

**PLANNING COMMISSION MINUTES
FEBRUARY 16, 2010
7:00 P.M.**

**WASHINGTON STREET EDUCATION CENTER BOARD ROOM
500 WASHINGTON ST., CHELSEA, MI**

Members Present: Chairman-George Kinzer, Peter Feeney, Ann Valle, Casey Blair, Darlene Stanley, Jack Garland, Rik Haugen

Members Absent: Rita Holmes

Others Present: Planning & Zoning Administrator Jim Drolett, City Planner-Carl Schmolt

Others Absent: City Engineer-Christine Linfield (it was not necessary for her attendance), Council Trustee Cheri Albertson

CALL TO ORDER

Chairman Kinzer called the meeting to order at 7:04 p.m.

APPROVAL OF MEETING MINUTES

Approval of the Meeting Minutes from December 15, 2009.

A motion was made by Peter Feeney, supported by Darlene Stanley to approve the Planning Commission Minutes of December 15, 2009. 7 ayes, 0 no, 1 absent. Motion passed.

APPROVAL OF WORK SESSION MINUTES

Approval of the Work Session Minutes for the February 2, 2010 meeting.

A motion was made by Darlene Stanley, supported by Jack Garland to approve the Work Session Minutes of February 2, 2010. 7 ayes, 0 no, 1 absent. Motion passed.

PUBLIC PARTICIPATION

George Kinzer opened public participation. Jim Machnik of Gene Drive had a handout for the Planning Commission regarding his cul-de-sac. Mr. Machnik said that there are three unbuilt lots adjacent to his cul-de-sac and that the original developer went bankrupt causing the lots to go back to the Chelsea Bank. Mr. Machnik claims that he had a discussion with Planning and Zoning Administrator Jim Drolett and Machnik is saying that a new developer should have to resubmit a revised plan and go in front of the Planning Commission and that one of those lots is being built on.

Jim Drolett said the city has been in negotiations with Mr. Machnik for a year and a half and we are very close to an agreement regarding his cul-de-sac. He feels that Mr. Machnik's comments are premature because we don't know what the final agreement will be. When the agreement is done it will be as it was planned.



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

FEBRUARY 16, 2010

7:00 P.M.

**WASHINGTON STREET EDUCATION CENTER, BOARD ROOM
500 WASHINGTON ST., CHELSEA, MI**

CALL TO ORDER

APPROVAL OF MEETING MINUTES

Approval of the Meeting Minutes from December 15, 2009.

APPROVAL OF WORK SESSION MINUTES

Approval of the Work Session Minutes for the February 2, 2010 meeting.

PUBLIC PARTICIPATION

PUBLIC HEARING

- **Wilkinson Street Rezoning from AG-1 to RS-2** - Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Map from **AG-1 to RS-2** in the area described as: **TAX CODE # 06-06-12-360-032, WILKINSON ST.**, Vacant parcel located behind 06-06-12-360-030 and 06-06-12-360-031
- **City of Chelsea Rezoning – from O-1 and RS-3 to C-5** - Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Map from **O-1 to C-5 and RS-3 to C-5** in the area described as: **TAX CODE # 06-06-12-410-003, City of Chelsea**, property adjacent to **305 S. Main Street**.

PUBLIC HEARING CONTINUATION

George Kinzer closed public participation.

PUBLIC HEARING

- **Wilkinson Street Rezoning from AG-1 to RS-2** - Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Map from **AG-1 to RS-2** in the area described as: **TAX CODE # 06-06-12-360-032, WILKINSON ST.,** Vacant parcel located behind 06-06-12-360-030 and 06-06-12-360-031

This lot currently is nonconforming as AG-1 and the owners requested that the city do this rezoning since this was part of a larger lot at one time and property was divided causing the nonconformity.

George Kinzer opened the Public Hearing.

Bill Westcott of 1222 Meadow Lane asked if this will be a one unit single family lot. Mr. Drolett said yes.

George Kinzer closed the Public Hearing.

Rik Haugen feels that lot 06-06-12-360-022 which abuts that property is also nonconforming for the same reason and needs to be rezoned as well. The Planning Commission asked Jim Drolett to start this process. He will contact the owner and discuss it.

A motion was made by Peter Feeney, supported by Rik Haugen to recommend to City Council the rezoning of parcel 06-06-12-360-032 Wilkinson Street property from AG-1 to RS-2. 7 ayes, 0 no, 1 absent. Motion passed.

Carl Schmult suggests that we shouldn't have any property in the city zoned AG and that the Planning Commission should look at the rezoning of all those AG parcels. It is not a reasonable use in the city and could be tested in court.

- **City of Chelsea Rezoning – from O-1 and RS-3 to C-5** - Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Map from **O-1 to C-5 and RS-3 to C-5** in the area described as: **TAX CODE # 06-06-12-410-003, City of Chelsea,** property adjacent to **305 S. Main Street.**

Jim Drolett said there are two lots in question, one is on the corner of Summit and Main and the other is on Orchard Street east of the Chelsea City Hall. Both have been incorporated into the site plan for a new police station is planned. The property on which city hall is located is zoned C-5 and we would like to have the other parcels zoned

the same.

Chairman George Kinzer opened the public hearing. Comments from residents are as follows:

Cindy Gillespie of 151 Orchard Street is concerned with the additional traffic especially since the addition of the library added more traffic. She asked if any of the empty buildings such as Palmer Ford had been considered for a new station. Other concerns are the added noise, and she asked how much further down the street we will allow business to encroach into the neighborhoods.

