Quarterly Report: Community Development

July, August, September 2020

By Julia Upfal
City of Chelsea lanning and Zoning Department

Zoning Permit Applications: 41

New Dwelling Units Created: 16

Total New Construction*: $818K

*Calculated using building permits from the Chelsea Area Construction Agency

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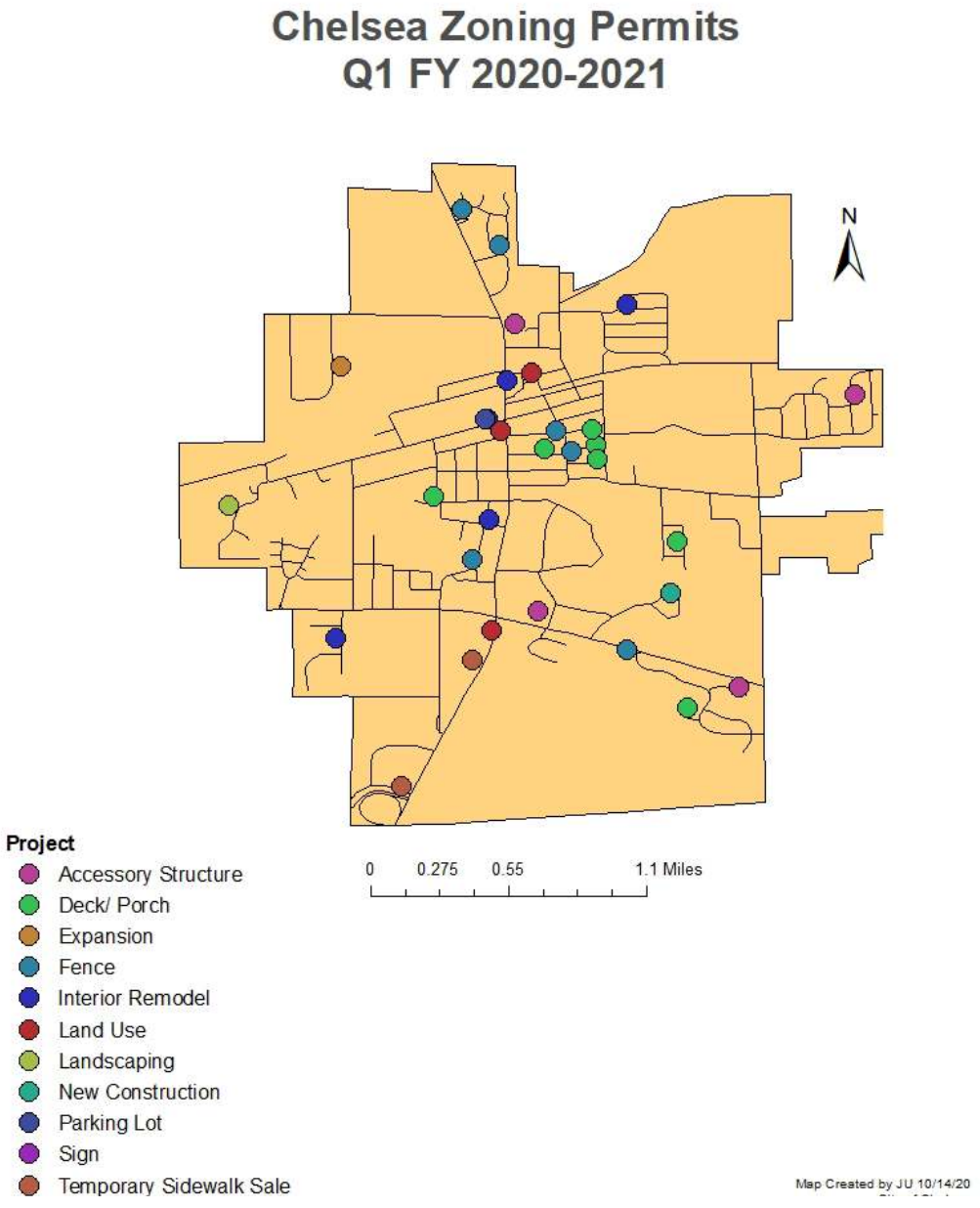
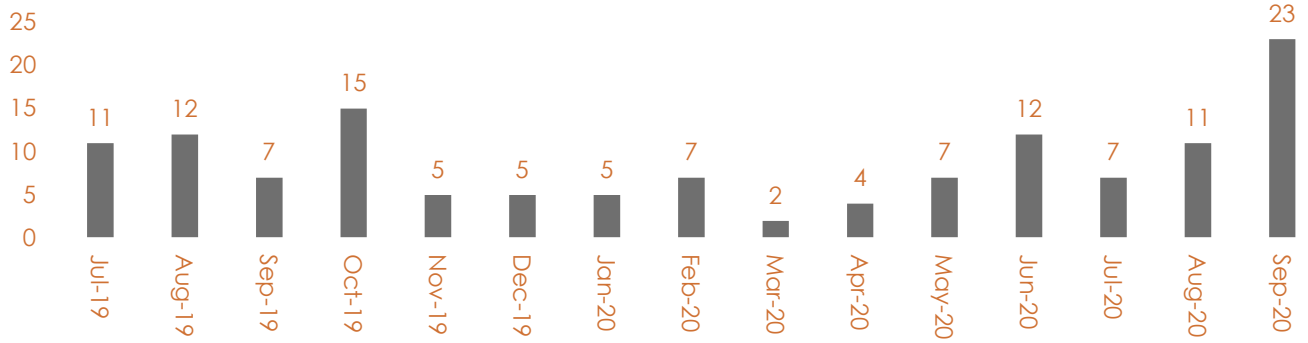
Zoning Permits Q1 FY 2020-2021

