



CITY OF CHELSEA

**PLANNING COMMISSION AGENDA
JULY 15, 2014 7:00 P.M.
CHELSEA MUNICIPAL BUILDING (Council Chambers)
311 S. MAIN ST., CHELSEA, MI**

CALL TO ORDER

APPROVAL OF MEETING MINUTES

Approval of the Regular Meeting Minutes for June 17, 2014

APPROVAL OF AGENDA

PUBLIC HEARING

Comprehensive Plan Amendment: Notice is hereby given that the Chelsea Planning Commission will conduct a **public hearing**, to receive comments regarding a proposed amendment to the Chelsea City Comprehensive Plan that would revise the mixed use criteria for redevelopment of **500 S. Main St.** and **425 Congdon St.**

UNFINISHED BUSINESS

Comprehensive Plan Amendment: Discussion and Action on Recommendation

Magellan Properties Rezoning Request: To amend the Chelsea City Zoning Ordinance (Ordinance No. 166) to revise the Zoning Map from **(I-1 to PUD)** in the area described as: Tax Code:# 06-06-12-435-005, **425 Congdon St.** and # 06-06-12-435-015, **500 S. Main St.**, Chelsea, MI. (Commonly known as the Federal Screw Plant.)

NEW BUSINESS

Final Site Plan and Special Land Use Request - An application has been filed by **EXP U.S. Service Inc.** of 150 E. Gay Street, Suite 1510, Columbus, OH 43215 to construct a proposed **Speedway Gasoline Station and Convenience Store** on the following described parcels of land: Rich Gas Station 930 S. Main Street (Tax Code: 06-06-13-140-016, 06-06-13-140-017) and Wolverine Food & Spirits 20460 Old US 12 (Tax Code: 06-06-13-140-033).

Annual Election of Officers (Chair, Vice Chair, Secretary)

DISCUSSION

PUBLIC PARTICIPATION

ADJOURNMENT

PLANNING COMMISSION MINUTES
JULY 15, 2014
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN ST., CHELSEA, MI

NAMES OF THOSE PRESENT: George Kinzer, Erik Larsen, Nick Helmholdt, Marcia White, Cary Church, Sarah Haselschwardt

MEMBERS ABSENT: Larry Ledebur

MEMBERS VACANT: Two

OTHERS PRESENT: Cheri Albertson, Carl Schmolt, Christine Linfield, Rene Papo, John Lange, Kevin Coughlin, Chris Jolley, Dustin Lance, Harold DuBoss, Jan Bernath

CALL TO ORDER

George Kinzer called the meeting to order at 7:00 pm.

APPROVAL OF MEETING MINUTES

Erik Larsen moved to approve the regular meeting minutes for June 17. The motion was supported by CC. 6 ayes, 0 nays. Motion passed.

APPROVAL OF THE AGENDA

Sarah Haselschwardt moved to reorder the agenda so that New Business would occur before Unfinished Business. The motion was supported by Cary Church. 6 ayes, 0 nays. Motion passed.

Sarah Haselschwardt moved to approve the meeting's agenda. The motion was supported by Erik Larsen. 6 ayes, 0 nays. Motion passed.

PUBLIC HEARINGS

- **Comprehensive Plan Amendment** - to receive comments regarding an amendment to revise the mixed use criteria for 500 S. Main St.

The Chairman opened the Public Hearing.

Jan Bernath, 238 Harrison. asked what the ramifications of the comprehensive plan amendment would be. George Kinzer gave background and described the removal of residential component from the site.

The Chairman closed the Public Hearing.

NEW BUSINESS

- **Final Site Plan and Special Land Use Request** - An application has been filed by **EXP U.S. Service Inc.** of 150 E. Gay Street, Suite 1510, Columbus, OH 43215 to construct a proposed **Speedway Gasoline Station and Convenience Store** on the following parcels of land: Rich Gas Station 930 S. Main Street and Wolverine Food & Spirits 20460 Old US 12.

