval from the City of Chelsea on October 26, 2021. The project received a variance from the Zoning Board of Appeals on May 19, 2021, to allow a reduction in the setback along North Street from 35 feet to 7.4 feet to accommodate the building's location. The building complies with the required 35-foot setback requirements along Buchanan Street and Filmore Street. The impervious coverage exceeds the 80% limit, and our records show that the site plan was approved with this deviation, without a variance from the Zoning

Board of Appeals. The variance application references the 83.6% impervious coverage calculation of the existing conditions and does not include an updated calculation.

The table below summarizes the dimensional requirements that apply to the site, the existing conditions, and the proposed conditions. The distance from the warehouse building to the side (east) property line is not provided, but it appears to comply with the regulations for side yard setbacks and will not be impacted by the proposed project. The required setbacks for front yards and rear yards in the GI district are both 35 feet, and the existing setback that fronts Filmore Street is roughly 70 feet.

Dimensional Regulation	Requirement	Existing	Proposed
Front yard setback – along North St	35 ft	7.4 ft, <i>with variance</i>	7.4 ft
Front yard setback – along Buchanan St	35 ft	35 ft	16.17 ft
Front yard setback – along Filmore St	35 ft	~70 ft	~70 ft
Side yard setback – east side of property	25 ft	>25 ft	>25 ft
Impervious Coverage	80%	83.6%	Over 83.6%

VARIANCE CONSIDERATIONS

According to section 15.10 B of the Zoning Ordinance, a variance shall not be granted by the Zoning Board of Appeals unless and until all of the following are met:

- A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

CWA Comment: The ZBA should consider if the proposed generator pad location in the front yard that fronts Buchanan Street is the only reasonable location for generator installation. The site fronts three public rights-of-way, and therefore has three front yards, which is not typical. However, the impervious coverage at the site exceeds the district limit, and the applicant previously sought a reduction in the setback requirement along North Street.

- B. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

CWA Comment: Mechanical equipment in the GI zoning district is generally installed on rooftops except where not possible, such as retrofitting older buildings with newer mechanical equipment.

- C. That special conditions and circumstances do not result from the actions of the applicant.

CWA Comment: The site was developed by the applicant with a site plan approved in 2021. The minimal yard space that resulted in the need for this variance request was created by the applicant.

The subject parcel was created by combining multiple parcels all owned by Chelsea Milling Company as part of the site plan approved in 2021.

- D. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

CWA Comment: The ability to install a generator is not a special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the GI – General Industrial Zoning District.

- E. That no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

CWA Comment: The ZBA should review this proposal alone and not compare it to other sites.

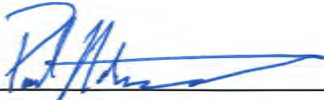
RECOMMENDATION


The Zoning Board of Appeals should review the requested variance to determine that they can find in favor of the applicant all of the above considerations. In its review, the Zoning Board of Appeals shall determine that:

- a. The requirements of the Ordinance for a variance have been met by the applicant.
- b. The reasons set forth in the application justify the granting of the variance.
- c. The variance is the minimum variance that will make possible a reasonable use of the land, building, or structure.
- d. Granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

If you have any questions, please do not hesitate to contact us.

Respectfully submitted,


CARLISLE/WORTMAN ASSOC., INC
Paul Montagno, AICP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Community Planner

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

Date April 22, 2024

APPLICANT(S) NAME (print) Jordan Franklin, Chelsea Milling Company

APPLICANT(S) ADDRESS 201 W. North Street, Chelsea MI 48118

PHONE# [REDACTED]

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: Installing a generator within the existing Buchanan Street front yard setback. The property is zoned General Industrial, GI, with a required front yard setback of 35 feet.

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: April 22, 2024 Applicants signature: *Jordan A. Franklin*

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

Fee received: \$ 646 by the Planning & Zoning Inspector *[Signature]*

For Variances from the Zoning Ordinance

Address of the Property involved: 123 Buchanan Street, 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:

Article 3 (Zoning Districts and Map), Section 3.06 (Schedule of Regulations), Subsection A (Schedule of Regulations Table), GI Required Front Yard = 35 feet. The building was constructed at 35 feet, but now a generator needs to be added, so a corner of the front yard setback is being requested to be reduced to 16.17 feet. The majority of the Buchanan Street front yard will remain at 35 feet width.

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: _____

Automatic Stay of the Board of Appeals Decision

Please note that the following is a synopsis of the automatic stay rule. Complete detail can be gained by reading the City of Chelsea Zoning Ordinance book, Section 12.12, printed at the bottom of this page.

- The Board of Appeal's decision shall be filed with the Minutes of the Board of Appeals.
- For a period of twenty-one (21) days after the action taken by the Board of Appeals, no zoning permits, building permits or certificates of occupancy shall be issued.
- During this same 21-day period, any interested party may file an appeal or complaint with the Washtenaw County Circuit Court or any other court with competent jurisdiction.
- However, during this same 21 day period, if a court has not interjected itself, the applicant can receive the desired building permit, zoning permit or certificate of occupancy if the applicant has:
 1. In writing, agreed to indemnify the Board of Appeals and the City from any and all liability as well as any and all costs of litigation; and
 2. Provided sureties as determined by the Board of Appeals in a form approved by the City Attorney in an amount not less than \$5,000.
- The Board of Appeal has the right to raise the surety amount at any time.

12.12: AUTOMATIC STAY OF BOARD OF APPEALS DECISION: TIME FOR APPEAL TO COURT; PROVISION FOR SECURITY. The Board of Appeals' decision shall be in the form of a resolution, approved by the Board of Appeals, and filed with the minutes of the Board of Appeals. However no zoning permit, building permit or certificate of occupancy shall be issued for 21 days after the date of filing proof of an appeal. Within said 21 days any interested party may file an appeal or complaint with the Washtenaw County Circuit Court, or any other Court of competent jurisdiction. Unless stayed by Order of a Court, an applicant shall be entitled to receive permits and certificates. During said 21 day appeal period, the applicant may receive a zoning permit, building permit and or certificate of occupancy pursuant to the applicant's request notwithstanding the provisions of this section, if the applicant submits to the Zoning Board of Appeals, the applicant's written agreement and undertaking to indemnify the Board, the City of Chelsea, its officers, officials and employees from any and all liability for claims, damages costs including attorney fees and costs of litigation with respect to any litigation threatened or asserted concerning the decision of the Zoning Board of Appeals, together with sureties, individual or corporate and amount of security to be determined by the Board and in a form approved by the City Attorney. If the applicant requests a waiver of the 21 day stay as part of the applicants appeal to the Board of Appeals, the Board, in its resolution, shall establish the amount of security to be given. Upon the filing of the security established by the Board, the requested zoning permit, building permit or certificate of occupancy, as the case may be, shall be issued. In no case shall the amount of security be less than \$5000.00 in the form of cash, irrevocable letter of credit from a commercial bank, or corporate bond. If litigation is instituted during the 21-day period, the form of security shall provide that the security shall continue until the litigation is determined by final judgment. If litigation is instituted after an amount of security has been determined, the Board shall have the right to predetermine and increase the amount of security from time to time, as it believe necessary to protect the interest of the City of Chelsea.

