



**CITY OF CHELSEA
PLANNING COMMISSION AGENDA
OCTOBER 15, 2013, 7:00 P.M.
CHELSEA MUNICIPAL BUILDING
311 S. MAIN ST., CHELSEA, MI**

CALL TO ORDER

APPROVAL OF MEETING MINUTES

Approval of the Planning Commission Meeting Minutes for May 21, 2013.

APPROVAL OF WORK SESSION MINUTES

Approval of the following Planning Commission Work Session Minutes for

June 4, 2013

July 2, 2013

August 6, 2013

September 17, 2013

DISCUSSION

PUBLIC PARTICIPATION

ADJOURNMENT

**PLANNING COMMISSION WILL GO INTO A WORK SESSION
IMMEDIATELY FOLLOWING ADJOURNMENT OF THE
REGULAR MEETING.**

**PLANNING COMMISSION MINUTES
OCTOBER 15, 2013
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN ST., CHELSEA, MI**

Members Present: Chairman George Kinzer, Melissa Johnson, Erik Larsen, Sarah Haselschwardt, Rich Montoye

Members Absent: Robert Stephens, Darlene Stanley, Larry Ledebur

Others Present: Christine Linfield

CALL TO ORDER

Chairman Kinzer called the meeting to order at 7:05 pm.

APPROVAL OF MAY 21, 2013 REGULAR MEETING MINUTES

The first recommended change to the draft minutes is to remove the seventh sentence from paragraph six that states, *"They will have to amend the area plan which is basically a zoning amendment."* The second recommended change is add a new sentence at the end of paragraph six that states, *"If in the future development they want to exceed the 52,700 square feet they will have to amend the area plan which is basically a zoning amendment."*

Motion by Melissa Johnson, seconded by Erik Larsen to approve the minutes of May 21, 2013 as amended. 5 ayes, 0 no, 3 absent. Motion approved.

APPROVAL OF JUNE 4, JULY 2, AUGUST 6 AND SEPTEMBER 17, 2013 WORK SESSION MINUTES

The recommended change to the June 4, 2013 draft minutes is to remove the last sentence from Melissa Johnson's comments located in the second paragraph of Chapter 2 which states, *"It was also suggested that one of the reasons we are not inviting young couples to Chelsea is because of the high cost to live here."* This comment was made by Jeff Blazok and a new third paragraph under Chapter 2 will need to be created to include his statement.

The recommended change to the July 2, 2013 draft minutes is to revise the third sentence in paragraph seven to now read, *"Melissa did state that her generation and younger was under represented from the document and that the Planning Commission needs to make it more inclusive."*

The recommended change to the August 6, 2013 draft minutes is to revise the fourth bullet under Carl's Schmult's comments from *"It will"* to *"It would."*

The recommended change to the September 17, 2013 draft minutes is to revise the fifth bullet under Master Plan Review from *"p. 28: Note:talk about RR/high speed/crossings in Ch. 4 transportation"* to *"p. 28: Note: talk about RR/high speed/crossings and truck routes in Ch. 4 transportation."*

Motion by Sarah Haselschwardt, second by Erik Larsen to approve the work session minutes of June 4, July 2, August 6 and September 17, 2013 as amended. 5 ayes, 0 no, 3 absent. Motion passed.

DISCUSSION

No discussion items were presented.

PUBLIC PARTICIPATION

Rene Papo and John Langs from Magellan Properties were present to update the Planning Commission on the status of 500 S. Main Street, commonly known as the former Federal Screw Works or FSW property.

Mr. Papo reported that a few years ago he had presented a preliminary layout of the site to the Planning Commission as part of their brownfield redevelopment plan. The preliminary layout consisted of demolition of all buildings and the entire site being redeveloped as a mixed use complex with a residential component. The brownfield redevelopment plan was approved by the Planning Commission so Magellan Properties could proceed with acquiring funding to demolish and redevelop the site. Due to the downturn in the economy, this process was derailed.

Recently, Magellan Properties received an EPA funded loan for the demolition and cleanup of the site. Mr. Papo stated that during demolition, it became clear that the buildings along the west side of the site could be reused and included as part of the development. By reusing these buildings, the contamination underneath the west side of the site would remain capped and undisturbed. Mr. Papo also reported that to further complicate the site, the DEQ is now considering the previous owner as a principal party in the contamination of the site and they are considering requiring FSW to be more responsible for the cleanup issue. While these items are being resolved, Magellan Properties is proposing to leave the west end alone and has received clearance from DEQ to continue with the east half of the redevelopment.

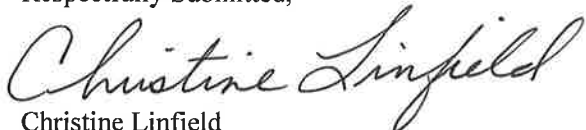
In order to continue with the development, Rene reported that the residential component would need to be discussed with the Planning Commission. Due to the contamination issues on the west side of the site, there is no longer the opportunity to put residential housing on the site. To solve this situation, Magellan Properties is proposing to include the adjacent residential property they own at 416 S. Main Street in the redevelopment plan. This area could be reconstructed as townhouses and included in the mixed use development with shared parking.

Mr. Papo took questions from the Planning Commission and then requested that during upcoming work sessions on the Comprehensive Plan, that the board consider amending the future land use map to include 416 S. Main Street in the mixed use designation.

ADJOURNMENT

A motion by Sarah Haselschwardt, seconded by Melissa Johnson to adjourn the meeting at 8:04 p.m.

Respectfully Submitted,



Christine Linfield
Planning, engineering, Zoning & community Development Director

**PLANNING COMMISSION WORKSESSION MINUTES
OCTOBER 15, 2013
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN ST., CHELSEA, MI**

Planning Commission Present: Chairman George Kinzer, Melissa Johnson, Erik Larsen, Sarah Haselschwardt, Rich Montoye

Planning Commission Absent: Robert Stephens, Darlene Stanley, Larry Ledebur

Others Present: Christine Linfield

The Comprehensive Plan discussions continued.

CHAPTER 3

Central Business District (CBD) Management Strategies

Revise Bullet Number 7 to strike text referencing if the post office moves, since it has already relocated out of the CBD district. Include text that encourages minor post office operations downtown. Also, include text that encourages business types that meets the needs of the citizens such as hardware stores, etc.

Sarah Haselschwardt - Create new bullet to promote the pedestrian experience in the CBD District.

Melissa Johnson - Create new bullet to promote ADA compliance downtown.

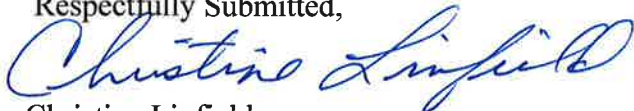
Melissa Johnson - Recommended removing Bullet #9 due to concerns over encouraging growth into the north residential area.

Revise spelling errors on page 2, first paragraph.

Revise text on page 2, second paragraph to relabel the Glazier Stove Works as the Clocktower complex. Also, revise the last sentence which discusses the parking lot that fronts M-52 to reference the location as the northwest corner of the railroad tracks and Main street.

Cleanup the Public Uses section in regards to the police station.

Respectfully Submitted,



Christine Linfield

Planning, Engineering, Zoning and Community Dev. Dir.