George Kinzer asked Christine Linfield to present her report on the site. Christine Linfield stated that some comments were included in preliminary site plan. Christine Linfield asked that planning

commission consider the issue of outdoor sales in greater detail. The Final Site Plan calls out multiple areas of outdoor sales. She stated that the site zoning C-2 allows outdoor sales with consideration for pedestrian flow. She also mentioned the fact that this property is in the Gateway Overlay District. Christine Linfield also mentioned that the LED lighting proposed for this site would not be in conformance with the city's requirement for metal halide outdoor lighting.

George Kinzer asked Carl Schmolt to present his report on the site. He stated that it is important that MDOT and WCRC review the same set of plans as we are reviewing at this meeting. Carl Schmolt listed several items that have been requested for the plan. Carl Schmolt reinforced the need for discussion on outdoor sales. He went on to list a variety of landscaping recommendations for street trees and vegetation on the site.

George Kinzer asked the applicant to present their concept. Kevin Coughlin stated that previous plan showed mulch near sidewalk, the final plan includes ground cover. Kevin Coughlin asked for feedback from the board regarding the wording on the gateway sign. George Kinzer stated that time may not allow for a decision on that matter tonight, but that a timely response would be provided. Kevin Coughlin presented a sample of the building materials.

Sarah Haselschwardt asked if quick brick would be the same material on the signage and piers. Chris Jolley said that the sign and landscape elements would be standard masonry units. He further stated that their intent is to match the existing sign on the CVS site.

George Kinzer stated that he preferred that the small fence columns should match the other masonry on the site rather than the "Village of Chelsea" signage.

Kevin Coughlin stated that the plan has been amended to include a 7' sidewalk along the building face and that the outdoor sales area would require 2'. Carl Schmolt stated that there is also an additional 18" -24" for car overhang into the sidewalk. Kevin Coughlin stated that this clearance would still meet ADA requirements. Carl Schmolt stated that this does not meet the city's standard. Carl Schmolt pointed out that the handicapped accessible parking spot is clear of these restrictions.

George Kinzer stated that his concern is with the outdoor mulch sales location, particularly with reference to the Gateway Overlay District. Christine Linfield mentioned that issues like this can become issues for code enforcement that are difficult to monitor. Christine Linfield reminded the commission that the petitioner had requested additional parking and impervious surface. Chris Jolley stated that the driveway on Old 12 allows full in and right-only exiting. Kevin Coughlin stated that they are awaiting approval letters from MDOT and WCRC.

Chris Jolley stated that they are proposing LED lighting because it is more efficient and lasts longer than MH lighting. He also stated that LEDs hold their color longer than MH. He said that they would be able to install lights that match the color temperature of MH lighting.

Kevin Coughlin stated that a tree protection fence is shown on the soil erosion and sediment plan sheet, 7250-CE, callout A3. Carl Schmolt stated that it should also be shown on the demolition plan and grading plan and other sheets that involve site work.

Kevin Coughlin stated that the existing sanitary sewer line was the reason for not providing street trees along M-52. Kevin Coughlin showed an illustration of the proposed development from this direction. Christine Linfield stated that she preferred at least 5' of distance between trees and sanitary lines.

Kevin Coughlin asked for recommendations in lieu of sycamore trees. George Kinzer asked what portion of the site had the euonymus coloratus. Examination of the plan revealed that it would cover much of the fenced area. George Kinzer stated that a later discussion about alternative plantings

could be considered with the staff.

Kevin Coughlin asked what height the fence should be. Carl Schmult stated that the petitioner has discretion here, but it must be called out on the drawing. Chris Jolley stated that sheet 7250 details 1 and 2 illustrate the item.

Sarah Haselschwardt asked about the kerosene dispenser and where it would be located. Kevin Coughlin stated that it would be near the northern driveway, east of the gasoline pumps. Sarah Haselschwardt asked how tall the air pump and kerosene dispenser are. Kevin Coughlin stated the air pump is 3'6" and the kerosene dispenser is 5' tall.

Sarah Haselschwardt asked where the bulk CO2 container would be located. Kevin Coughlin stated that it will be in the trash enclosure.

Sarah Haselschwardt asked what type of glass would be used in the building. Chris Jolley stated it would be non reflective. Sarah Haselschwardt stated that the design standard requires 50% of the facade area be glazed. Chris Jolley stated that the length of the glazing is 54' and the length of the unglazed area is 28'. Sarah Haselschwardt asked if it is possible to lower the sill. Chris Jolley stated that the displays in the store will match up with the bottom of the sill.