Warning- Please Read References to Variances

- E. Each variance granted under the provision of this Ordinance shall become null and void unless:
(Article 12, Sec. 12.08 E-F)
1. The construction authorized by such variance or permit has been commenced within one hundred eighty (180) days after the granting of such variance and pursued diligently to completion; or,
 2. The occupancy of land or building authorized by such variance has taken place within one hundred eighty (180) days after the granting of such variance.
- F. No application for a variance which has been denied wholly or in part by the Board of Appeals shall be resubmitted for a period of three hundred sixty-five (365) days from such denial, except on grounds of new evidence or proof of changed conditions found by the Board of Appeals to be valid.

(Ordinance No. 166 effective May 11, 2010).

CHELSEA MILLING COMPANY
"JIFFY" mixes

201 W. North Street ~ P.O. Box 460 ~ Chelsea, MI 48118-0460

June 11, 2024

City of Chelsea
301 S. Main St.
Chelsea, MI 48118

Attn: Ms. Michelle Marin

Re: Chelsea Milling Company
Generator Variance Request

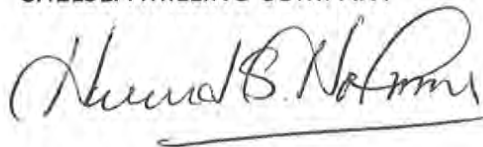
Dear Michelle,

Please find a copy of the proposed site plan for the property at 200 W. North Street in Chelsea. This plan shows the proposed addition of a concrete pad that is sized to accommodate a generator that will support warehousing and shipping activities in the event of a power outage. This addition is critical for the continuity of the business at Chelsea Milling Company because it allows the company to keep trucks moving and prevents truck back-ups on the property and surrounding streets.

Because this property has three front yards, the buildable area is uniquely encumbered. Regardless of which front yard is selected for the construction of the pad, a zoning variance approval would be necessary. The proposed location is just off the northwest corner of the front yard facing Buchanan Street. To build at this location necessitates that the setback be reduced from 35 feet to 16.17 feet. The majority of the Buchanan Street front yard will remain at the current 35-foot width. The three properties on the north side of Buchanan Street directly across from the proposed location are owned by the Applicant, Chelsea Milling Company. The proposed fence surrounding the area is modelled off the existing generator that is located on the west end of North Street.

We would appreciate the City's consideration of this application. Thank you in advance.

Respectfully submitted,
CHELSEA MILLING COMPANY



Howard Holmes, CEO

CHELSEA MILLING

NEW WAREHOUSE AND PARKING CONSTRUCTION

FINAL SITE PLAN AMENDMENT FOR GENERATOR

200 NORTH STREET (NOW 123 BUCHANAN STREET)

CITY OF CHELSEA

WASHTENAW COUNTY, MICHIGAN 48118

OWNER/APPLICANT

CHELSEA MILLING
 201 W. NORTH ST.
 CHELSEA, MI 48118
 CONTACT: JORDAN FRANKLIN
 734-372-0266 (O)
 734-787-1450 (C)

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC
 3815 PLAZA DR.
 ANN ARBOR, MI 48108
 CONTACT: SUE DICKINSON
 734-995-0200 EXT 221