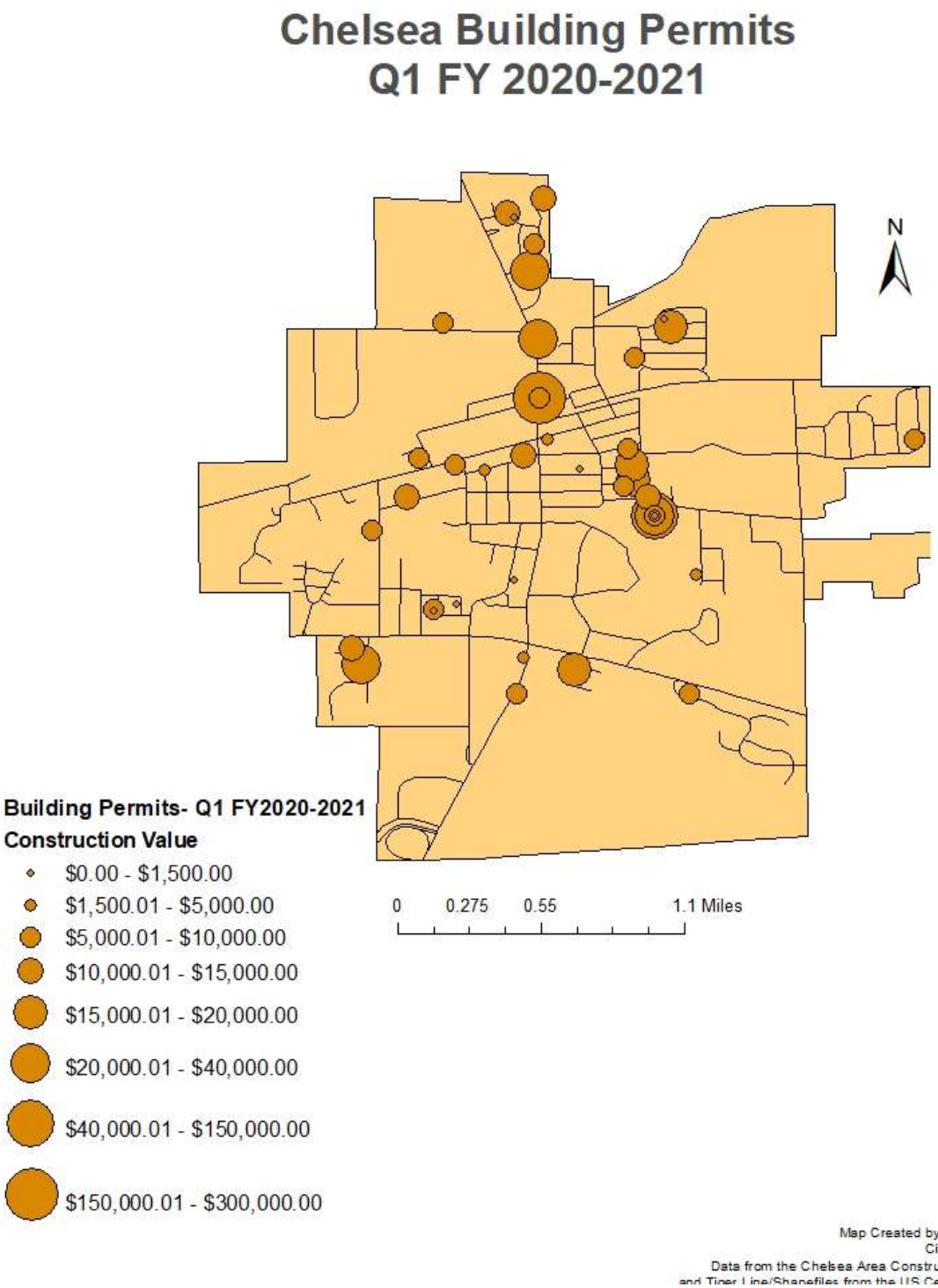


Zoning Permits



Building Permits Q1 FY 2020-2021