Nick Helmholdt asked if there may be other locations on the site where outdoor sales may be suitable for the petitioner. Erik Larsen stated his concern about the possibility of outdoor sales to expand over time and how it would affect the appearance of the district. Sarah Haselschwardt stated she shared similar concerns to Erik Larsen. Marcia White stated that she was opposed to the mulch sales. Kevin Coughlin pointed out an alternative location for the outdoor sales along the north edge of the property near Carl Schmult suggested extending the sidewalk by 1-2'.

Christine Linfield stated that sycamore trees are a part of the city's landscaping trees. Kevin Coughlin asked if the concern regarding euonymus coloratus is for all locations. Carl Schmult stated that the plant choice is the problem. George Kinzer asked where the tall grasses are proposed. Kevin Coughlin showed them surrounding the pillars. He said he will verify if these plants stay inside clusters. Sarah Haselschwardt said that she felt like the grass height and location was appropriate. The remainder of the PC agreed with her preference.

Sarah Haselschwardt stated that the glazing requirement is listed in the gateway overlay district under 4.63e5a. Christine Linfield stated that the petitioner is requesting a variance for the LED lighting and that the glazing area requirement could be added to the application. Christine Linfield stated that the PC can send its opinion to the ZBA for consideration. Sarah Haselschwardt suggested several ways to add glazing. Chris Jolley stated an alternative method to add glazing area.

Chris Jolley suggested shifting 2' of sidewalk on the west side of the sidewalk to the east side of the building. George Kinzer suggested moving the outdoor mulch sales behind the building.

Sarah Haselschwardt moved to approve the final site plan for the Speedway Gasoline Station and Convenience Store subject to meeting the conditions stated in the staff technical reports from Christine Linfield and Carl Schmult, and that the petitioner work with staff on the feasibility of installing at least one street tree along M52, the selection of landscape plants such as sycamore and euonymus coloratus, and enlarging the amount of glazing area to meet the standard in the gateway overlay district - or seek a variance, to limit the height of the outdoor mulch sales to be no higher than the fence, and to move the building to accommodate sidewalk clearance for outdoor sales. The motion was supported by Erik Larsen. 6 ayes, 0 nays. Motion passed.

George Kinzer read aloud section 8.07 of the zoning ordinance.

Sarah Haselschwardt moved to approve the special land use permit for the Speedway Gas Station with the condition that the height of the outdoor sales area for mulch be no taller than the fence. The motion was supported by Marcia White. 6 ayes, 0 nays. Motion passed.

- **Annual Election of Officers**

George Kinzer nominated himself as chair. Erik Larsen nominated himself as vice chair. Nick Helmholdt nominated himself as secretary.

Marcia White moved to reelect all officers. The motion was supported by Cary Church. 6 ayes, 0 nays. Motion passed.

UNFINISHED BUSINESS

- **Comprehensive Plan Amendment** - discussion and action on recommendation

George Kinzer introduced the item as described by Christine Linfield in her report.

Sarah Haselschwardt moved to recommend to the city council adopt the proposed amendment language in reference to the Federal Screw Works property. The motion was supported by Marcia White. 6 ayes, 0 nays. Motion passed.

- **Magellan Properties Rezoning Request:** To amend the Chelsea City Zoning Ordinance to revise the Zoning Map from (I-1 to PUD) in the area described as: Tax Code 06-06-12-435-005, **425 Congdon** and 06-06-12-435-015, **500 S. Main St.**, Chelsea, MI (Commonly known as the Federal Screw Plant).

George Kinzer introduced the findings presented in the memo prepared by Carl Schmult. Erik Larsen asked if the permitted uses would be included in the final findings. Carl Schmult stated they would be included. Carl Schmult stated that the area plan would also be included as a part of the approval of the revised zoning. Christine Linfield gave an update on the status of the area plan and indicated that it will be a part of the regularly scheduled August PC meeting. Christine Linfield stated that feedback from the commission would be crucial.