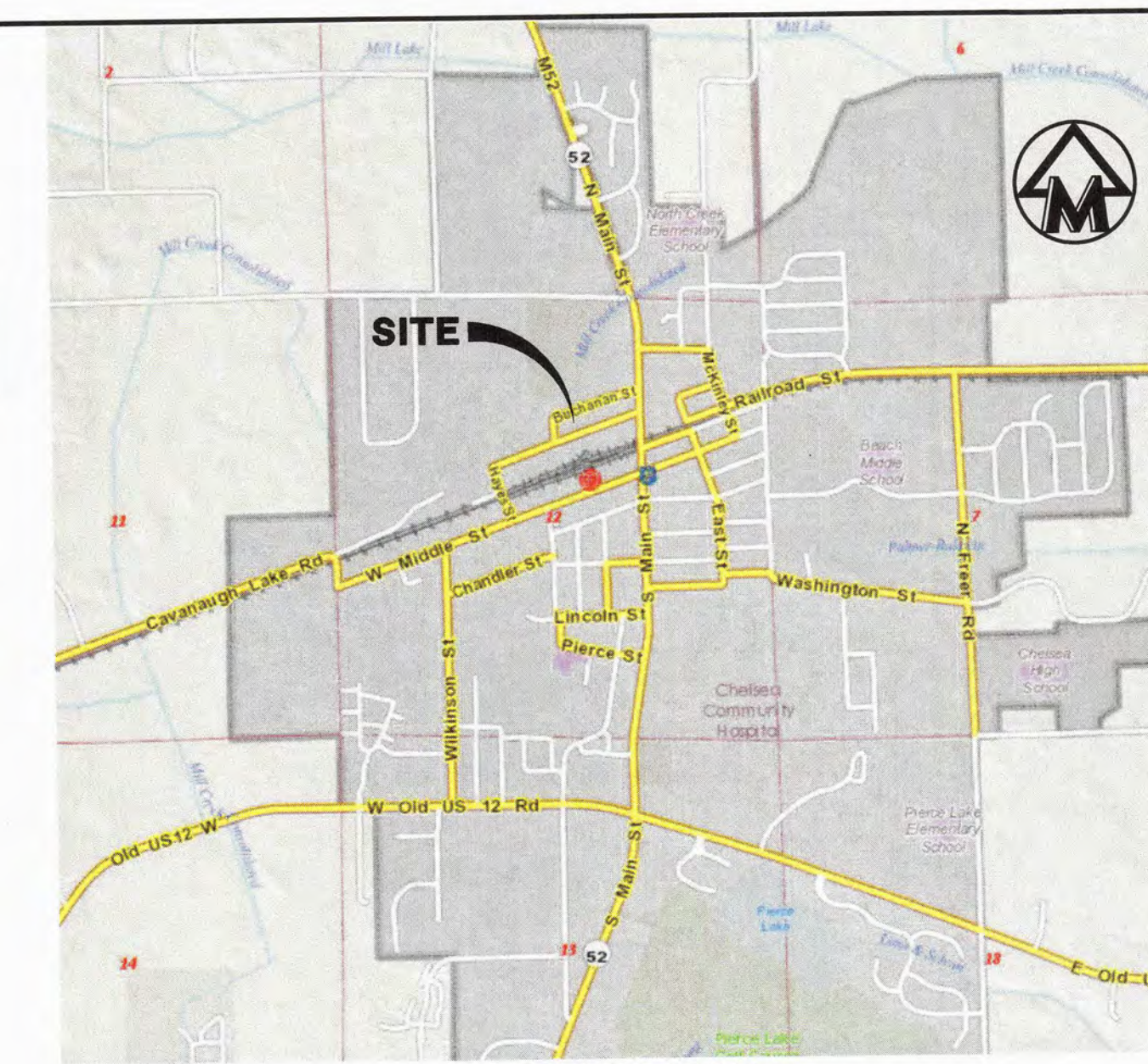
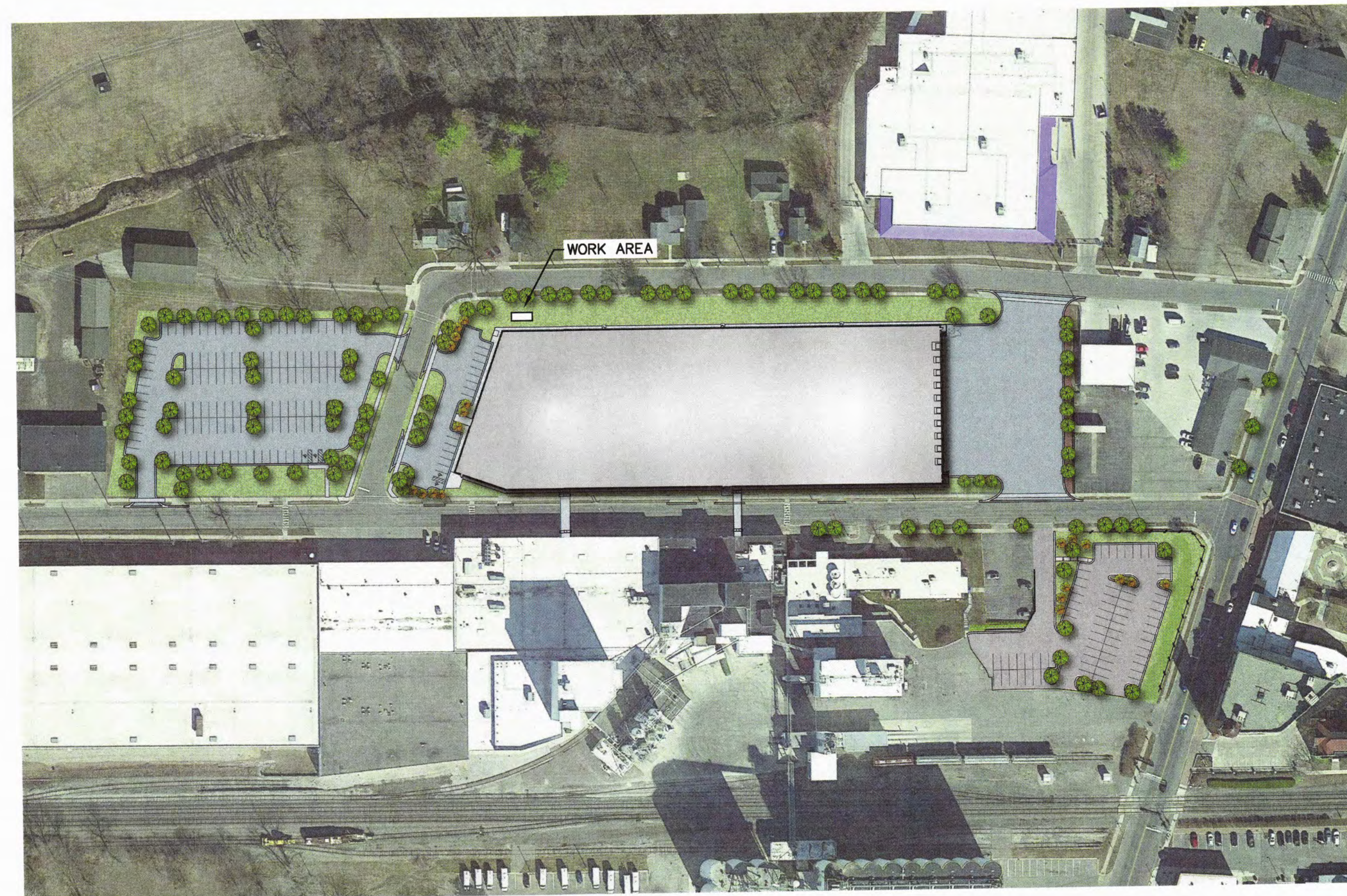
PROJECT NARRATIVE

THE PURPOSE OF THE BUILDING EXPANSION IS TO PROVIDE ROOM FOR ADDITIONAL EQUIPMENT AND WAREHOUSE SPACE. NO ADDITIONAL EMPLOYEES ARE EXPECTED. THE EXISTING EMPLOYEES WILL BE SHARED TO OPERATE THE EXISTING WAREHOUSE AND THE NEW WAREHOUSE.

A GENERATOR IS NEEDED FOR THE NEW WAREHOUSE CONSTRUCTED IN 2023.

CONSTRUCTION NOTES

1. IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE THEMSELVES WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.
2. FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MISS DIG MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT PUBLIC AND PRIVATE UTILITIES.
4. ALL CONSTRUCTION ACTIVITIES SHALL BE SIGNED PER THE MOST RECENT MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF +/- 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE BASE MATERIAL SHALL BE INCIDENTAL TO THE COST OF PREPARING THE SUBGRADE.
6. ALL UTILITIES SHOWN (BOTH ABOVE AND UNDER GROUND) ARE BASED ON THE BEST AVAILABLE INFORMATION FROM THE PUBLIC UTILITY OWNERS AND FIELD SURVEY. NO GUARANTEE CAN BE MADE AS TO THE COMPLETENESS OR EXACTNESS OF LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LOCATIONS OF HIS OR HER ONGOING CONSTRUCTION ACTIVITIES.
7. ALL EXISTING CONDITIONS NOT LABELED FOR REPLACEMENT ARE TO BE LEFT IN PLACE AND REPLACED IF DAMAGED AT THE CONTRACTOR'S EXPENSE.
8. APPROPRIATE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTH-DISTURBING ACTIVITIES.



VICINITY MAP
SCALE: NTS

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2A	SURVEY PLAN
3	EXISTING CONDITIONS
3A	EXISTING CONDITIONS - GENERATOR PAD
5	DIMENSIONAL SITE PLAN
5A	SITE PLAN - GENERATOR PAD
18A	MISCELLANEOUS DETAILS
18B	MISCELLANEOUS DETAILS

CHELSEA MILLING CO.