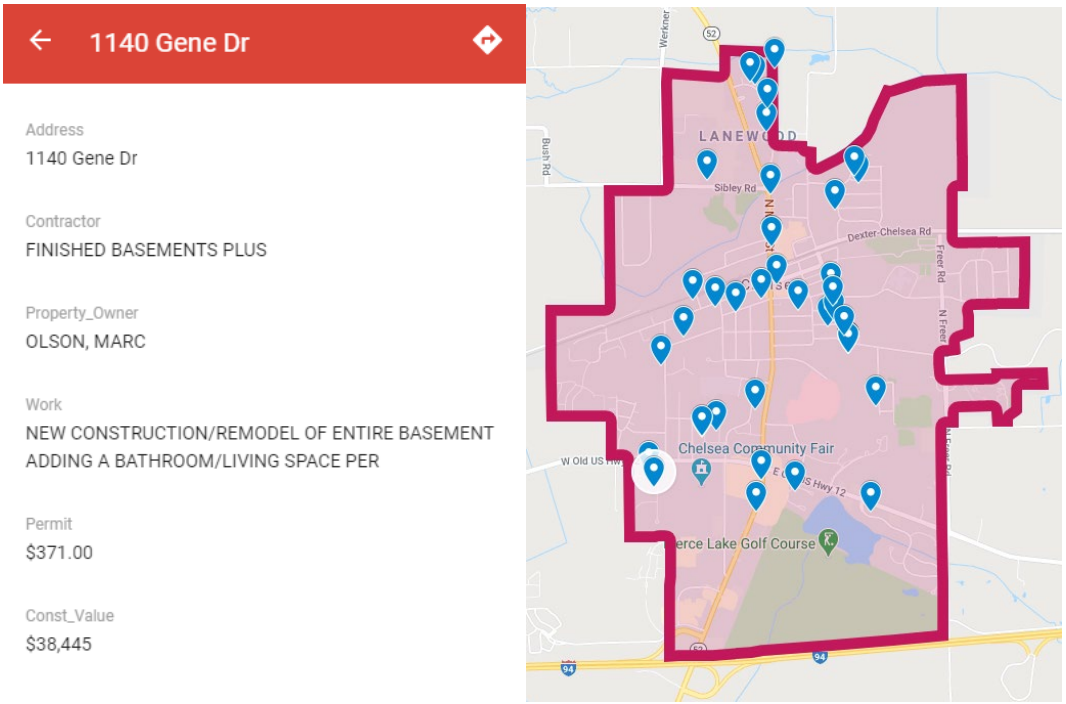
Building Permits: 43
Total Construction Value: $818,928



