

City of Chelsea Planning Commission

AGENDA

Thursday, August 11, 2022 at 7:00 PM

Chelsea City Council Chambers

311 S. Main Street

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

1. Call To Order
2. Approval of the Agenda
3. Approval of the Meeting Minutes
 - a. Approval of the meeting minutes for July 19, 2022
 - b. Approval of the work session minutes for August 2, 2022 (Cancelled)
4. Public Comment (non-agenda items only)
5. Public Hearing
6. Old Business
 - a. Spike Rezoning
7. New Business
8. Discussion
 - a. Staff Report
 - i. Upcoming Agenda Items
 1. August 15th joint Planning Commission/ City Council Meeting
 - ii. Local Updates
 - b. Commissioner Reports
9. Public Comment (agenda items)
10. Adjournment

Zoom Information:

Topic: Planning Commission

Time: Aug 11, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89780947167?pwd=M1hUZmE3b3JCNVVBWHFTV3BxS3AzUT09>

Meeting ID: 897 8094 7167

Passcode: 534475

Dial by your location

+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/89780947167?pwd=M1hUZmE3b3JCNVVBWHFTV3BxS3AzUT09>

Here is for the Joint Session on 8/15:

Join Zoom Meeting

<https://us02web.zoom.us/j/88520092551?pwd=cERibVBzQWdBZHlwWEdsZ2dIMXNMUT09>

Meeting ID: 885 2009 2551

Passcode: 746504

Dial by your location

+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/kyjpHP0a4>

PLANNING COMMISSION MINUTES
JULY 19, 2022
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MI

CALL TO ORDER

Chair Robinson called the meeting to order at 7:00pm.

Present: Claire Robinson (Chair), Vincent Elie (Vice Chair), Sarah Haselschwardt (Secretary), Julianne Chard, Marcia White, Heather Hunnell

Vacancy: One

Absent: Kyle Brayton, Jamie Lane

Others Present: Jess Spike, Chris Rode (Chelsea Animal Hospital), Jamie Gorenflo (McKenna), Kate Mehuron (City Council Liaison), and Rachel Kapolka (Assistant Clerk).

APPROVAL OF THE AGENDA

MOVED by White, SECONDED by Vince to approve the agenda for July 19, 2022. All Ayes. Motion Carried.

APPROVAL OF THE MEETING MINUTES

MOVED by White, SECONDED by Chard to approve the meeting minutes for April 19, 2022. All Ayes. Motion Carried.

MOVED by White, SECONDED by Elie to approve the work session minutes for June 21, 2022. All Ayes. Motion Carried.

MOVED by Haselschwardt, SECONDED by White to approve the meeting minutes for June 21, 2022. All Ayes. Motion Carried.

PUBLIC COMMENT

A resident from Cambridge Court expressed several concerns for the proposed Wolf Development.

Chair Robinson read a letter from a resident on E Old US 12 Hwy expressing concerns for the Wolf Development.

PUBLIC HEARING

1. Spike Rezoning – Chair Robinson opened the public hearing. There was one comment from a resident from Chelsea Townhome Association noting the close proximity of the property to the association property line and had several questions regarding the final site plan details. Chair Robinson closed the public hearing.
2. Rode Special Land Use – Chair Robinson opened the public hearing. There were no comments. Chair Robinson closed the public hearing.

OLD BUSINESS

None

NEW BUSINESS

- a. Spike Rezoning
 - Chair Robinson recused herself from the discussion
 - Commissioners discussed their options for this agenda item:
 - Tabling the item to include more commissioners
 - Holding a second public hearing
 - Hearing the applicant presentation

MOVED by Haselschwardt, SECONDED by Hunnell to table consideration of proposed Zoning Map amendment for the .69 total acres for parcels 06-06-12-325-025, 06-06-12-325-026, and 06-06-12-325-027 from R-3, Multiple Family Residential to R-2, Two Family Residential until the next Planning Commission meeting of an unspecified date. MOVED by Haselschwardt, SECONDED by Hunnell to amend the last portion of the motion to read until the next Planning Commission meeting to be determined but not later than August 31st. (5) Ayes, (1) Recuse. Motion Carried.

- b. Rode Special Land Use
 - Staff Report – Jamie Gorenflo
 - Applicant is proposing a new location for a small clinic at 1513 S. Main Street.
 - Outgrown current facility
 - New location is directly next door to their existing location. Currently occupied by IHA.
 - Small animal clinics are considered special land use
 - There are no proposed modifications to any of the site improvements or exterior components of the physical building
 - Reviewed recommendations in staff report
 - Chris Rode – Chelsea Animal Hospital
 - Outgrown current space
 - Currently own both buildings
 - Discussed short and long term uses
 - Will continue to use both buildings

MOVED by Chard, SECONDED by White to approve the Special Land Use Application for 1513 S. Main Street, Parcel No. 06-06-13-450-010 to allow a small animal clinic within the T-2, Transition 2 (Mixed Use) District based on the findings outlined in the planner's review dated July 13, 2022 and compliance with the standards found in Section 11.06 of the Zoning Code. All Ayes. Motion Carried.

DISCUSSION

- a. Staff Report – Jamie Gorenflo
 - Will continue doing Community Development Reports
 - Upcoming Agenda Items
 - Westchester Final Site Plan – plan received preliminary approval at the city council meeting. Planning Commission to provide final approval.
 - Discussed Tree Fund Ordinance
 - Local Updates
 - Wolf Farms presentation at city council meeting was informational and for discussion. There were public concerns regarding traffic.
 - Joint work session to discuss city wide traffic assessment
 - Bylaws and attendance practices for commissioners
- b. Commissioner Reports
 - ZBA – none
 - Transportation Working Group – Chard
 - Restart issues – more bike and pedestrian centered
 - Speed bumps vs speed humps
 - Freer Rd -separate traffic from bike lanes

PUBLIC COMMENT (agenda or non-agenda items)

None

ADJOURNMENT

MOVED by White, SECONDED by Elie to adjourn the meeting. All Ayes. Motion Carried.

Meeting adjourned at 8:28 p.m.

Respectfully Submitted,

Rachel Kapolka (Assistant Clerk)



MCKENNA

July 13, 2022

Planning Commission
City of Chelsea
305 S Main St #100, Chelsea, MI 48118

Subject: **Request for Amendment to the Official Zoning Map: Rezoning of 0.69 acres from R-3, Multiple-Family Residential to R-2, Two-Family Residential**

Location: **Parcels: #06-06-12-325-025; #06-06-12-325-026; #06-06-12-325-027 (near Cleveland Street & West Middle Street)**

Petitioner: **Jess Spike, 6310 Werkner Road, Chelsea MI 48118**

Dear Commissioners,

The applicant, Jess Spike, has requested the rezoning of 0.83 acres (Parcels: #06-06-12-325-025; #06-06-12-325-026; #06-06-12-325-027) from R-3, Multiple-Family Residential to R-2, Two-Family Residential. The parcels have frontage along Cleveland Street and W. Middle Street, as evidenced in the below graphic. We have reviewed the proposed rezoning and offer the following comments for your consideration.