JOB No. 24004	DATE: 04/24/24	1
REVISIONS: PHASE 20	REV. DATE	
	CADD:	
	ENG: SCD	
	PM: SCD	
	TECH: 24004CV1	
	FB#	

MIDWESTERN CONSULTING

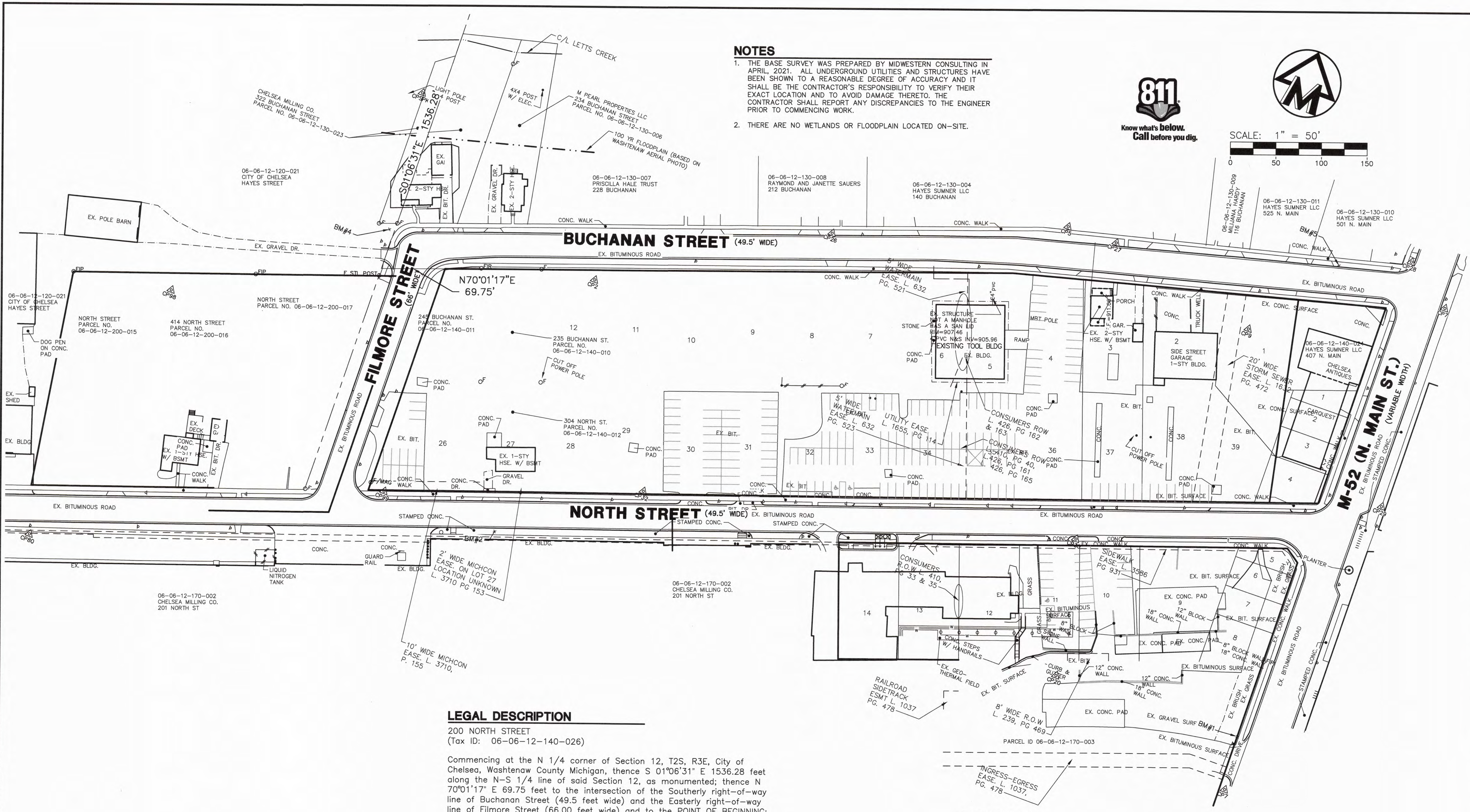
3815 Plaza Drive Ann Arbor, Michigan 48108
 (734) 995-0200 • www.midwesternconsulting.com
 Land Development • Land Survey • Institutional • Municipal
 Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE

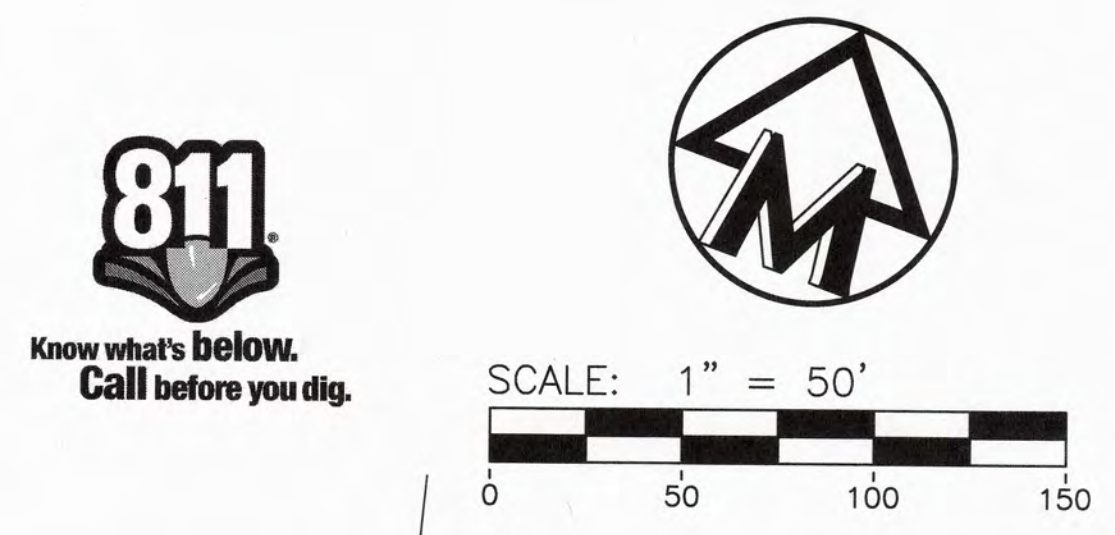
SUSAN C. DICKINSON
 P.E. #39622

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\C1\11361\Proj\2024\2400A\Site Plan\2400A\Site Plan.dwg, 4/24/2024 12:28 PM, Andre C. Torres, 2A SURVEY PLAN, None
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NOTES
 1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN APRIL, 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
 2. THERE ARE NO WETLANDS OR FLOODPLAIN LOCATED ON-SITE.



LEGAL DESCRIPTION
 200 NORTH STREET
 (Tax ID: 06-06-12-140-026)
 Commencing at the N 1/4 corner of Section 12, T2S, R3E, City of Chelsea, Washtenaw County Michigan, thence S 01°06'31" E 1536.28 feet along the N-S 1/4 line of said Section 12, as monumented; thence N 70°01'17" E 69.75 feet to the intersection of the Southerly right-of-way line of Buchanan Street (49.5 feet wide) and the Easterly right-of-way line of Filmore Street (66.00 feet wide) and to the POINT OF BEGINNING;
 thence continuing N 70°01'17" E 622.63 feet along said Southerly right-of-way line of Buchanan Street;
 thence N 74°54'37" E 314.31 feet along said Southerly right-of-way line of Buchanan Street;
 thence S 12°07'23" E 223.76 feet;
 thence S 70°24'50" W 987.84 feet along the Northerly right-of-way line of North Street (49.5 feet wide);
 thence N 01°06'31" W 255.40 feet along the Easterly right-of-way line of said Filmore Street to the POINT OF BEGINNING. Being a part of the NE 1/4 of Section 12, T2S, R3E, City of Chelsea, Washtenaw County, Michigan and containing 5.33 acres of land, more or less. Being subject to easements and restrictions of record, if any.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

