



CITY OF CHELSEA

**PLANNING COMMISSION WORK SESSION
AGENDA
FEBRUARY 4, 2014 7:00 P.M.
CHELSEA MUNICIPAL BUILDING (Council Chambers)
311 S. MAIN ST., CHELSEA, MI**

CONTINUED DISCUSSION OF REZONING REQUEST:

Magellan Properties Rezoning Request: The requested change would 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.

Main Focus of Discussion:

- Residential Component
- PUD Maximum Lot Coverage
- PUD Required Yard Setbacks along a Public Street

PLANNING COMMISSION WORK SESSION MINUTES
FEBRUARY 4, 2014
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN ST., CHELSEA, MI

NAMES OF THOSE PRESENT: Marcia White, Erik Larsen, Larry Ledebur, Rich Montoye, George Kinzer, Nick Helmholdt, Darlene Stanley, Sarah Haselschwardt

MEMBERS ABSENT: none

MEMBERS VACANT: One - due to Robert Stephens departure.

OTHERS PRESENT: Carl Schmolt, Christine Linfield, Cheri Albertson, Peter Flintoft, Rene Papo, Jeff Haynes,

CALL TO ORDER

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

Discussion continued on the rezoning request submitted by Magellan Properties for the property formerly occupied by Federal Screw Works (500 S. Main / 425 Congdon) from I-1 to PUD.

Peter Flintoff, Chelsea City Attorney stated that deed restrictions have no authority in regards to zoning. The enforcement of the deed restriction is between the seller (FSW) and buyer (Magellan).

Darlene Stanley arrived 7:09

Jeff Hayes, Attorney for Federal Screw Works (FSW) stated that they support the proposal from Magellan. He stated that rezoning would not affect the deed restriction. According to him, MDEQ has not ordered FSW to do anything, however a series of requests have been placed to investigate and re-mediate the site. FSW has volunteered to investigate the site, but this process is not close to completion - it is currently on hold. June 2013 - MDEQ performed soil gas sample and located on SW edge and detected near explosive levels of methane. Further tests did not detect this result in neighboring property. December repeat of test detected Methane and Mercaptans (a sulfurous odor compound added to natural gas). FSW shared test results with DTE, Chelsea, and MDEQ. FSW told PM Environmental (engineering firm) to stop work. They are not sure where the source of the methane is coming from.

Christine Linfield responded by contacting DTE representative. Claims that DTE has started to investigate the site.

Jeff Hayes stated that there are three possible sources - peat layer, contamination, natural gas. PM Environmental says MDEQ is meeting with DTE to discuss the site. The time frame is uncertain.

Sarah Haselschwardt arrived at 7:43.

Cheri Albertson asked if the investigation will be kept active until a decision is reached? Jeff Hayes responded: Yes, his client has committed to MDEQ to investigate the site. The tests suggest a discrete, finite source on-site. FSW holds that remediation of the site will occur to non-residential levels.

Carl Schmolt gave his opinion on the matter at hand. The master plan is a living document and can be modified if change is appropriate. Changes to Master Plan take 4-6 months due to necessary notifications to adjacent municipalities. PUD must be approved by City Council, too.

Geore Kinzer confirmed that re-designation of mixed use for FSW site would not affect other sites designated "mixed use" in the future land use plan. He then asked each commissioner to state their position on the idea to remove the residential requirement for this site from the master plan.

Darlene Stanley stated that she wants to see more specifics about the structures that remain but favors amendment.

Nick Helmholdt stated that a lack of residential would be a missed opportunity. He wants to see more about the Congdon side of the site.

Rich Montoye - stated that the ultimate responsibility lies with City Council for amendment.

Erik Larsen said that he favors amendment of the master plan to remove the residential requirement.

Sarah Haselschwardt confirmed that site is within DDA district boundary. She would like to see how potential extension of downtown land uses to south in the master plan revision.

Jeff Haynes - FSW will do a complete study, it is in progress. A facility under the statute means that it has contamination above the residential threshold.

Marcia White said she favors amendment.

Carl Schmult stated he and Christine Linfield will draft language for amendment at a future meeting.

Discussion turned to the required setbacks along public streets.

Sarah Haselschwardt took issue with setbacks on Main St. Believes that setback should be bigger than shown in diagram.

Marcia White questioned how much parking might be lost if setbacks increased along Main St.

Sarah Haselschwardt expressed concerned about NW corner of site plan regarding safety and security in this secluded area.

Nick Helmholdt proposed that the developer bring back detailed description of street design - including revised setbacks.

Carl Schmult explains PUD rezoning process. Petitioner has brought forward a preliminary site plan. An approved PUD site plan goes to City Council for approval, which becomes the zoning ordinance for the site.

Respectfully Submitted,

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

Nick Helmholdt
Planning Commission Secretary