REVIEW CRITERIA FOR REZONING

Section 16.04 of Chelsea's Zoning Ordinance gives the criteria for approving a rezoning.

1. Whether the requested zoning change is justified by a change in conditions since the original ordinance.

The Master Plan, adopted 2019, classifies the existing land use of these parcels as single family residential. The Future Land Use Plan calls for Multiple-Family Residential. Currently, the zoning

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



designation of the parcels is R-3, Multiple Family Residential. The three parcels in the proposed rezoning are currently vacant (non-developed).

2. The precedents, and possible effects of such precedents, which might result from approval or denial of the petition.

The precedent of approving this rezoning would be correctly zoning properties that may have been overlooked in the past when crafting Chelsea's zoning maps. The city should look to rezone properties that are clearly zoned for a use that may never take place at the site, such as the subject parcels, due to zoning dimensional requirements: minimum lot size in square feet; minimum lot width; district setbacks from property lines.

The applicant has provided conceptual site designs for the two-family dwelling units and associated driveway/vehicle parking area. We noted during the review of this conceptual plan that had the proposed development consisted of multiple-family dwellings, additional requirements such as 150 square feet of recreational area would need to be provided per dwelling unit.

Additionally, parking requirements stipulate that 1.5 spaces be provided per unit in a multiple-family development as compared to the two (2) spaces required in a two-family development. From experience, we note that a multiple-family complex on this site may have limited parking availability due to the size of the subject site, which in turn would be a source of irritation to residents and management.

Denying this request may produce future constraints on development. In addition, due to the limited subject site of 0.83 acres, meeting all the requirements for a multiple-family dwelling complex may be impractical and necessitate the need for variances from the Zoning Ordinance.

3. The capacity of the City of Chelsea or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.

It's not anticipated the proposed rezoning will have significant effect on utilities and public services as the rezoning is to a use (two-family residential) that is less dense than what is currently permitted (multiple-family residential).

4. Effect of approval of the petition on the condition and/or value of property in the City of Chelsea or in adjacent municipalities.

Approving the proposed rezoning is not anticipated to affect the condition and/or value of property in the City of Chelsea or in adjacent municipalities.

5. Relationship of the petition to the adopted Master Plan and general development plan(s) of other government units, where applicable.

The existing land use, zoning and future land use designations for the site and surrounding parcels are summarized in the following table.

	Existing Land Use	Current Zoning	Future Land Use Designation
Site	Vacant (undeveloped)	R-3, Multiple-Family Residential	Multiple Family Residential
North	Single Family Residential	GI, General Industrial	Light Industrial



South	Chelsea Retirement Community	R-3, Multiple-Family Residential	Multiple Family Residential
East	Multiple-family residential dwelling.	R-3, Multiple-Family Residential	Multiple Family Residential
West	Chelsea Retirement Community	MI, Medical Institutional	Institutional

The Future Land Use Map designates the three (3) subject parcels as Multiple-Family Residential. Although the proposed Two-Family Residential District is not consistent with the Multiple-Family Residential land use designation, it seems improbable that the subject sites will be used for multiple family. This, in part, is due to the existing lot sizes of the three parcels, which do not conform to the standards of the existing zoning designation.

Therefore, we find that although the proposed rezoning isn't consistent with the future land use map, the rezoning of these three subject parcels would permit adaptive use of vacant land. Additionally, the rezoning would facilitate transitional use from multiple family to two family residences.

6. Whether the petition is consistent with the zoning classification of surrounding land.

The rezoning of the subject parcels would not be consistent with the zoning classifications of surrounding land. However, we note in our review that the subject parcels lack the 80 feet of required street frontage for the R-3 District. The rezoning request from R-3 to R-2 would bring the subject parcels into compliance with Section 3.06.A. of the Zoning Ordinance.

7. Whether the property in the petition complies with the regulations of the zoning district requested.

The subject parcels, if rezoned, would comply with the regulations of the zoning district being requested. Currently, the parcels do not comply with the existing zoning districts due to width being less than 80 feet.

8. Whether the property is suitable in terms of its physical features and location for all uses that are permitted in the zoning district requested.

The subject sites are currently vacant (undeveloped). All three subject parcels have frontage along a public roadway. The subject sites are believed to be suitable in terms of physical features and locations for the uses permitted within the proposed zoning district (R-2).

RECOMMENDATION

Based on the following findings, we advise the Planning Commission to recommend approval to the City Council of the proposed amendment to the zoning map of the 0.69 acres of parcels #06-06-12-325-025; #06-06-12-325-026; #06-06-12-325-027 from R-3, Multiple-Family Residential to R-2, Two-Family Residential, based on the following findings:

- 1) It's not anticipated the proposed rezoning will have an effect on utilities and public services as the rezoning is to a less intensive land use than is currently permitted under the R-3 District.
- 2) The subject parcels will comply with the regulations of the zoning district requested.

Please feel free to contact us with any questions.



Respectfully submitted,

MCKENNA

Jamie Gorenflo, ASLA
Principal Planner

Kyle Mucha, AICP
Senior Planner

CITY OF CHELSEA
CHELSEA, MI 48118

CITY OF CHELSEA, WASHTENAW COUNTY, MICHIGAN APPLICATION NO. _____

APPLICATION FOR ZONING ORDINANCE AMENDMENT

PLEASE TYPE OR PRINT (if additional space is needed, use back side)

A. MAP CHANGE

1. Application is hereby made by: Name (s) JESS SPIKE
Address: 6310 WERNER RD
CHELSEA, MI 48118 Telephone: (734) 834-9914
2. The applicant (s) is/are: () the owner (s) of the property involved. (☒) acting on behalf of the owner (s) of the property involved.
3. Address of property involved: NONE ASSIGNED / VACANT
4. Name and address of property owner: CAROLYN HARTFORD
124 LINCOLN ST, CHELSEA, MI 48118
5. Petitioners interest in property: SIGNED PURCHASE AGREEMENT
FOR PROPERTY - WILL BE THE DEVELOPER
6. Legal description & Tax ID# 06-06-12-325-025, 06-06-12-325-026,
06-06-12-325-027
7. Zoning Change from R-3 to R-2

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY showing existing and proposed building and structures, types thereof and their uses.

B. TEXT CHANGE

1. Application is hereby made by: Name (s): _____
Address: _____ Telephone: _____
2. Proposed text change including Article and Section No. _____

I/we JESS SPIKE do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date: 5/10/2022

Applicant (s) _____

signature

signature

City Clerk _____

signature

Fee Received: \$ 1,100.00

Date Received: 05/12/2022

Date forwarded to Planning Commission: _____

Over

NOTICE OF PUBLIC HEARING WAS PUBLISHED IN THE Chelsea Standard

Planning Commission : Month ____ Day ____ Year ____
City Council Month ____ Day ____ Year ____

B. COUNCIL ACTION

The Chelsea City Council having reviewed said application hereby:

() adopts Ordinance No. ____

() denies application. Such action being taken at a ____ meeting of the City Council
held on ____

Date: _____

Clerk: _____

UNITED METHODIST CRC
MI - MEDICAL INSTITUTION

CLEVELAND ST.