Pat Kaminsky of 140 E. Summit was also concerned about noise, traffic, lights and the narrow street. While she believes that our police do deserve a nice place to work, the Planning Commission needs to make sure there is a good landscaped buffer between residents and the new station.

Peter Feeny suggests in terms of the location, residents go to City Council to help make them aware, and to let them know your concerns.

Doug Worthington of 141 W. Middle wants to make sure we are being fiscally responsible in this economy. Do we need a sally port, do we need an enclosed garage for police cars?

Warren McArthur of 115 E. Summit Street had a handout for the Planning Commission. Mr. McArthur is concerned that the conceptual drawing does not show the proper buffer setback, and police cars exiting onto Summit Street could be hazardous when the road is already narrow and parking on the street is allowed. Lastly, the generator that is shown on the conceptual drawing is abutting his property. He said currently the city's generator wakes him up every Monday morning at 6:00 a.m. He would like to see that generator on the new building put along Main Street.

Randall Hurst of 151 Van Buren read a letter for his brother Andy Hurst of 128 Orchard Street who could not attend the meeting. In the letter, Andy Hurst is concerned that according to the master plan the new police building should be on the north end of town and not encroaching into the residential neighborhood.

Chris Mulke who resides on Orchard Street asked the Planning Commission to deny the rezoning request.

Robert Danial on Summit Street had traffic concerns.

Deana robins of 115 Orchard lives right next door to the library entrance. She is opposed to the increase in traffic. She asks that the tree on what was Bill Harris's property be left. Rik Hagen said that if we rezone that property we would not have control of that because the buildings can go all the way to the property line. There are no setbacks. Ms. Robins is opposed to the request!

Scott Manley of 125 E Summit St. is also concerned about the possibility of increased traffic on Summit and in the alleyway which is a one way alley.

George Kinzer closed the Public Hearing.

PUBLIC HEARING CONTINUATION

- **Continuation of the Public Hearing for the Proposed Zoning Ordinance Revision with the addition of the language for the Community Incubator Kitchens** - An application has been filed by the City of Chelsea Planning and Zoning Department for revisions to the City of Chelsea Zoning Ordinance #79. This revision is to the zoning text only. There are NO proposed changes to the zoning map.

Casey Blair said he has a problem with the times stated in this ordinance in residential districts from 6:00 a.m. to 10:00 p.m. Carl Schmult said he could draft language that gives you the authority to decide these issues at the time of the special land use request and it could be dependent on the site. The Planning Commission did decide to do this.

Regarding the text for the zoning ordinance, resident Jim Machnik was concerned about the PUD language and does not like the fact that the Planning Commission can waive yard requirements. He does not feel that anything but a yard could perform the same function and would like to see that language deleted.

In addition, Mr. Machnik feels that you should be allowed the same uses in residential zoning districts that are allowed in AG if you have a parcel large enough. He would like to put up a silo, and while his property is over 5 acres it is in a residential zone and he is restricted to a height limitation of 12 feet!

Jim Drolett has had a request to put in an auto parts store on the south end of town in the C-3 district. The permitted use section is not clear. He is asking if language should be added to make that clearer. The service portion is allowed but the sales part and retail establishments would be clearer if we said "retail sales of vehicle parts and accessories." The Planning Commission agreed to change the language.

A motion was made by Casey Blair, supported by Peter Feeney to recommend the adoption of the revised City of Chelsea Zoning Ordinance to City Council as adjusted and corrected by the Planning Commission.

Casey Blair amended his motion to include the text changes for retail sale of motor vehicle parts and accessories in C-3 and the language as corrected for the Community Incubator Kitchens allowing the Planning Commission to review the number of operations, and restrict if necessary the number of units operating inside each church, supported by Peter Feeney. 7 ayes, 0 no, 1 absent. Motion passed.

NEW BUSINESS

Time and dates for Planning Commission Meetings in 2010.

A motion was made by Peter Feeney, supported by Ann Valle to set the times and dates for the Planning Commission meetings in 2010 on the third Tuesday of each month at 7:00 p.m., and Planning Commission Work Sessions will meet the first Tuesday of each

month as needed at 7:00 p.m. 7 ayes, 0 no, 1 absent. Motion passed.

ADJOURNMENT

A motion was made by Ann Valle, supported by Rik Haugen to adjourn the meeting at 9:12 p.m. 7 ayes, 0 no, 1 absent. Motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Karon R. Barbour".

Karon R. Barbour
Administrative Technical Assistant

PLEASE SIGN IN

PLANNING COMMISSION MEETING
FEBRUARY 16, 2010

NAME

ADDRESS

Cynthia Gillespie

151 Orchard St.

Deanna Robbins

115 Orchard St.

Randall Hurst

151 Van Buren

Ewan Copeland

20222 Plowder Cr.

John Copeland

20323 Plowder Circle

Chris Malvic

147 Orchard

Judy/Warren McArthur

115 E Summit

Thomas Knox

409 S. Main Street

DRUG WORTHINGTON

141 W. MIDDLE ST.

William Worrell

1222 Meadow Ln.

DIANE DANIEL

134 E. Summit St.

Pat Kaminsky

140 E Summit St.

Susan Myers

116 E. Summit St

Janice Fischer

152 E. Summit St

Shane McLaughlin

18424 Lehman Rd.

Jay Machnik

1231 GENE PK