



CITY OF CHELSEA

**NOTICE OF
SPECIAL MEETING
CITY OF CHELSEA PLANNING COMMISSION
NOVEMBER 2, 2010, 7:00 P.M.
CITY OFFICES LOWER LEVEL BOARD ROOM
305 S. MAIN ST., SUITE 100., CHELSEA, MI**

AGENDA

CALL TO ORDER

APPROVAL OF MEETING MINUTES

Approval of the Meeting Minutes from September 21, 2010.

APPROVAL OF WORK SESSION MINUTES.

Approval of the Work Session Minutes from October 5, 2010.

PUBLIC PARTICIPATION

OLD BUSINESS

- **Text Change** - 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. 166). The requested change would revise the Zoning Text with the following change: Amend Article 3, Section 3.04A to add the following sentence, **USES FOR ENTERPRISES OR PURPOSES THAT ARE CONTRARY TO FEDERAL, STATE, OR LOCAL LAWS OR ORDINANCES ARE PROHIBITED:**

DISCUSSION

- **Silver Maples Retirement Community** – Request for a determination of a minor change to their final site plan regarding additional parking spaces on the Silver Maples site.

REPORTS

ADJOURNMENT

**PLANNING COMMISSION SPECIAL MEETING
MINUTES**

NOVEMBER 2, 2010

7:00 P.M.

**CITY OFFICES LOWER LEVEL BOARD ROOM
305 S. MAIN ST., CHELSEA, MI**

Members Present: Chairman-George Kinzer, Casey Blair, Darlene Stanley, Peter Feeney, Sarah Haselschwardt, Ann Valle

Members Absent: Jack Garland, Robert Stephens

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

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

CALL TO ORDER

Chairman Kinzer called the meeting to order at 7:01 p.m.

APPROVAL OF MEETING MINUTES

Approval of the Meeting Minutes from September 21, 2010.

A motion was made by Darlene Stanley, seconded by Sarah Haselschwardt to approve the meeting minutes of September 21, 2010. 5 ayes, 0 no, 2 absent. Motion passed.

APPROVAL OF WORK SESSION MINUTES.

Approval of the Meeting Minutes from October 5, 2010.

Peter Feeney arrives.

A motion was made by Casey Blair, seconded by Darlene Stanley to approve the work session minutes of October 5, 2010. 6 ayes, 0 no, 3 absent. Motion passed.

PUBLIC PARTICIPATION

Chairman Kinzer opened and closed public participation. No comments were made.

OLD BUSINESS

- **Text Change** - 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. 166). The requested change would revise the Zoning Text with the following change: Amend Article 3,

Section 3.04A to add the following sentence: “ USES FOR ENTERPRISES OR PURPOSES THAT ARE CONTRARY TO FEDERAL, STATE, OR LOCAL LAWS OR ORDINANCES ARE PROHIBITED: “

A motion was made Ann Valle, supported by Peter Feeney to remove this topic from the table. 6 ayes, 0 no, 2 absent. Motion Passed.

Commissioner Feeney commented that he now has a better understanding of this issue, and is comfortable going this route. Ann Valle asked if this deals with medical marijuana directly. Chairman Kinzer said this language would deal with any issue that is not legal at both the State and Federal level. This really is a logical way to handle the period of time until this can be sorted out.

Casey Blair is concerned that this is setting the City up for a lawsuit. Trustee Cheri Albertson shared with the Commission a report from the Michigan Municipal League titled “White Paper, a Local Government View on Medical Marijuana”, written by Consultant Gerald Fisher in October of this year. The paper implies that municipalities are covered through their zoning laws.

A motion was made by Peter Feeney to recommend to City Council revising the Zoning Ordinance text in Article 3.04A to add the following sentence: “USES FOR ENTERPRISES OR PURPOSES THAT ARE CONTRARY TO FEDERAL, STATE, OR LOCAL LAWS OR ORDINANCES ARE PROHIBITED: “ seconded by Casey Blair. 6 ayes, 0 no, 2 absent. Motion carried.

DISCUSSION

- **Silver Maples Retirement Community** – Request for a determination of a minor change to their final site plan regarding additional parking spaces on the Silver Maples site.

Silver Maples would like to add 16 parking spaces. The petitioner is asking that administrative approval be allowed, instead of site plan review. Christine Linfield and Jim Drolett have looked at the plan, and feel that this can be handled administratively.

A motion was made by Casey Blair that the determination that 16 parking spaces be considered a minor change, and that a site plan review is not needed, seconded by Ann Valle. 6 ayes, 0 no, 2 absent. Motion passed.

The Planning and Zoning Department has received a letter from Chelsea Milling requesting a text amendment to the I-1 zoning district regarding Floor Area Ratio (FAR), Lot Coverage and Imperviousness. The Mill is already out of compliance under the new ordinance. Planning and Zoning Administrator Jim Drolett said they have some upcoming projects in the works, and want to build additional storage for sugar. Currently they use 50lb bags.

Mr. Drolett said that because this campus was done pre-ordinance, and because it only would affect one other area where Ann Arbor Machine is located, that it's a reasonable request. We will still need a campus plan from Chelsea Mill showing future development. Jim suggests that we amend the zoning district regulations but tell them that when they develop North of Buchanan Street, we want a development/campus plan.

Ann Valle suggests that we write a letter to them documenting this expectation so there are no surprises regarding this issue. Jim Drolett and George Kinzer will sit down before the December meeting to come up with a letter to respond to the Mill saying that we want a long range campus plan showing utilities, etc. Jim said they are dealing with storm water issues that they have not had to deal with. They are now routing some storm water in the opposite direction away from North Street.

Jim Drolett will prepare the text amendment to come to the December meeting,

- **Capt/dart** - Chairman Kinzer missed the last meeting but that they now have draft maps of the transportation, but also noted that there is no funding.
- **Wellness Initiative** - St. Joes contributed 25 million dollars to the wellness initiative for several surrounding communities. The project that received grant funding this year in Chelsea is a community walking path surrounding the Silver Maples campus which will be completed in a few weeks.

ADJOURNMENT

A motion was made by Casey Blair, supported by Sarah Haselschwardt to adjourn the meeting at 7:50p.m. 6 ayes, 0 no, 2 absent. Motion passed.

Respectfully submitted,



Karon R. Barbour
Technical Administrative Assistant



CITY OF CHELSEA

October 14, 2010

MEMO TO: Chairman George Kinzer and Planning Commission Members

FROM: James L. Drolett Planning and Zoning Administrator

SUBJECT: Minor change to Silver Maples Final Site Plan

Dear Commissioners,

After receiving Planning Commission approval of their amended final site plan on August 17, 2010, Silver Maples decided they would like to add 16 new parking spaces along the east side of the driveway (see enclosed plan).

Section 9.06 of the Zoning Ordinance addresses minor changes to an approved final site plan and allows the Planning Commission to determine if this change is minor or major and if such a change requires an amendment to the final site plan.

Silver Maples is asking the Commission to find that the proposed additional parking spaces are a minor change, and as such will not require re-submission of a site plan but rather can be reviewed and approved by staff. Staff concurs with their request.

**PLEASE SIGN IN
SPECIAL MEETING
PLANNING COMMISSION
NOVEMBER 2, 2010**

NAME

ADDRESS

Lisa Allmendinger
Jerry Wilczynski
SCOTT McELRATH

Ann Arbor.com
100 Silver Maple Dr.
313 RAILROAD.