HATCH STAMPING
GI - GENERAL INDUSTRIAL

692-710 W MIDDLE ST. CONDOMINIUMS
R3 - MULTIPLE-FAMILY RESIDENTIAL

CLEVELAND ST.

W. MIDDLE ST.

UNITED METHODIST CRC
R3 - MULTIPLE-FAMILY RESIDENTIAL

02
T1 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"
SPIKE

01
T1 PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"
SPIKE

NOTES: 1. CALL MISS DIG TO LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. SITE PLAN DERIVED FROM SURVEY BY PIATT SURVEYING DATED 10.16.21.

ABBREVIATIONS:

#	AT	HR	HR
7	ANGLE	I.D.	INSIDE DIAMETER
C	CENTER LINE	INT.	INTERIOR
	DIAMETER, ROUND	INV.	INVERT
#	NUMBER, POUNDS	INS.	INSULATION
	JOINT	JT.	JOINT
ACT.	ACUSTICAL	LBS.	POUNDS
ADJ.	ADJACENT	LAV.	LAVATORY
A.F.F.	ABOVE FINISHED FLOOR	LLV.	LONG LEG VERTICAL
ALT.	ALTERNATE	LLH.	LONG LEG HORIZONTAL
ALUM	ALUMINUM	MDF.	MEDIUM DENSITY FIBERBOARD
BD.	BOARD	MD.	MAN-DOE
BM.	BENCHMARK, BEAM	M.H.	MAN-HOLE
BRG.	BEARING	MFR.	MANUFACTURER
BSMT.	BASEMENT	M.O.	MASONRY
BIT.	BITUMINOUS	M.P.	MANUFACTURE
BLK.	BLOCK	M.R.	MANUFACTURE
BLKG.	BLOCKING	M.S.	MANUFACTURE
B.O.T.	BOTTOM OF TRUSS	M.S.	MANUFACTURE
BOT.	BOTTOM	MN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
C.J.	CONTROL JOINT, CONSTRUCTION JOINT	N.	NORTH
		N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	N.T.S.	NOT TO SCALE
CAB.	CABINET	O.S.B.	ORIENTED STRAND BOARD
OPT.	CARPETED	O.C.	ON CENTER
C.B.	CATCH BASIN	OPP.	OPPOSITE
CLG.	Ceiling	O.D.	OUTSIDE DIAMETER
C.T.	CERAMIC TILE	OPNG.	OPENING OVERHEAD
COL.	COLUMN	O.H.	OVERHEAD
CONC.	CONCRETE	PNT.	PAINT
C.M.U.	CONCRETE MASONRY UNIT	P.L.M.	PLASTER
CONST.	CONSTRUCTION	P.L.M.	PLASTER
CONT.	CONTINUE, (ED), (OUS)	P.W.D.	PAINTED WOOD
CONTR.	CONTRACTOR	P.T.D.	PAINTED TONGUE & GROOVE
DIA.	DIAMETER	PVC.	POLYVINYL CHLORIDE
DWG.	DRAWING	P.R.	POLYMER
D.S.	DOWNSPOUT	R. RAD.	RADIUS
DET.	DETAIL	R.A.	RETURN AIR
DBL.	DOUBLE	R.E.T.	REFERENCE
DR.	DOOR	R.O.D.	REQUIRED RIGHT OF WAY
E.	EGRESS	R.O.W.	RIGHT OF WAY
EF.	EXHAUST FAN	R.OOF	ROOF DRAIN
E.O.	EVERY OTHER	R.W.	ROOM
EPDM.	ETHYLENE PROPYLENE DIENE MONOMER	R.D.	ROUGH OPENING
ELEC.	ELECTRIC	S.	SOUTH
ELEV.	ELEVATOR	SCH.	SCHEDULE
EQ.	EQUAL	SSK	SERVICE SINK
EXH.	EXHAUST	SHT	SHEET
E.J.	EXPANSION JOINT	SH.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
EPS.	EXTERIOR INSULATION FINISHING SYSTEM	SPEC.	SPECIFICATION(S)
EXTG.	EXISTING	SQ.	SQUARE
FN.	FINISHED	STD.	STANDARD
FT.	FOOT, FEET	STL.	STEEL
FG.	FIBERGLASS	STR.	STRUCTURAL
F.A.	FIRE ALARM	T.	TONGUE & GROOVE
F.B.O.	FURNISHED BY OWNER	TAG	TONGUE & GROOVE
F.E.	FIRE EXTINGUISHER	TR.	TREAD
FURN.	FURNISH(ED)	T.M.E.	TERMINAL TO MATCH
FLR.	FLOORING	T.O.S.	TOP OF STEEL
F.O.	FLOOR ORIGIN	T.O.C.	TOP OF CONCRETE
FTG.	FOOTING	TYP.	TYPICAL
FO.	FOUNDATION	U/G	UNDERGROUND
GL.	GENERAL CONTRACTOR	UL.	UNDERWRITERS LABORATORIES INC.
GLASS.	GLASS	V.	VOLT
GPBD.	GYPSUM BOARD	VB	VINYL BASE
HDR.	HEADER	V.C.T.	VINYL COMPOSITION TILE
HWD.	HARDWOOD	VERT.	VERTICAL
HW.	HARDWARE	V.F.	VERIFY IN FIELD
HVC.	HEATING	V.F.	VERIFY IN FIELD
HVC.	HEATING/VENTILATION AIR CONDITIONING	W.C.	WATER CLOSET
HVC.	HEATING/VENTILATION AIR CONDITIONING	W.W.M.	WELDED WIRE MESH
HT.	HEIGHT	WTR.	WATER
HTR.	HEATER	WO.	WOOD
H.M.	HOLLOW METAL		

ZONING REVIEW:

ZONING	
CITY OF CHELSEA R-2 DUPLEX RESIDENTIAL	
FRONT SETBACK REQD:	20 FT
FRONT SETBACK NEW:	20
SIDE SETBACKS REQD:	5 + 10 FT
SIDE YARD NEW:	5 FT
SIDE YARD NEW:	10 FT
REAR SETBACK REQD:	20 FT
REAR SETBACK NEW:	20 FT
LOT AREA REQD:	7,500 SF
LOT WIDTH REQD:	50 FT
LOT COVERAGE REQD:	35% MAX
IMPERVIOUS RATIO REQD:	0.60
BUILDING HEIGHT MAX:	40 FT
BUILDING HEIGHT NEW:	27 FT