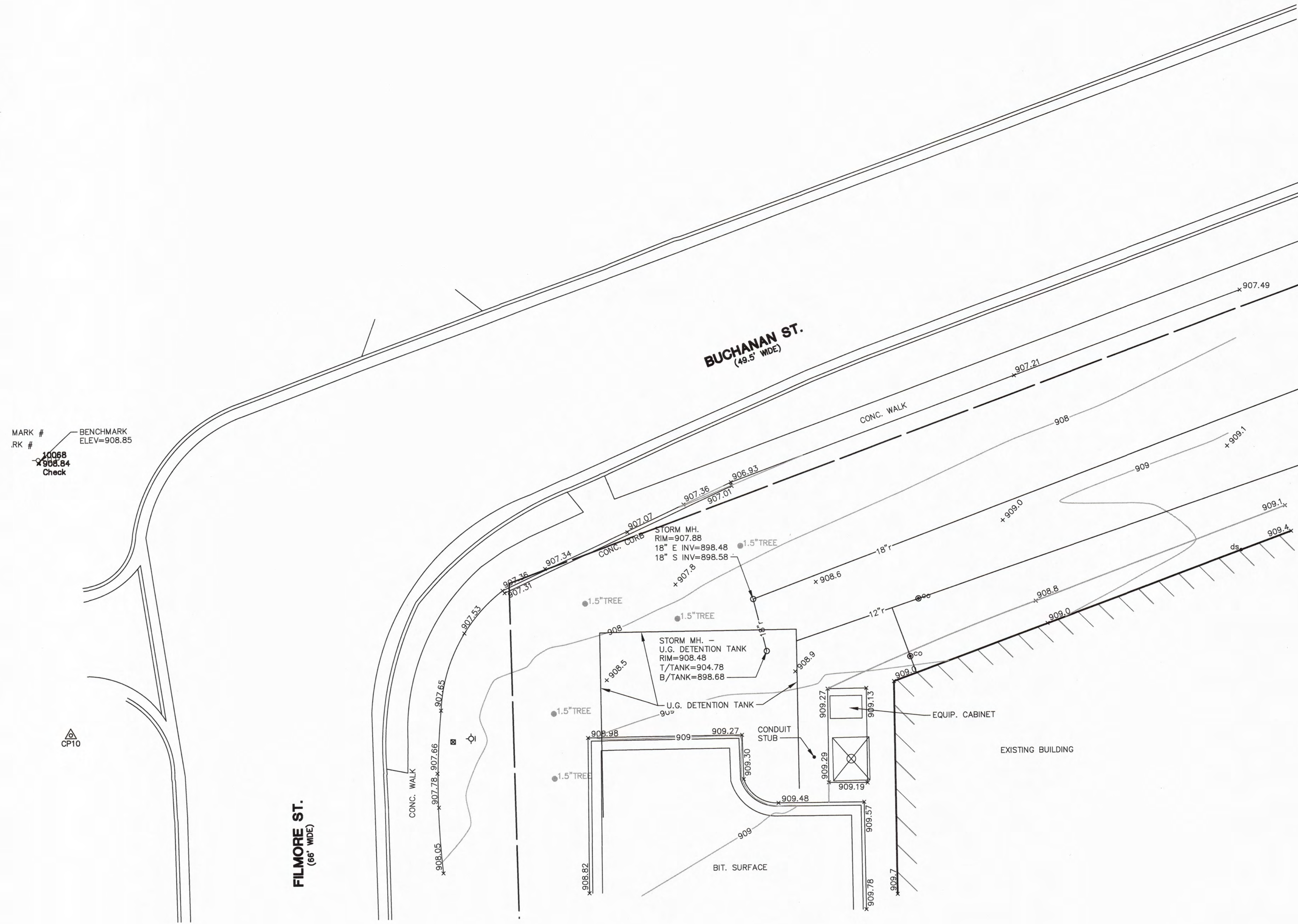
MIDWESTERN CONSULTING 3845 Plaza Drive Ann Arbor, Michigan 48108 (734) 955-0200 • www.midwesternconsulting.com Land Use • Survey • Engineering • Construction • Transportation • Landfill Services		CLIENT CHELSEA MILLING 201 W. NORTH STREET CHELSEA, MI 48118 JORDAN FRANKLIN 734-787-1450	
		CHELSEA MILLING CO. SURVEY PLAN	
JOB NO. 24004		DATE: 04/24/24 SHEET 2A OF 8	
REVISIONS:		REV. DATE	
ENGR: SCD CAD: SCD PLOT: SCD TECH: SCD CHECK: JFB		DATE: 04/24/24 SHEET 2A OF 8	

M:\Civ\1347\Proj\2024\24004\Site Plan\24004\Site Plan.dwg, 4/24/2024 12:32 PM, Andre C. Torres, E.A., None
 Copyright © 2024, Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

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MARK #
 RK # 10088
 X 908.84
 Check

BENCHMARK
 ELEV=908.85



SCALE: 1" = 10'



LEGEND

- 838 ——— EXIST. CONTOUR
- x 836.2 EXIST. SPOT ELEVATION
- o U.P. EXIST. UTILITY POLE
- ⊠ ELEC. TRANSFORMER
- ⊕ EXIST. HYDRANT
- ⊕ EXIST. GATE VALVE IN BOX
- o — EXIST. STORM SEWER
- ds EXIST. DOWNSPOUT
- ⊙ EXIST. CLEANOUT
- SINGLE TREE

BENCHMARK

SPIKE IN SE SIDE OF UTILITY POLE, NW CORNER OF BUCHANAN & FILLMORE.
 ELEVATION=908.85 NAVD 88.

CHELSEA MILLING CO.
 EXISTING CONDITIONS — GENERATOR PAD

3A

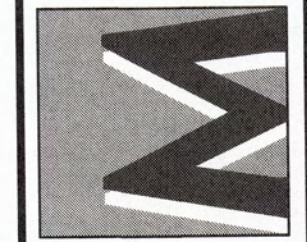
JOB No. 24004	DATE: 04/24/24	SHEET 3A OF 8
	REV. DATE	CADD:
REVISIONS:	ENG: SCD	CHK: SCD
	DATE: 04/24/24	24004EX4
		ESB