Cary Church asked for clarification on the naming of the site. George Kinzer stated that the 500 S Main name would be suitable for future discussions.

Cary Church said he did not have any comment on the memo. Nick Helmholdt said he appreciated the clarity on setbacks but was concerned about the phasing plan item. Marcia White said that she thought the memo clearly outlined the issues that the PC has been struggling with. George Kinzer said that the memo covers the subject very well. George Kinzer asked if the staff had been in discussion with the petitioner about the proposed sidewalk repairs. Carl Schmult said that those conversations have been in progress. Sarah Haselschwardt directed attention to section 4.04 b) and asked to strike the words "previously agreed" in regard to the "west wall." She said that she disagreed with the historical nature of the wall. She further went on to ask if the window mullions would remain, and in what type of condition. Carl Schmult stated that the purpose of the findings is to set up the conditions to be attached to the approval. Carl Schmult proposed some examples of ways to add conditions to this document. Sarah Haselschwardt stated she was uncomfortable with section 4.04 c) stating that the existing conditions of the site "basically determine the layout of the site." Sarah Haselschwardt further added that she had concerns about turning radius at the internal circulation of the site.

Carl Schmolt stated that he saw the primary restrictions on the site layout as the non-rectangular form, the point of access from Van Buren, and the preservation of two existing buildings.

Jan Bernath commented that she appreciated that the developer has chosen to preserve two existing buildings for their historic value.

Carl Schmolt said that the first building to be built will determine the phasing plan for the entire site.

Christine Linfield reminded the PC that decisions were needed on the 5 undecided uses.

The majority of commissioners agreed to include undecided uses 1 & 2: "Churches & buildings for religious worship" and "Government and Community owned buildings"

Nick Helmholdt stated that item 3 "Clubs and Lodges." was covered in item T of previously approved uses. The commissioners decided to omit item 3 because it would be redundant with previously approved language.

Carl Schmolt stated that the site cannot support drive in businesses. The commissioners decided to strike item 4.

The commission found no substantive difference between item 5 "public and quasi public institutional buildings" and the previously discussed item 2 "Government and Community owned buildings" The commissioners decided to strike item 5.

DISCUSSION

George Kinzer updated the commission on CAP-DARTs.

ADJOURNMENT

Marcia White moved to adjourn the meeting at 10:07 pm. The motion was supported by Cary Church. 6 ayes, 0 nays. Motion passed.

Meeting adjourned at 10:07 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Nick Helmholdt", with a long horizontal line extending to the right.

Nick Helmholdt
Planning Commission Secretary

DRAFT PLANNING COMMISSION MINUTES
JUNE 17, 2014
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN ST., CHELSEA, MI

NAMES OF THOSE PRESENT: George Kinzer, Erik Larsen, Nick Helmholdt, Marcia White, Cary Church,
MEMBERS ABSENT: Sarah Haselschwardt, Larry Ledebur, Darlene Stanley
MEMBERS VACANT: Two
OTHERS PRESENT: Cheri Albertson, Carl Schmult, Christine Linfield, Joe Ziolkowski, Rene Papo, John Lange

CALL TO ORDER

George Kinzer called the meeting to order at 7:04 pm.

APPROVAL OF MEETING MINUTES

Erik Larsen moved to approve the regular meeting minutes for May 20. The motion was supported by Marcia White. 5 ayes, 0 nays. Motion passed.

Marcia White moved to approve the special meeting minutes for May 31. The motion was supported by Cary Church. 5 ayes, 0 nays. Motion passed.

APPROVAL OF THE AGENDA

George Kinzer described the scheduling conflict that Joe Ziolkowski had informed him and city staff about prior to the meeting.

Nick Helmholdt moved to reverse the order of the New Business and Unfinished Business items on the agenda. The motion was supported by Erik Larsen. 5 ayes, 0 nays. Motion passed.

PUBLIC HEARINGS

- **Special Land Use Request** - Joe Ziolkowski - Special Use Permit for two apartments on the second floor of 104 E. Middle Street.

The Chairman opened the Public Hearing.

George Kinzer read a letter in support of the applicant from Tim Merkel dated June 3, 2014.

No members of the public made comments.