SITE

LOT 1 AREA:	8,317 SF
LOT 1 WIDTH:	66'-3"
NEW DUPLEX AREA:	1520 SF
NEW DRIVE AREA:	2000 SF
LOT COVERAGE:	18.3%
IMPERVIOUS RATIO:	0.42
LOT 2 AREA:	8,497 SF
LOT 2 WIDTH:	66'-8 1/2"
NEW DUPLEX AREA:	1520 SF
NEW DRIVE AREA:	1784 SF
LOT COVERAGE:	17.9%
IMPERVIOUS RATIO:	0.39
LOT 3 AREA:	7,794 SF
LOT 3 WIDTH:	66'-8"
NEW DUPLEX AREA:	1584 SF
NEW DRIVE AREA:	1660 SF
LOT COVERAGE:	20.3%
IMPERVIOUS RATIO:	0.42

GENERAL NOTES:

- A. THE CONTRACTOR SHALL ADHERE TO THE DRAWINGS AND SPECIFICATIONS HEREIN. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING. THE ARCHITECT WILL NOT BE HELD LIABLE FOR DAMAGES RESULTING FROM UNAUTHORIZED DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
- B. VERIFY PROPERTY AND SETBACK LINES PRIOR TO STAKING OUT NEW WORK.
- C. DO NOT SCALE OFF FROM THE DRAWINGS. IF DIMENSIONAL QUESTIONS ARISE, CONTACT THE ARCHITECT.
- D. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH THE 2018 MICHIGAN RESIDENTIAL CODE.
- E. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH THE 2015 MICHIGAN BUILDING CODE.
- F. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH THE 2015 MICHIGAN BUILDING CODE.
- G. A FULL LIST OF BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES CAN BE REFERENCED IN THE 2015 MICHIGAN BUILDING CODE.
- H. VERIFY ALL EXISTING CONDITIONS PRIOR TO PROVIDING QUOTATIONS, OR ORDERING MATERIALS.
- I. CALL MISS DIG TO LOCATE UTILITIES PRIOR TO EXCAVATION.
- J. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF C.M.U., AND CENTERLINE OF DOORS / WINDOWS, AND POSTS, UNLESS NOTED OTHERWISE.

SYMBOLS

ELEVATION MARKER	DETAIL NUMBER
##	SHEET NUMBER
##	DETAIL NUMBER
##	SHEET NUMBER
DRAWING TITLE	DETAIL NUMBER
##	SCALE: SHEET NUMBER

WALL SECTION MARKER	DETAIL NUMBER
##	SHEET NUMBER
SECTION MARKER	DETAIL NUMBER
##	SHEET NUMBER
DOOR TAG	DOOR NUMBER
##	ROOM NUMBER
ROOM TAG	ROOM NUMBER
##	WINDOW NUMBER
WINDOW TAG	WINDOW NUMBER
##	

SHEET INDEX:

- T-1 SITE PLAN AND SYMBOL KEYS
- S-1 SITE SURVEY
- A-1 PROPOSED PLANS - LOTS 1 AND 2
- A-2 PROPOSED ELEVATIONS - LOTS 1 AND 2
- A-3 PROPOSED PLANS - LOT 3
- A-4 PROPOSED ELEVATIONS - LOT 3

DANGEROUS Architects, P.C.

104 South Main Street
Chelsea, MI 48118
734.475.3660
WWW.DANGEROUSARCHITECTS.COM

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BUILDER

CDS, INC.

