



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

MARCH 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 February 16, 2010.

APPROVAL OF WORK SESSION MINUTES

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

PUBLIC PARTICIPATION

OLD BUSINESS

- **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**.

NEW BUSINESS

DISCUSSION

- **Planning Commission Packets**

REPORTS

ADJOURNMENT

**PLANNING COMMISSION MEETING MINUTES
MARCH 16, 2010**

7:00 P.M.

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

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

Members Absent Peter Feeney

Others Present: Planning & Zoning Administrator Jim Drolett, Council Trustee Cheri Albertson

Others Absent: City Engineer Christine Linfield (not necessary for her attendance), City Planner Carl Schmult

CALL TO ORDER

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

APPROVAL OF MEETING MINUTES

Approval of the Meeting Minutes from February 16, 2010.

A motion was made by Jack Garland, seconded by Darlene Stanley to approve the Planning Commission Minutes of February 16th with the one change listed below. 7 ayes, 0 no, 1 absent. Motion passed.

On page 4 under continuation of the Public Hearing in the discussion of changes to the C-3 Zoning District, the sentence should read “The “retail **sales** of vehicle parts and accessories”.

APPROVAL OF WORK SESSION MINUTES

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

Darlene Stanley asked that comments be added to the work session minutes in which she expressed her concerns about residential property values of those homes surrounding the proposed police station. Ann Valle also wanted it added that she commented on the amount of public input on this issue. She also noted that there were many more residents in attendance than had signed in at the work session. It was asked that a notation be made on the sign-in sheet itself.

Jack Garland made a motion to approve the minutes with the above changes made by Darlene Stanley and Ann Valle seconded by Casey Blair. 7 ayes, 0 no, 2 absent. Motion passed.

PUBLIC PARTICIPATION

George Kinzer opened and closed the public hearing. No comments were made.

OLD BUSINESS

- **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**.

Scott Betzoldt from Midwest Consulting, Mark Heizer from Phoenix, and Architect Robert Overhizer were in attendance to answer any questions or concerns residents may have regarding the proposed police station.

Mr. Betzoldt gave an overview of the project but noted that the design is not finished yet, and that there will be some refinements. The proposed building is a one story flat roofed building with a foot print of 8500 square feet. It will house a sally port with an overhead garage door and a secure parking area south of the sally port.

Mr. Betzoldt also said that because of concerns from residents it was decided to eliminate police cars entering and exiting onto Summit Street. All police cars will now exit and enter the public driveway on Main Street. The parking lots will have a 20 foot buffer from residents and will be landscaped and bermed. They will discuss with property owners buffers to be used to ensure all parties are satisfied.

The main entrance to the station will be on the North West corner of the building. The police station is also setback 20 feet from Summit Street and 5 feet from the Main Street sidewalk. There will be 46 parking spaces and 7 short term spaces. There will also be an underground storage system for storm water which currently does not exist!

Bob Overhizer said that the lower level will have 3500 square feet which will have locker rooms for the police, storage facilities, building mechanicals, etc. The main floor will house the Police Offices and Council Chambers.

Cindy Gillespie of 151 Orchard Street. Said that while she thinks they have done a beautiful job with the design of the building she is concerned about water drainage storage, where will that be going. Mr. Betzoldt said they are going to continue with much the same pattern as the old drainage, but there will also be some underground drainage storage. One of the residents said that the corner of Summit always floods and that problem will be corrected with the addition of better drainage. Cindy Gillespie wanted to commend everyone for listening to the concerns of the residents. One thing she asks is not to rezone this property. She is concerned with the extra traffic.

Deanna Robbins of 115 Orchard Street commented that the proposed new driveway

will be straight across from her front window.

Diane Daniel of 134 Summit asked the Planning Commission if they had seen the studies that had been done such as lighting and traffic. The Planning Commission has not seen these yet but it was noted by Jack Garland that tonight we are only discussing the rezoning and not the site plan. Those studies will be looked at on a later date.

Pat Kaminsky 140 E. Summit agrees that we need a new police station but would like to see it go somewhere else. She is also concerned that if we rezone this parcel tonight, and the police station doesn't go through then we are going to have a parcel that is C-5 and what would happen with that?

Warren McArthur of 115 E. Summit wants to make sure that there is a good buffer between residents and the buildings. He is concerned that a variance could be given to reduce or eliminate the buffers. He does appreciate the changes that have been made do to residential concerns. On a different topic he also asked if we are not planning for 100 year flood at what point would his property flood. Scott Betzold said that we are providing about 9000 cubic square feet of additional underground storage that we do not currently have. This is going to improve the current conditions. Mr. McArthur asked if the alley way would be widened to accommodate the additional police traffic. A concern is being able to open garage doors. Scott Betzold said maybe by one foot.

Rik Haugen asked if the City has to have an approved site plan. Jim Drolett said yes and he went on to say that normally at this point in the process we do not have conceptual drawings to look at. The reason we have drawings here tonight is to show those concerned residents an idea of what is planned.

The Planning Commission had a lengthy discussion regarding the rezoning. Casey's Blair said that on page 40 of our master plan in the central business district, there is verbiage that discusses the future placement of services such as the police station to be considered at north of the railroad.

Rik Haugen thinks the building is overpowering as a transition point and will impose too much into the neighborhood. He is also concerned with all the traffic dumping out onto Orchard Street and that we are creating a campus situation when 5 months out of the year people will be walking back and forth from one building to the other in inclement weather. He commented that we have plenty of open and available space already available in the downtown area and does not feel we should be making the boundaries larger.

Darlene Stanley feels it's going to put too much of a burden on the neighborhood. She is ok with the police station, but not the fit on this property.

Ann Valle said she lives on Main Street and has watched the residential area diminish. She is concerned with the transition from commercial into residential. She said this was personal to her. She wants to give the residents the same consideration that we would

want if that was moving next to us. She wants to keep it zoned office.

George Kinzer said to keep in mind that the police station could still be built in office zoning. George also said that the City could sell that property and a developer could build on that site. The City has much more of a vested interest than a developer.

Jack Garland said that under future land use in the Master Plan these parcels are listed as central business.

A motion was made by Ann Valle, supported by Rik Haugen that the Planning Commission recommend to City Council denying the City's rezoning request to rezone the property from 0-1 and RS-3 to C-5 supported by Rik Haugen. 4 ayes, 3 no (George Kinzer, Rita Holmes, Jack Garland), 1 absent). Motion carried.

REPORTS

Chairman Kinzer attended the most recent Capt. Dart Meeting and had a discussion with some of interns working on that program. There is a need for discussion with adjoining municipalities regarding how you get from one place to another and interconnecting through driving, trails, paths, etc. One of the interns plans to come to the work session to discuss this with the Planning Commission.

ADJOURNMENT

A motion was made by Ann Valle, supported by Darlene Stanley to adjourn the meeting at 8:45 p.m. 8 ayes, 0 no, 1 absent. Motion passed.

Respectfully Submitted,



Karon R. Barbour
Planning & Zoning Administrative Technical Assistant