The Chairman closed the Public Hearing.

NEW BUSINESS

- **Special Land Use Request** - Joe Ziolkowski - Special Use Permit for two apartments on the second floor of 104 E. Middle Street.

Joe Ziolkowski described the proposed improvements to the building. He stated that the 2nd floor dwelling units would access the building from the same doors as the 3rd floor units. He updated the commission on the status of the renovation to the 3rd floor dwelling units approved at the February 18 meeting by saying that they are 2 months away from occupancy. Joe Ziolkowski said that he has gotten interest from three prospective tenants for the two units still under construction.

Cary Church clarified that the planning commission approved dwelling units for the 3rd floor of the building at a prior meeting.

Christine Linfield described her report on the project. She said her findings were the same as her previous review for the 3rd floor dwelling units - that an environmental study and that all building and fire codes are met before certificate of occupancy.

Marcia White moved to approve the Special Land Use Request for two residential apartments on the second floor of 104 E. Middle contingent upon the requirements from the staff report prepared by Christine Linfield. Erik Larsen supported the motion. 5 ayes, 0 nays. Motion passed.

UNFINISHED BUSINESS

- **Magellan Properties Rezoning Request:** To amend the Chelsea City Zoning Ordinance to revise the Zoning Map from (I-1 to PUD) in the area described as: Tax Code 06-06-12-435-005, **425 Congdon** and 06-06-12-435-015, **500 S. Main St.**, Chelsea, MI (Commonly known as the Federal Screw Plant).

Rene Papo of Magellan Properties said that he has revisited the plan and submitted a traffic study.

Christine Linfield described the tentative schedule for the approval process to proceed for this project which includes the amendment to the Comprehensive Plan and Rezoning approval. She stated that the 95 day review period for additional parties to become involved in the amendment to the comprehensive plan would expire on July 12. To date, she has received communication from Sylvan and Lima Townships, both of which stated that they have no comments regarding the proposed amendment.

Christine Linfield described the three action items proposed for today's meeting that would be necessary to stay on this schedule. She went on to describe her report to planning commission.

Carl Schmult described his report regarding the project. He emphasized that a joint inspection of the site with the petitioner is necessary to complete the review and that the planning commission must carefully examine the proposed uses on the site for their long term compatibility with the city's comprehensive plan.

George Kinzer requested clarification as to whether the list of uses included in the PUD would apply to the entire site or to specific buildings. Carl Schmult stated that the uses would apply to the entire site and all future owners of the property.

Rene Papo presented the proposed condominium concept for the buildings on the site. A condominium association would hold the responsibility for shared property maintenance on common space within the site. Rene Papo said that he does not have a definitive phasing plan at this point because he currently does not have a secured client. Rene Papo stated that he had a different timeline in mind for the approval of this project.

Joe Ziolkowski described the proposed improvements to the building. He stated that the 2nd floor dwelling units would access the building from the same doors as the 3rd floor units. He updated the commission on the status of the renovation to the 3rd floor dwelling units approved at the February 18 meeting by saying that they are 2 months away from occupancy. Joe Ziolkowski said that he has gotten interest from three prospective tenants for the two units still under construction.

Cary Church clarified that the planning commission approved dwelling units for the 3rd floor of the building at a prior meeting.

Christine Linfield described her report on the project. She said her findings were the same as her previous review for the 3rd floor dwelling units - that an environmental study and that all building and fire codes are met before certificate of occupancy.

Marcia White moved to approve the Special Land Use Request for two residential apartments on the second floor of 104 E. Middle contingent upon the requirements from the staff report prepared by Christine Linfield. Erik Larsen supported the motion. 5 ayes, 0 nays. Motion passed.

UNFINISHED BUSINESS

- **Magellan Properties Rezoning Request:** To amend the Chelsea City Zoning Ordinance to revise the Zoning Map from (I-1 to PUD) in the area described as: Tax Code 06-06-12-435-005, **425 Congdon** and 06-06-12-435-015, **500 S. Main St.**, Chelsea, MI (Commonly known as the Federal Screw Plant).

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George Kinzer requested clarification as to whether the list of uses included in the PUD would apply to the entire site or to specific buildings. Carl Schmult stated that the uses would apply to the entire site and all future owners of the property.