WERKNER ROAD

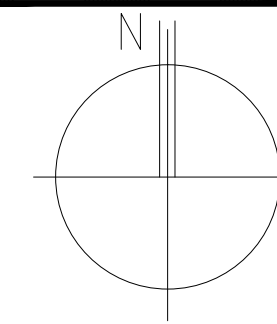
CHELSEA, MI

PROJECT

NEW DUPLEXES

JESS SPIKE

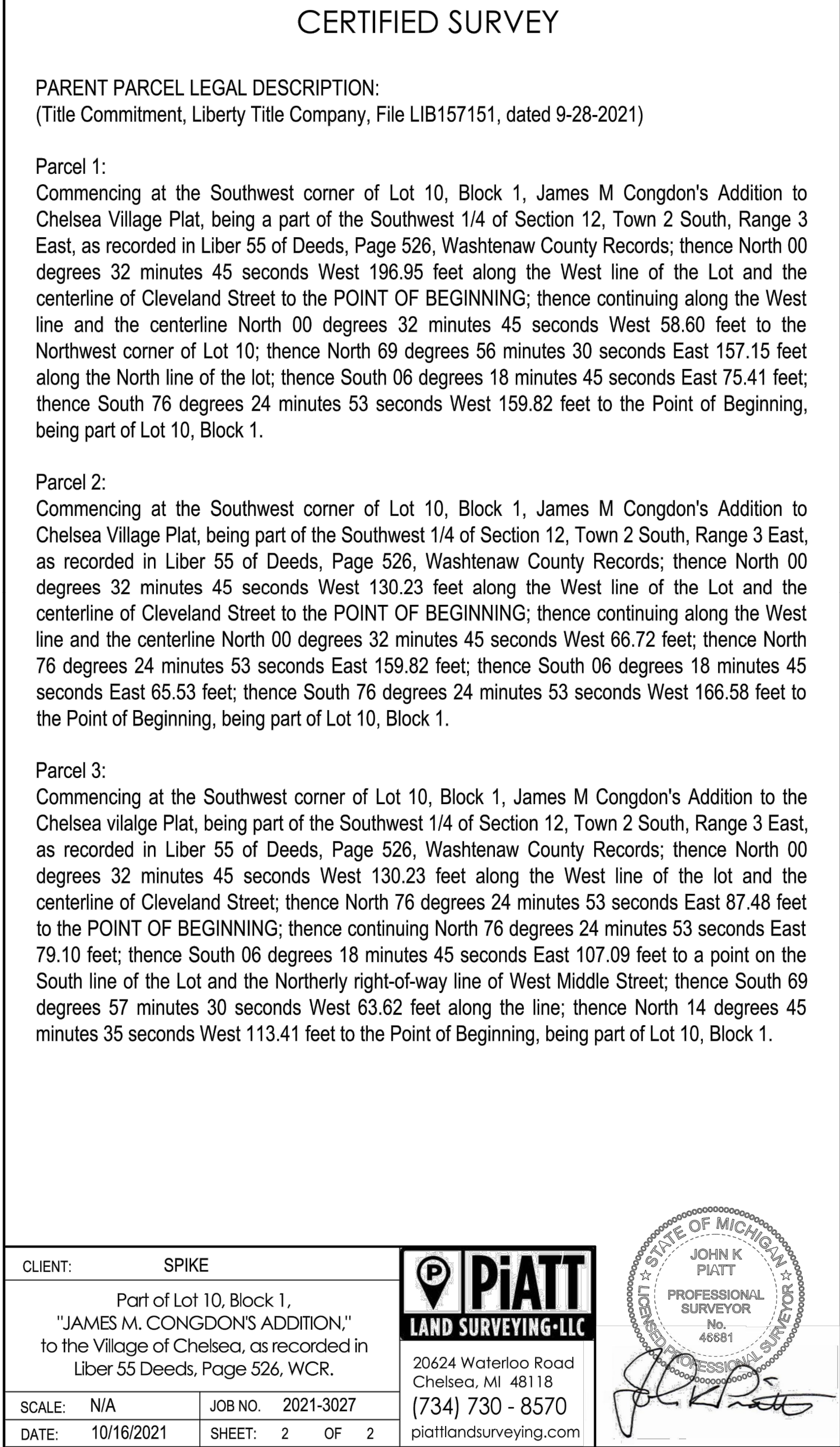
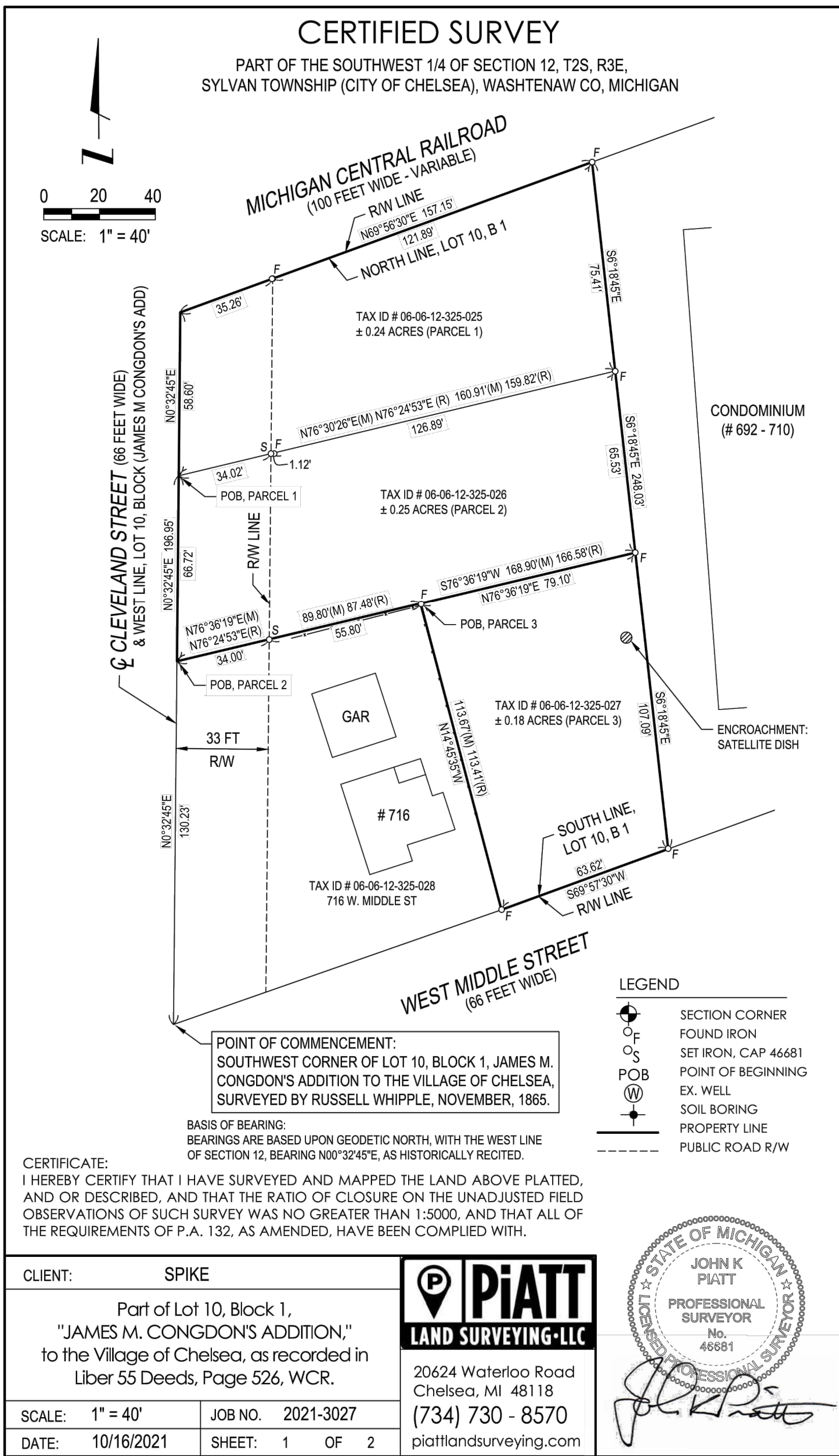
CLEVELAND ST
CHELSEA, MI 48118