CLIENT

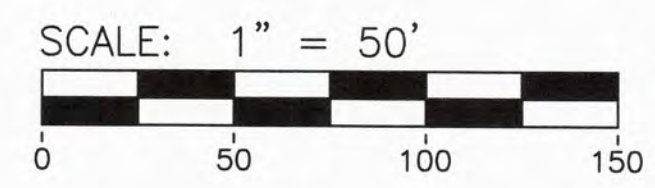
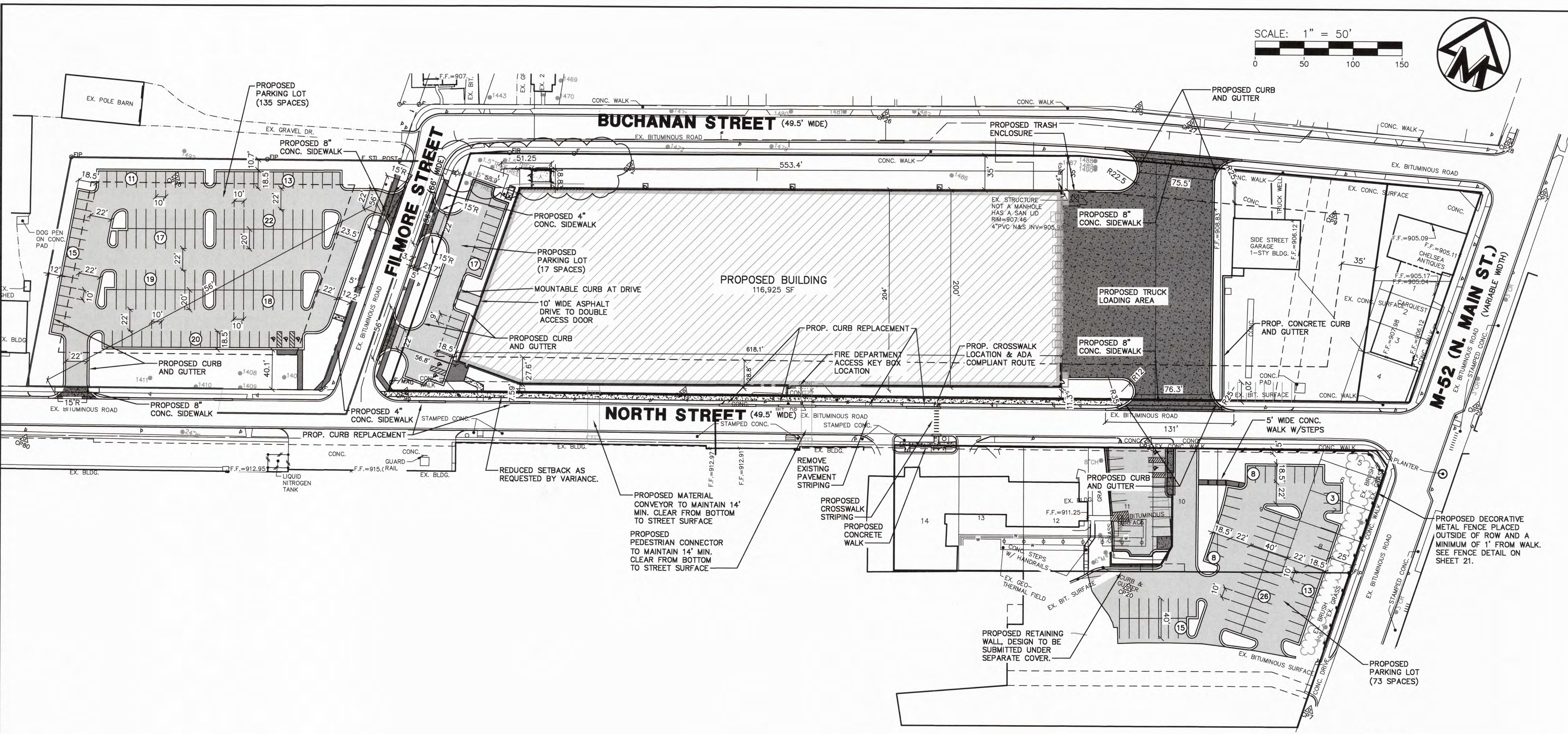
CHELSEA MILLING
 201 W. NORTH STREET
 CHELSEA, MI 48118
 JORDAN FRANKLIN
 734-787-1450

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M:\CIVIL\2024\24004\Site Plan\24004\Site Plan.dwg, 4/24/2024, 12:57 PM, Andre C. Torres, 5 DIMENSIONAL SITE PLAN, None
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COMPARISON CHART				
ITEM	REQUIRED/ PERMITTED	WEST PARCEL (PARKING)	EAST PARCEL (WAREHOUSE)	SOUTH PARCEL (PARKING)
SITE AREA	1 AC. MIN.	1.97 AC. (GROSS) 1.70 (NET ROW)	5.33 AC.	2.64 AC.
PARCEL WIDTH	150'	247'	242'	298'
ZONING		I-1 (INDUSTRIAL)	I-1 (INDUSTRIAL)	I-1 (INDUSTRIAL)
PROPOSED USE		PARKING	WAREHOUSE	PARKING
BUILDING FOOTPRINT		N/A	116,925 SF	11,378 SF EST.
BUILDING FLOOR AREA		N/A	119,689 SF TOTAL 5,528 OFFICE 114,161 WAREHOUSE 3,353 EXIST. BLD	22,756 SF EST.
FLOOR AREA RATIO	N/A	N/A	53.00%	19.80%
LOT COVERAGE	N/A	N/A	51.80%	9.90%
IMPERVIOUS AREA RATIO	N/A	70.20%	83.80%	69.40%
BUILDING HEIGHT	40'	N/A	26'	N/A
FRONT SETBACK	35'	N/A	16.17'-35' N, 57.84' W, 7.4' S*	N/A
SIDE SETBACK	25'	N/A	10.37'	N/A
REAR SETBACK	35'	N/A	N/A	N/A
PARKING SETBACK	5'	11.84'	11.36'	5'

* A VARIANCE WAS OBTAINED TO REDUCE THE FRONT SETBACK ON NORTH STREET TO 7.4' FROM THE REQUIRED 35'.