Rene Papo presented the proposed condominium concept for the buildings on the site. A condominium association would hold the responsibility for shared property maintenance on common space within the site. Rene Papo said that he does not have a definitive phasing plan at this point because he currently does not have a secured client. Rene Papo stated that he had a different timeline in mind for the approval of this project.

Erik Larsen moved to set a public hearing for the comprehensive plan amendment for the regular planning commission meeting on July 15, 2014. Nick Helmhold supported the motion. 5 ayes, 0 nays. Motion passed.

Nick Helmholdt moved to authorize staff to start draft "Report of Findings and Recommendations" in preparation of a positive approval of the comprehensive plan amendment by city council. Marcia White supported the motion. 5 ayes, 0 nays. Motion passed.

Cary Church moved to authorize staff to begin drafting the PUD agreement outline. Erik Larsen supported the motion. 5 ayes, 0 nays. Motion passed.

Erik Larsen moved to table the discussion of this item until the regular meeting on July 15, 2014. Marcia White supported the motion. 5 ayes, 0 nays. Motion passed.

DISCUSSION

George Kinzer reminded the commission about officer elections. In addition he updated the commission on the recent CAP DARTS meeting he attended regarding regional transportation planning.

ADJOURNMENT

Marcia White moved to adjourn the meeting at 8:02 pm. The motion was supported by Erik Larsen. 5 ayes, 0 nays

Meeting adjourned at 8:02 pm.

Respectfully Submitted,

Nick Helmholdt
Planning Commission Secretary



CITY OF CHELSEA

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT TO THE CITY OF CHELSEA COMPREHENSIVE PLAN

The City of Chelsea Planning Commission will hold a Public Hearing as required by statute on proposed changes to the Comprehensive Plan which are listed below.

Revise Page 28, last sentence:

Remove last sentence that states:

“Development areas designated for mixed-use should include both residential and business uses.”

Replace with:

“Redevelopment areas that are designated for mixed use should have a selection of uses that are appropriate for existing conditions of the site and that will be compatible with existing and future conditions in the surrounding area.”

Revise Page 29, third paragraph:

Delete the third paragraph that states:

“**Federal Screw Works.** An adaptive reuse of the site into a mixed-use development of loft condominiums, apartments, office, and neighborhood commercial uses should be encouraged, provided that adequate parking can be provided on-site. A landscaped courtyard or open space area should be planned in conjunction with multiple family residential uses. Any commercial component should be oriented toward M-52, with residential uses (and lower intensity office if desired), designed to fit the character and form of the adjacent neighborhood, on the west half of the site.”

Insert the following new paragraph to stand in its place:

“**Federal Screw Works.** The site should be redeveloped with mixed uses consisting of office and neighborhood commercial uses that will be

compatible with maintaining the stability and integrity of the existing residential neighborhood. Commercial uses should be oriented toward the interior of the site and Main Street (M52). Service operations, such as deliveries and trash pick-up, should be conducted only from the interior of the site. The Congdon Street frontage should be generally free of any indication of the presence of commercial uses. Buildings should be designed and the site should be landscaped to create an environment that will be visually and functionally consistent with the existing residential character of the existing neighborhood. The site should be designed and developed as one undivided parcel of land.”

The aforesaid hearing will be held by the Chelsea Planning Commission on **Tuesday, July 15, 2014 at 7:00 p.m.** Meeting to be held in the **City Municipal Building (Council Chambers) located at 311 S. Main Street, Chelsea, MI.**

The current Comprehensive Plan (or Master Plan) can be viewed online at www.city-chelea.org under the Planning & Zoning section.

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

CITY OF CHELSEA PLANNING COMMISSION
George Kinzer, Chair

CITY OF CHELSEA - ENGINEERING DEPARTMENT

TO: City of Chelsea Planning Commission
FROM: Christine Linfield
SUBJECT: Comprehensive Plan Amendment
DATE: 07/03/14
CC:

Attached is the draft language that was approved for distribution by the City Council on 04/07/14. The proposed comprehensive plan amendment language was mailed to Washtenaw County, the surrounding townships, utility companies, etc., for their review which by statute can take up to 95 days to complete. The waiting period ends on July 12, 2014.