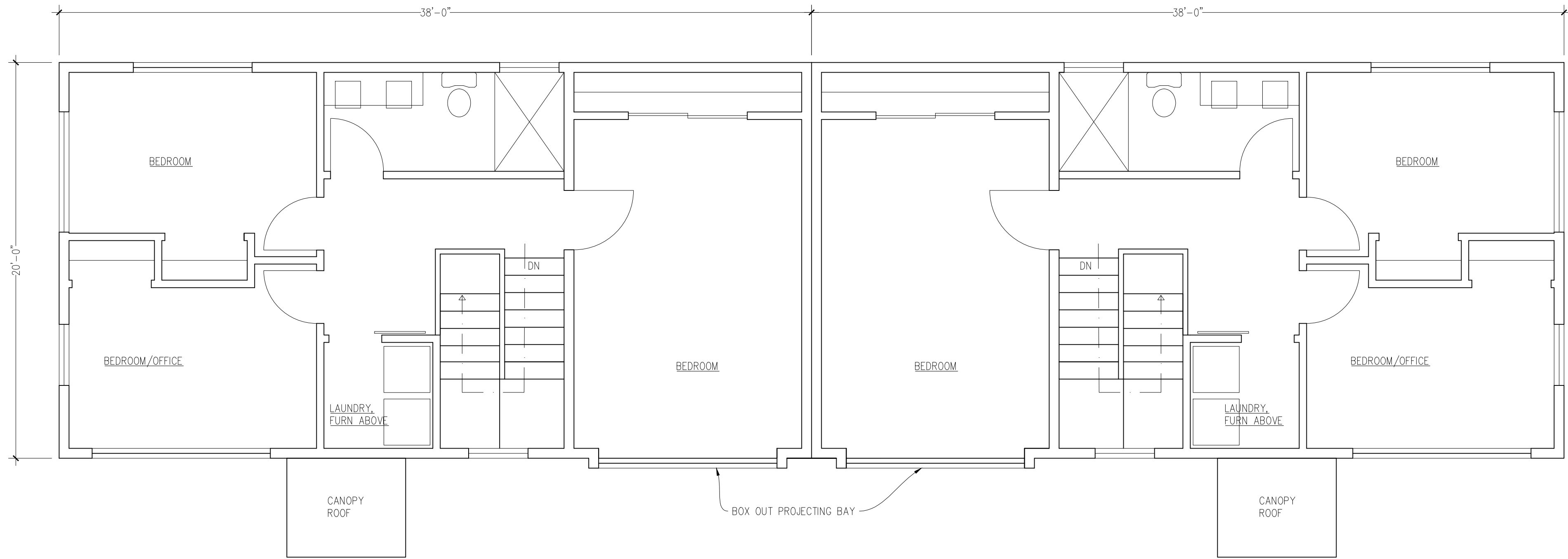


PROJECT ID	
SPIKE	
ISSUE	DATE
PD	10.27.21
PD	5.4.22
DD	5.27.22
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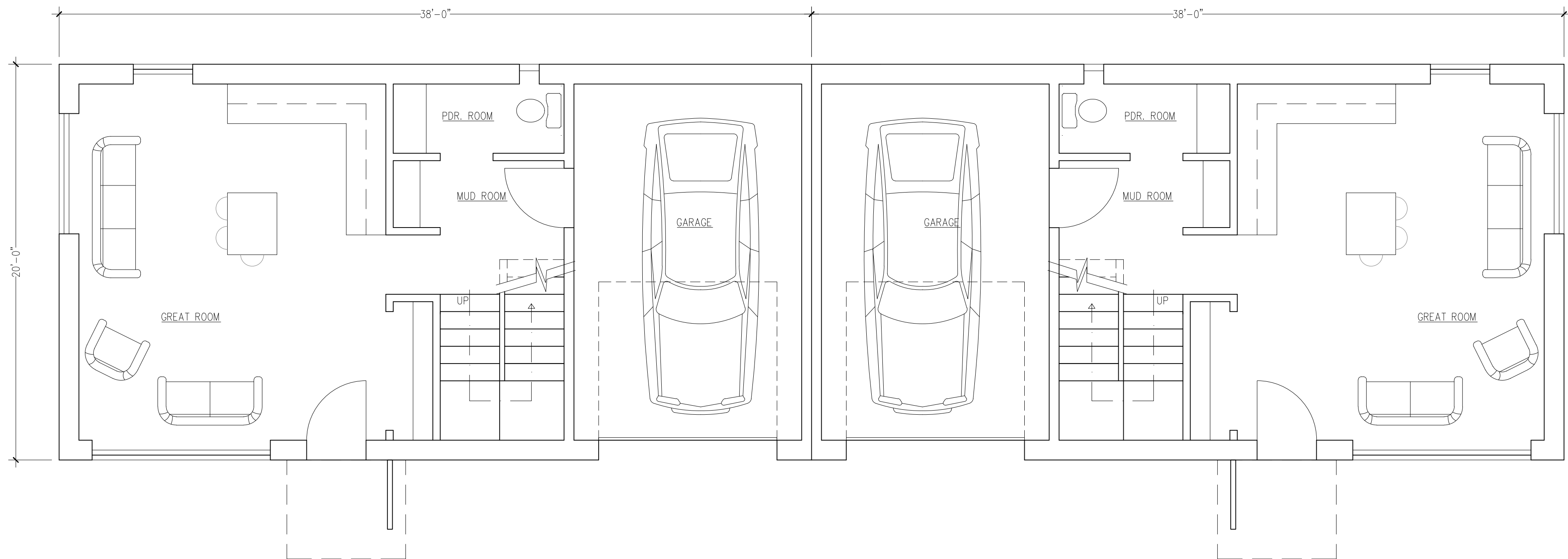
SHEET NUMBER

T1





02 SECOND FLOOR PLAN - LOTS 1 AND 2
A1 SCALE: 1/4" = 1'-0" 1520 SF FOR ENTIRE SECOND FLOOR
SPIKE



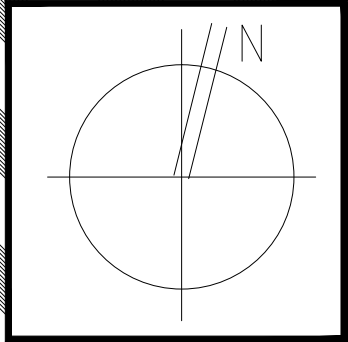
01 FIRST FLOOR PLAN - LOTS 1 AND 2
A1 SCALE: 1/4" = 1'-0" 1520 SF FOR ENTIRE MAIN FLOOR INCLUDING
SPIKE GARAGE

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Chelsea, MI 48118
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BUILDER
CDS, INC.
WERKNER ROAD
CHELSEA, MI.

PROJECT
NEW DUPLEXES
JESS SPIKE

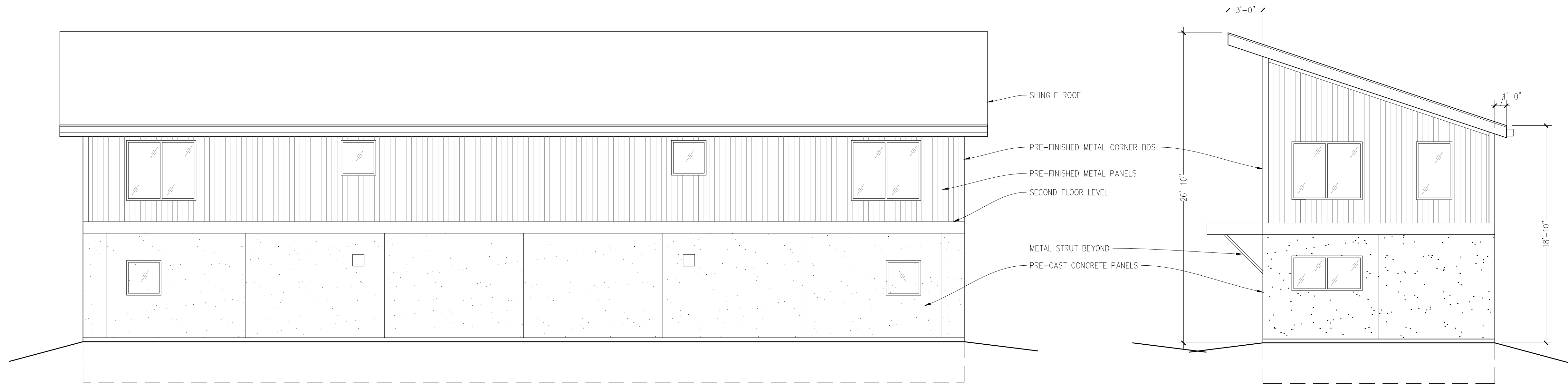
CLEVELAND ST
CHELSEA, MI 48118



PROJECT ID	
SPIKE	
ISSUE	DATE
PD	10.27.21
PD	5.4.22
DD	5.27.22
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SHEET NUMBER