Interactive Mapping

These maps were created on Google Maps, to allow users to explore them interactively. Screenshots of the additional map details included using this tool are provided below. To view the details of the map, visit the following pages:

Zoning Permit Map: https://tinyurl.com/yy5g7ne6



Building Permit Map: https://tinyurl.com/yxwwvoyg

Local Updates

Medical Campus

- Construction underway for Silver Maples Deer Ridge Villas (16 Units)
- Final Site Plan for IHA new medical office to be reviewed at October planning commission meeting

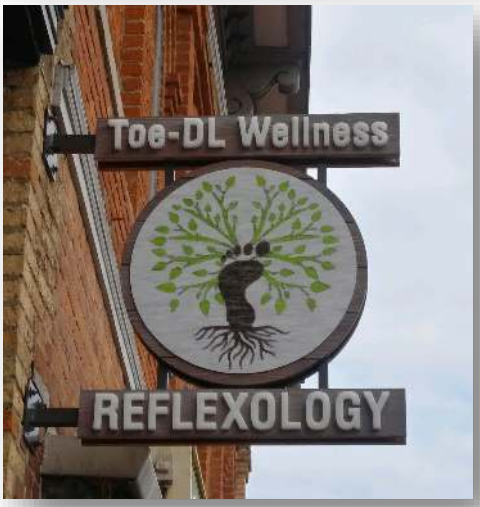
NEXT STEPS:

1. Issue Zoning Permits and collect fees for IHA
2. Finalize and approve signage for IHA Building

Thompson's Pizza

- One year extension request for Thompson's preliminary site plan, 7,000 SF new restaurant

Downtown Development



- Amy Collins Events to open wedding event space in first floor suite at the Old West Side Gym (West Side Flats)
- Final C of O issued for Grateful Crow/ Soft Opening underway
- The FIND moved from Middle Street location to location on Main St (former Sun Times Office)
- Sign variance approved for Toe-DL Reflexology
- New tenants at the Clocktower Complex- RnD Engineering, Ugly Dog Distillery, PAX Gymnastics
- Construction ongoing at the Burger Exchange

Local Updates (Continued)

Planning Commission

- Laura Lake joined the Planning Commission, Laura recently moved to Chelsea and has a background in GIS
- Peter Shaw stepped down from Planning Commission, there is one vacancy. Applicants should refer to the City Website for more information.
- November Work Session with MML to review Parliamentary Procedure/ Robert's Rules

ZBA

- Request for interpretation on planter as "structure" – Planter is not a "structure"
- Request for interpretation of Noise Ordinance by Hardwood Solutions
- Sign Variance Request- TOE- DL Wellness

Administrative

- C of O issued for Warren Apartments, Grateful Crow Restaurant
- West Side Gym Parking Lot Improvements
- PAX Gymnastics in Clocktower Complex- Interior Remodel
- Ongoing discussions with EGLE, MEDC about downtown development
- Attended the Michigan Association of Planning Conference

Zoning Ordinance

Next Steps

- Present- Oct 31: Mckenna Consultants to draft chapters of the new ordinance, for review by Julia
- Oct 31- First Week of December: Chapters of the ordinance are shared with Planning Commission and City Council on a rolling schedule for their review and feedback
- First Week of December- City Council and Planning Commission to hold third joint work session to discuss first draft of Ordinance
- December- January: Refine ordinance according to City Council/ Planning Commission feedback
- Winter/ Spring 2021: Ordinance Adoption