LEGEND	
	SIGN POST
	FENCE
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FOUND IRON PIPE
	FOUND IRON ROD
	CONTROL PT.
	NUMBER OF STANDARD PARKING SPACES IN ROW
	PROP. CURB & GUTTER
	PROP. BITUMINOUS PAVEMENT
	PROP. 4" CONCRETE
	PROP. 8" CONCRETE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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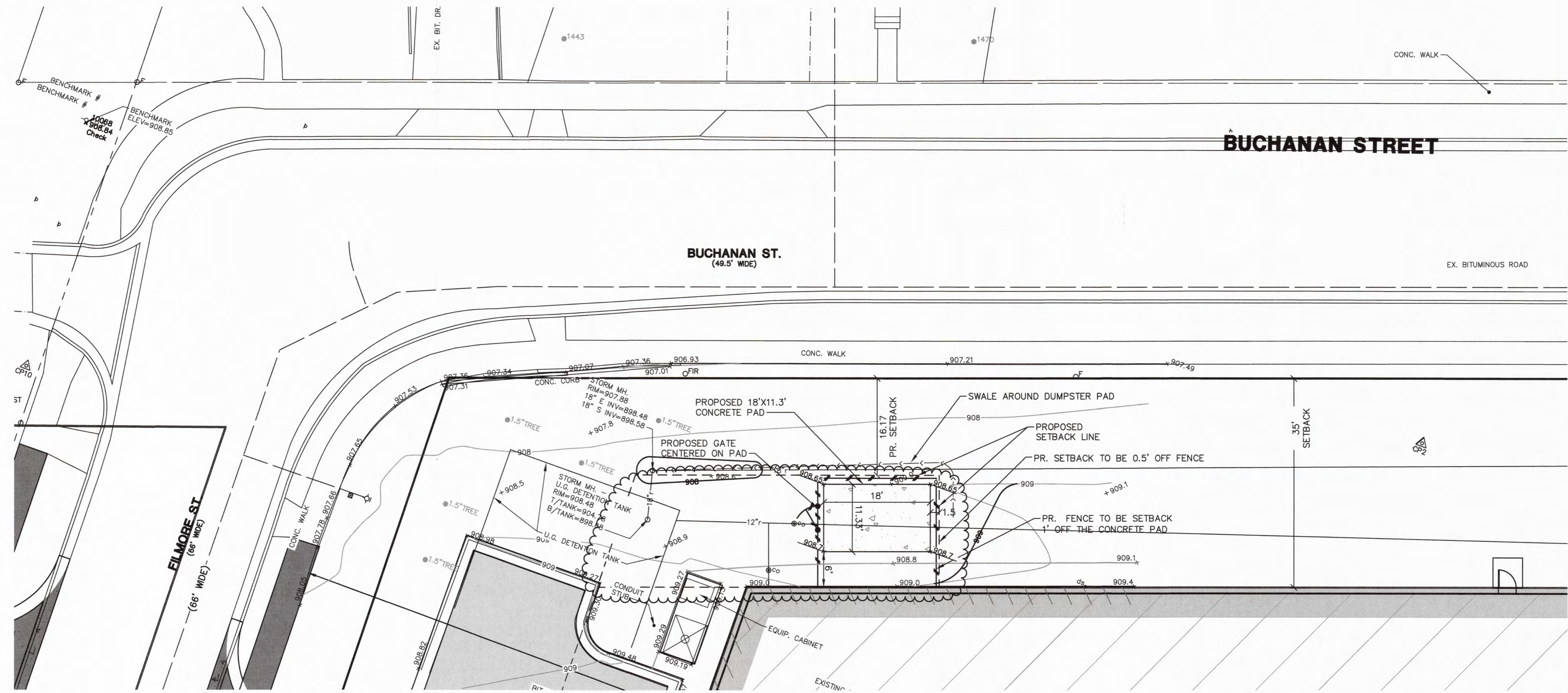
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 CHELSEA, MI 48118
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JOB No.	24004
REVISIONS:	
DATE: 04/24/24	
SHEET 5 OF 8	
DESIGNER: JCF	
CHECKER: JCF	
DATE: 04/24/24	
DATE: 04/24/24	

M:\C\1\134_P\01_2024\24004\Site Plan\24004\Site Plan - GENERATOR PAD - None
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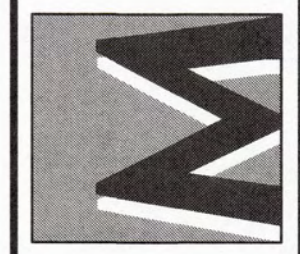


LEGEND

- SIGN
- POST
- FENCE
- SINGLE TREE
- TREE OR BRUSH LIMIT
- F FOUND IRON PIPE
- FIR FOUND IRON ROD
- △ CONTROL PT.

SCALE: 1" = 10'

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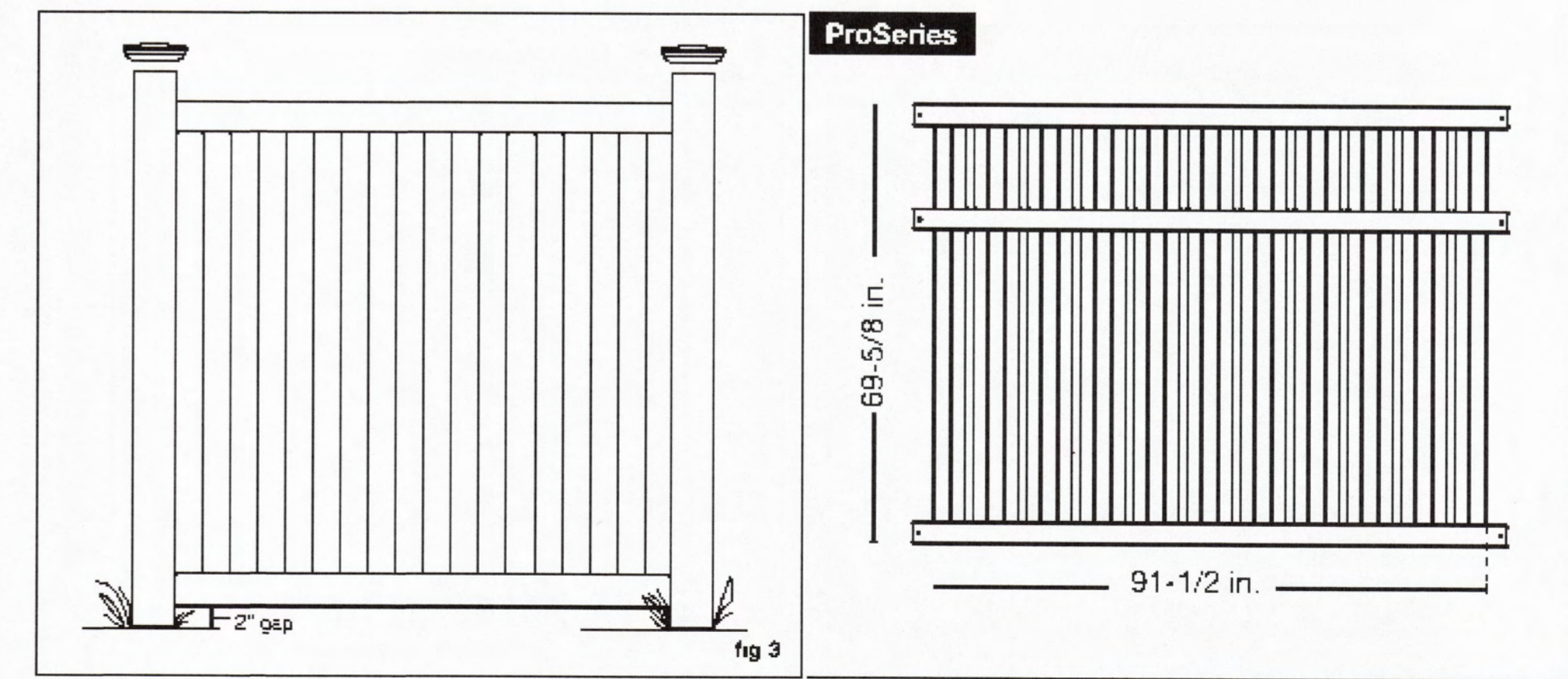
CHELSEA MILLING CO.
 SITE PLAN - GENERATOR PAD