A1



01 NORTH ELEVATION – LOTS 1 AND 2
A2 SCALE: 3/16" = 1'-0"
SPIKE

02 EAST ELEVATION – LOTS 1 AND 2
A2 SCALE: 3/16" = 1'-0"
SPIKE



03 SOUTH ELEVATION – LOTS 1 AND 2
A2 SCALE: 3/16" = 1'-0"
SPIKE

04 WEST ELEVATION – LOTS 1 AND 2
A2 SCALE: 3/16" = 1'-0"
SPIKE

DANGEROUS Architects, P.C.
104 South Main Street
Chelsea, MI 48118
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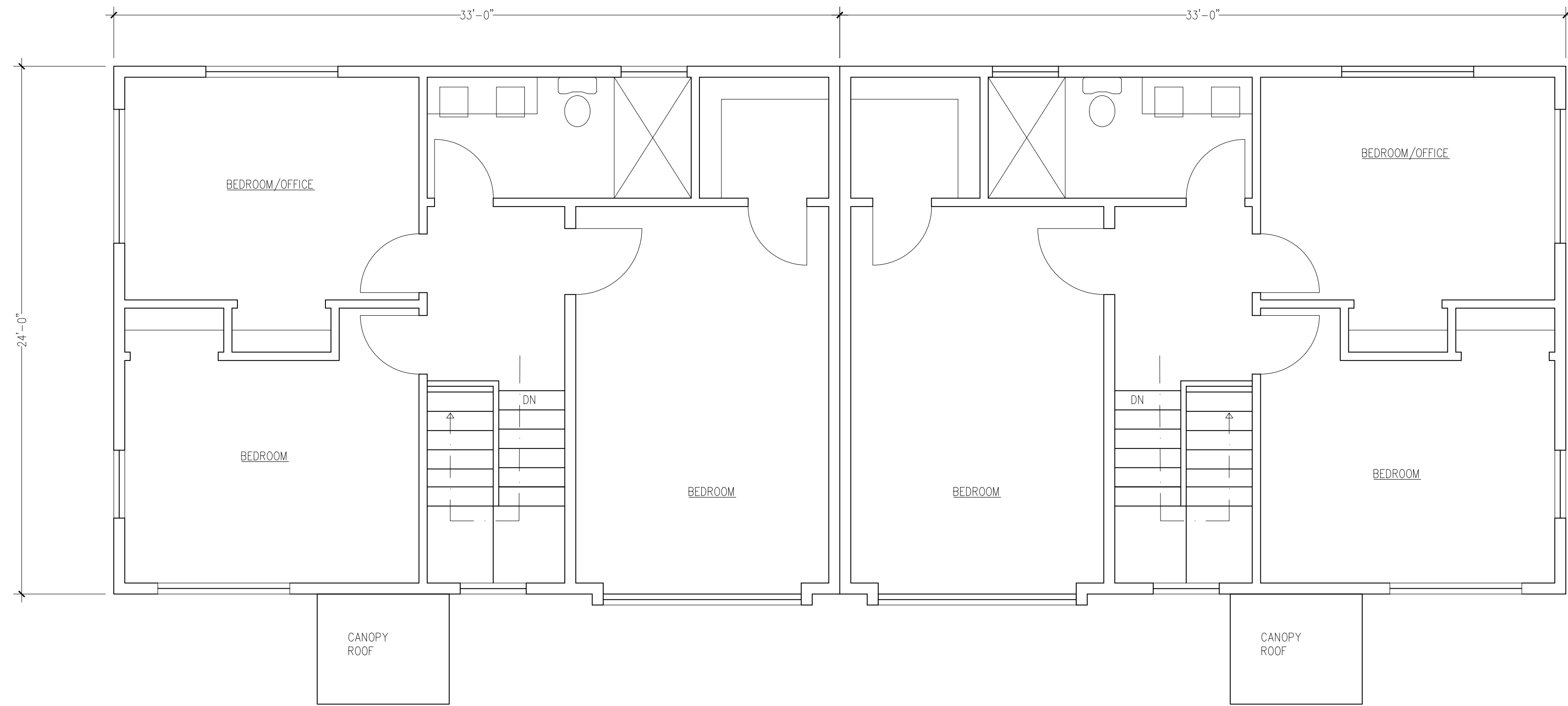
PROJECT
NEW DUPLEXES
JESS SPIKE

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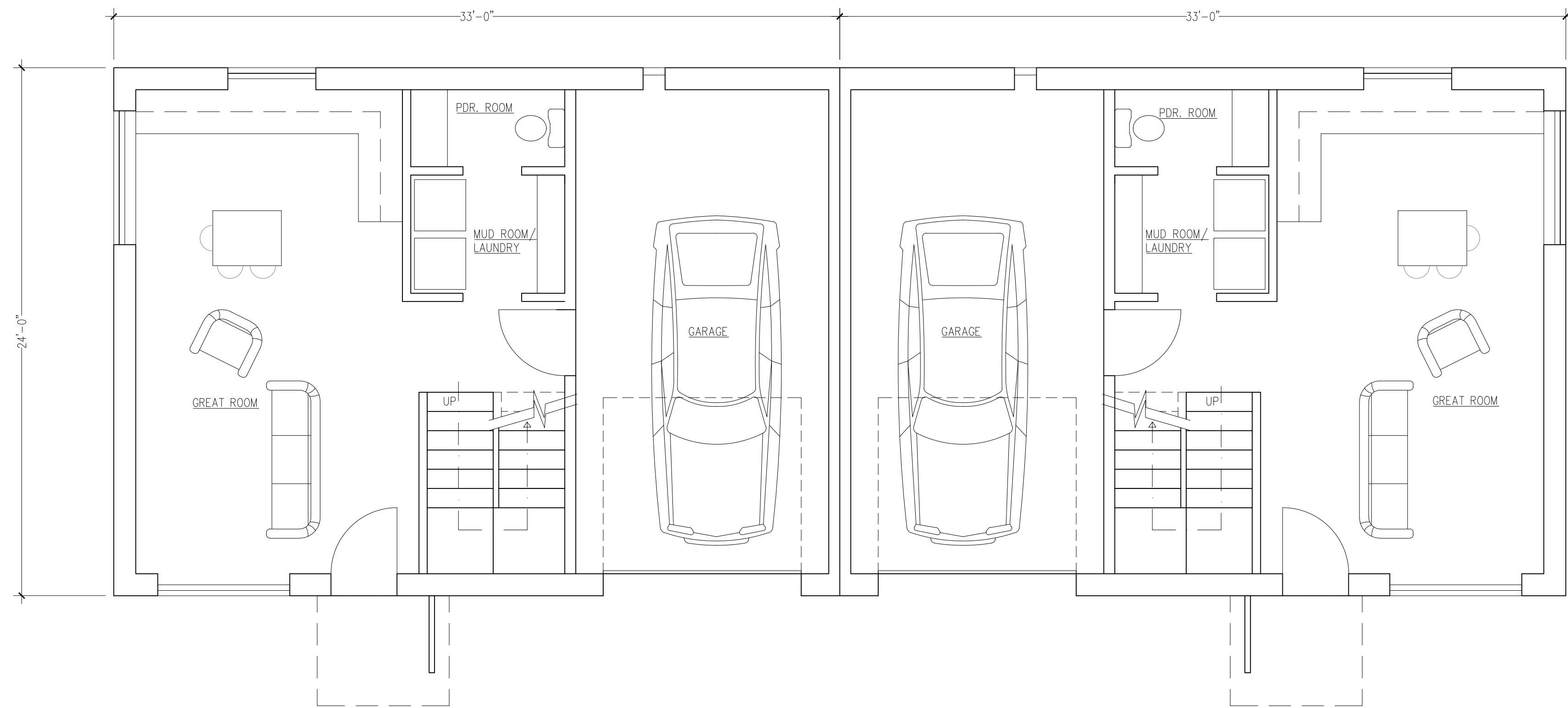
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ISSUE	DATE
PD	10.27.21
PD	5.4.22
DD	5.27.22
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SHEET NUMBER