As of today's date, there has been no response from anyone other than Lima and Sylvan Townships. Both Lima and Sylvan sent written letters stating that they had no recommended changes to the language.

After the public hearing, under Old Business, the Planning Commission will need to make a motion to recommend that the City Council take action regarding the proposed amendment language.

Revised Draft Comprehensive Plan Amendment Language – For Distribution

Revise Page 28, last sentence:

Remove last sentence that states:

“Development areas designated for mixed-use should include both residential and business uses.”

Replace with:

“Redevelopment areas that are designated for mixed use should have a selection of uses that are appropriate for existing conditions of the site and that will be compatible with existing and future conditions in the surrounding area.”

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Delete the third paragraph that states:

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Insert the following new paragraph to stand in its place:

“**Federal Screw Works.** The site should be redeveloped with mixed uses consisting of office and neighborhood commercial uses that will be compatible with maintaining the stability and integrity of the existing residential neighborhood. Commercial uses should be oriented toward the interior of the site and Main Street (M52). Service operations, such as deliveries and trash pick-up, should be conducted only from the interior of the site. The Congdon Street frontage should be generally free of any indication of the presence of commercial uses. Buildings should be designed and the site should be landscaped to create an environment that will be visually and functionally consistent with the existing residential character of the existing neighborhood. The site should be designed and developed as one undivided parcel of land.”

Carl Schmolt's Draft Findings Report will be emailed to the commission on July 14, 2014.

CITY OF CHELSEA - ENGINEERING DEPARTMENT

TO: City of Chelsea Planning Commission
FROM: Christine Linfield
SUBJECT: Magellan Properties Rezoning Request
DATE: 07/03/14

List below is the draft list of Permitted Uses which was reviewed during the July 2, 2014 Planning Commission work session. There was a few uses that the commission could not reach consensus on that will require additional discussion.

- A. Offices of executives, administrative, legal, accounting, insurance, real estate and uses of similar nature.
- B. Offices of architects, engineers, surveyors, community planners, and other professions of a similar nature.
- C. Studio for professional work.
- D. Business services such as mailing, copying, data processing and computer centers.
- E. Studios for art, photography, music, dance and similar uses.
- F. Banks, savings and loans, credit unions and similar financial institutions including ones with drive-through teller window facilities or automatic teller drive-through lanes. Canopy materials shall be consistent with the principal building. The canopy shall be no higher than the principal building.
- G. Banking centers including ATM's (automatic teller machines) and twenty-four-hour ready tellers which are separate from a financial institution.
- H. Personal services including barber shops and beauty salons; medical and dental offices or clinics; dry cleaners and self-service laundromats; and sale and repair shops for watches, shoes, radios, and televisions.
- I. Medical and dental laboratories.
- J. Establishments serving food and/or alcoholic beverages but not including drive-in types.

- K. Indoor commercial amusements and recreation service, including theaters, bowling alleys, and uses of a similar nature.
- L. Fitness centers and health clubs.
- M. Retail sale of food, drugs, hardware, notions, book, and similar convenience goods.
- N. Drive through windows for pharmacy/drugstores.
- O. Manufacturing of beverages when assessorly to a bar, restaurant or lounge.
- P. Business Schools; including dance schools, music schools, and art schools.
- Q. Business, vocational and technical training schools.
- R. Indoor retail sales establishments.
- S. Printing establishments.
- T. Banquet, dance, lodge, and union halls, private clubs, and other similar places of assembly.
- U. Essential services.
- V. On-site signs in accordance with the regulations in Article 6.
- W. Assessorly buildings, structures, and uses in accordance with Section 3.10.
- X. Outdoor sales & display pursuant to 5.13.

Undecided Uses

1. Churches and other buildings for religious worship.
2. Government or community owned buildings, but not including schools.
3. Clubs and lodges.
4. Drive-in business services, but not including eating and drinking establishments.
5. Public and quasi-public institutional buildings, structures and uses.

Staff reports for the Speedway Final Site Plan will be emailed to the Commission on July 14, 2014.