5A

JOB No.	24004
DATE	04/24/24
SHEET	5A OF 8
REV. DATE	
ENG.	SGD
PK.	SGD
TECH.	SGD
DRAWN/SP.	ZKOWSKI

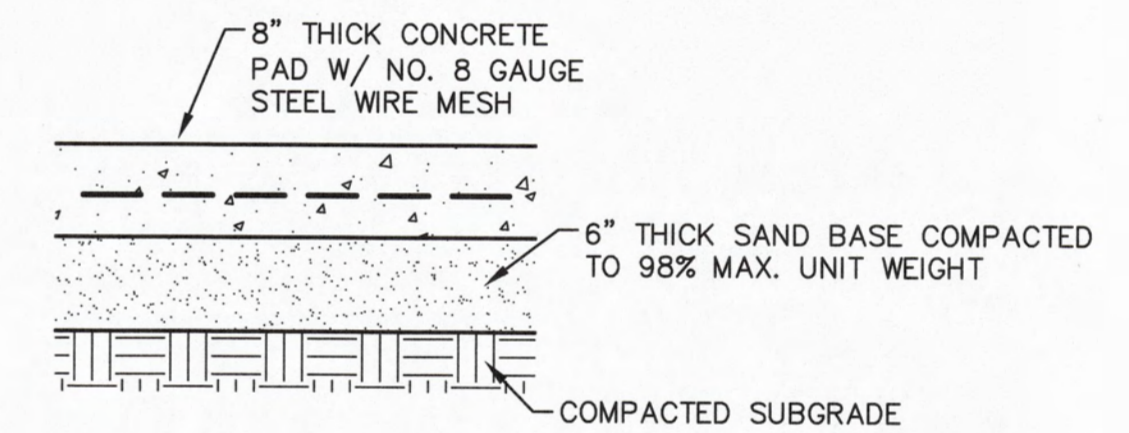
The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.





FENCE DETAIL

NOTE: 6" VINYL WHITE OUTDOOR ESSENTIALS BRAND - OR SIMILAR, TO BE APPROVED BY OWNER



8" REINFORCED CONCRETE PAD
 NOT TO SCALE

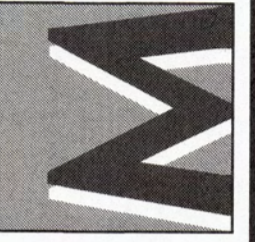
NOTE: CONCRETE SLAB SHOULD BE 8" THICK, REINFORCED WITH NO. 8 GAUGE STEEL WIRE MESH, HORIZONTALLY PLACED ON 6" CENTERS. BARS SHOULD CLEAR FOUNDATION SURFACES WITH A 3" MINIMUM.

JOB No.	24004
REVISIONS:	
PHASE	20
DATE:	04/24/24
SHEET	B OF B
CADD:	ACT
ENG:	SCD
TECH:	SCD
	2/24/04DT1
	FB

18B

CHELSEA MILLING CO.
 MISCELLANEOUS DETAILS

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**NOTICE OF PUBLIC HEARING
FOR PROPOSED VARIANCE**

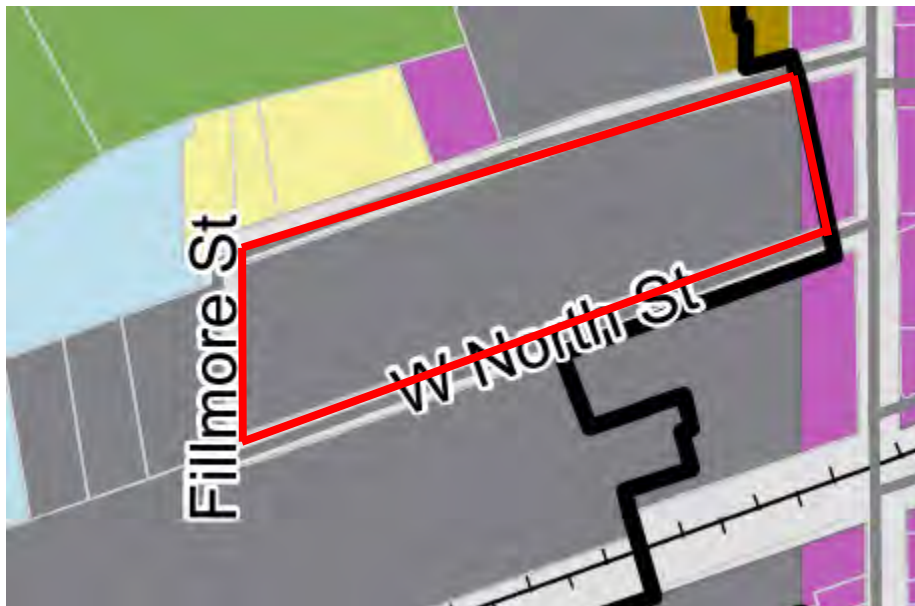
An application has been filed by **Jordan Franklin, Chelsea Milling Company** for a **Variance** to allow for a front yard setback reduction in the G-I, General Industrial Zoning District, for the installation of a generator.

Tax Code: 06-06-12-140-026
(123 Buchanan Street, Chelsea, MI 48118)

The application for a Variance will be considered by the Chelsea Zoning Board of Appeals on **Wednesday, June 19, 2024, at 5:00 p.m.** Meeting to be held in the City Municipal Building (Council Chambers) located at **311 S. Main Street, Chelsea, MI**. A Zoom link will be provided for members of the public who would like to attend remotely. Information will be posted on the City of Chelsea’s website (www.city-chelsea.org).

Signed, written comments concerning the application will be accepted prior to the Zoning Board of Appeals meeting and will be included in the meeting packet. Comments should be addressed to the Chelsea Zoning Board of Appeals, 305 S Main St, Suite 100, Chelsea, MI 48118. Comments may also be emailed to Planning@city-chelsea.org.

Persons requiring reasonable accommodations to disabilities in order that the hearing be accessible to them are requested to notify the Chelsea Zoning Board of Appeals Chairman no later than five (5) business days prior to the date of the hearing of such disability.



CITY OF CHELSEA ZONING BOARD OF APPEALS
Community Development Department

Occupant
212 Buchanan Street
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 2
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 12
Chelsea, MI.
48118

Occupant
140 Buchanan Street
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 3
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 13
Chelsea, MI.
48118

Occupant
116 Buchanan Street
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 4
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 14
Chelsea, MI.
48118

Occupant
407 N Main Street
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 5
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 15
Chelsea, MI.
48118

Occupant
350 N Main Street
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 6
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 16
Chelsea, MI.
48118

Occupant
314 N Main Street
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 7
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 17
Chelsea, MI.
48118

Occupant
310 N Main Street
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 8
Chelsea, MI.
48118

Occupant
530 N Main Street
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 9
Chelsea, MI.
48118

Occupant
500 N Main Street
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 10
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 1
Chelsea, MI.
48118

Occupant
533 N Main Street, Unit 11
Chelsea, MI.
48118