A2



02 SECOND FLOOR PLAN - LOT 3
A3 SCALE: 1/4" = 1'-0" 1584 SF FOR ENTIRE SECOND FLOOR SPIKE



01 FIRST FLOOR PLAN - LOT 3
A3 SCALE: 1/4" = 1'-0" 1584 SF FOR ENTIRE MAIN FLOOR INCLUDING GARAGE SPIKE

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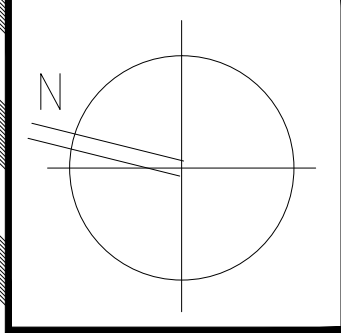
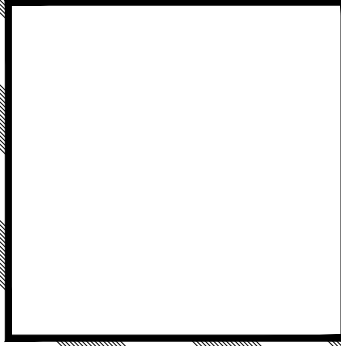
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PROJECT

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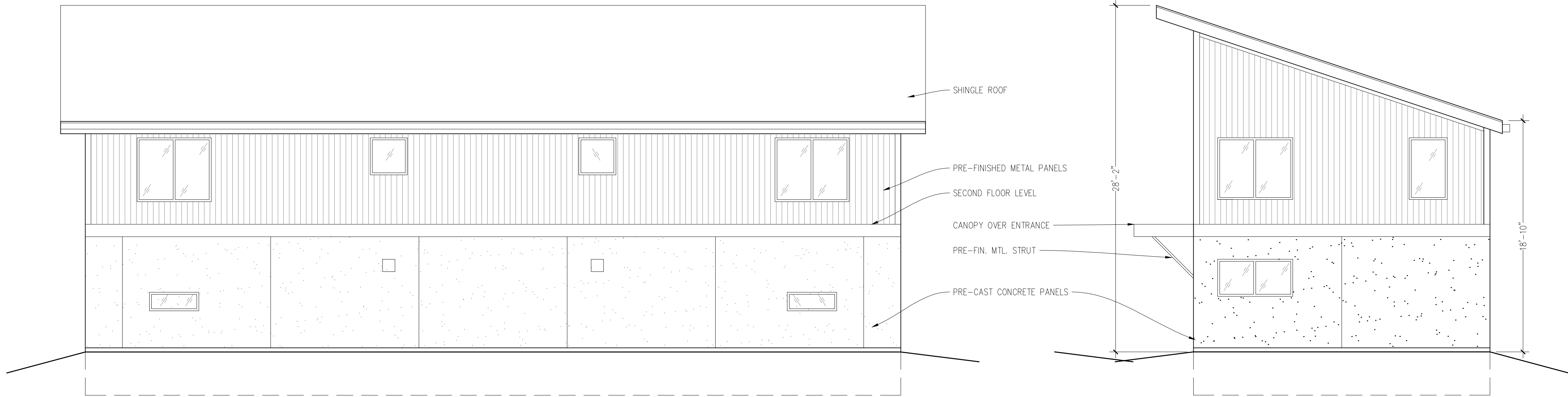
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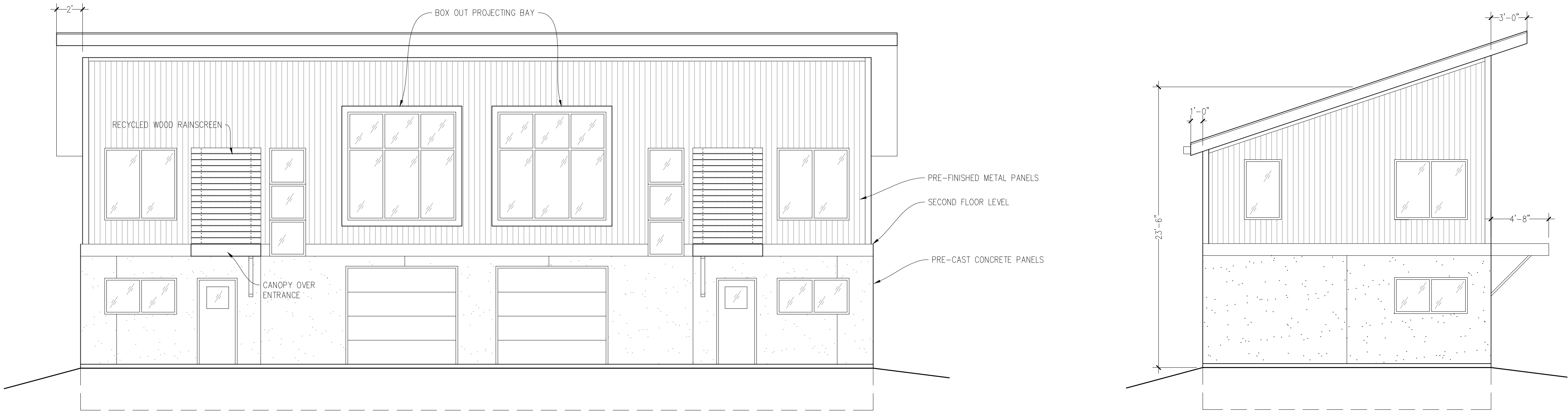
SHEET NUMBER

A3



01 EAST ELEVATION – LOT 3
A4 SCALE: 3/16" = 1'-0"
SPIKE

02 SOUTH ELEVATION – LOT 3
A4 SCALE: 3/16" = 1'-0"
SPIKE



03 WEST ELEVATION – LOT 3
A4 SCALE: 3/16" = 1'-0"
SPIKE

04 NORTH ELEVATION – LOT 3
A4 SCALE: 3/16" = 1'-0"
SPIKE