



**CITY OF CHELSEA**  
**PLANNING COMMISSION AGENDA**  
**NOVEMBER 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 Special Meeting Minutes from November 2, 2010.

**APPROVAL OF WORK SESSION MINUTES.**

No Minutes to approve.

**PUBLIC PARTICIPATION**

**PUBLIC HEARING**

- **CVS** - An application has been filed by Velmeir Companies of 5757 W. Maple. Ste. 200, W. Bloomfield, MI for a Special Use Permit for a proposed 2<sup>nd</sup> Drive Up Window on the following described parcel of land: TAX CODE: # 06-06-13-130-007. Commonly known as CVS Pharmacy, 935 S. Main St., Chelsea, MI

**NEW BUSINESS**

- **CVS** - An application has been filed by Velmeir Companies of 5757 W. Maple. Ste. 200, W. Bloomfield, MI for a Special Use Permit and Preliminary Site Plan approval of a proposed Expanded Parking Area & 2<sup>nd</sup> Drive Up Window on the following described parcel of land: TAX CODE: # 06-06-13-130-007. Commonly known as CVS Pharmacy, 935 S. Main St., Chelsea, MI

**DISCUSSION**

**REPORTS**

**ADJOURNMENT**

**PLANNING COMMISSION MEETING MINUTES**  
**NOVEMBER 16, 2010**  
**7:00 P.M.**  
**WASHINGTON STREET EDUCATION CENTER, BOARD ROOM**  
**500 WASHINGTON ST., CHELSEA, MI**

**Members Present:** Chairman-George Kinzer, Sarah Haselschwardt, Robert Stephens, Casey Blair, Darlene Stanley

**Members Absent:** Ann Valle, Peter Feeney, Jack Garland

**Others Present:** Council Trustee Cheri Albertson, City Planner Carl Schmolt, City Engineer Christine Linfield

**Others Absent:** Planning and Zoning Administrator Jim Drolett

**CALL TO ORDER**

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

**APPROVAL OF MEETING MINUTES**

Approval of the Special Meeting Minutes from November 2, 2010.

A motion was made by Casey Blair to approve the minutes as amended, supported by Sarah Haselschwardt. 5 ayes, 3 absent, 0 no. Motion passed.

**APPROVAL OF WORK SESSION MINUTES.**

No minutes to approve.

**PUBLIC PARTICIPATION**

Chairman Kinzer opened and closed Public Participation. No participation.

**PUBLIC HEARING**

- **CVS** - An application has been filed by Velmeir Companies of 5757 W. Maple. Ste. 200, W. Bloomfield, MI for a Special Use Permit for a proposed 2<sup>nd</sup> Drive Up Window on the following described parcel of land: TAX CODE: # 06-06-13-130-007. Commonly known as CVS Pharmacy, 935 S. Main St., Chelsea, MI

The request is for a 2<sup>nd</sup> drive up window on the east side of the property. Because this would be part of the site plan, the site plan would need to get approved first before approval for a 2<sup>nd</sup> drive up window. In addition, we have to file findings for the Zoning

Board of Appeals where the petitioner is asking for relief from the Gateway Overlay District by adding a floating row of parking in the front yard setback.

Chairman Kinzer opened the Public Hearing.

John VerPlank gave a brief explanation of the second drive up window. He said that one window would be for prescription drop off, and the other for pick up. John Baumann commented that by having two windows it relieves some of the traffic congestion at peak hours.

Chairman Kinzer closed the Public Hearing.

### **NEW BUSINESS**

- **CVS** - An application has been filed by Velmeir Companies of 5757 W. Maple. Ste. 200, W. Bloomfield, MI for a Special Use Permit and Preliminary Site Plan approval of a proposed Expanded Parking Area & 2<sup>nd</sup> Drive Up Window on the following described parcel of land: TAX CODE: # 06-06-13-130-007. Commonly known as CVS Pharmacy, 935 S. Main St., Chelsea, MI

Christine and Carl went over their reports.

Chairman Kinzer finds the traffic patterns proposed in this plan dangerous. He is also speaking from a resident perspective as someone who has driven into that complex, and that someone coming into that site will be required to make a number of quick decisions. It's also a direct violation of the ordinance concerning the Gateway Overlay District. Those four corners are the entrance into Chelsea.

George Kinzer asked if the petitioner has to comply with the new zoning ordinance regarding impervious ratio and lot coverage. Carl Schmult said they would have to comply. The plan is missing some of the particulars needed to figure out these percentages. You need all of the information provided before a decision is made. Carl Schmult did not review those items in detail because of all the layout problems.

Darlene Stanley asked if both driveways from the ice cream shop would exit out of CVS. How many driveways will the ice cream shop keep? Mr. Spadafore said he currently has 2 driveways but may be willing to close one of them. Darlene is on board for the special use permit, but not for the floating row of parking in the front yard setback.

Much discussion regarding current traffic flow and congestion and the layout proposed. John Baumann asked if they would like a traffic study. Chairman Kinzer said that there are more than just traffic issues. One of the main issues is that this is in the Gateway Overlay District.

Commissioner Haselschwardt said that she is willing to give the ZBA her findings that this floating row is not a hardship, and that they should not allow the variance.

### **FINDINGS**

George Kinzer read a set of findings to be given to the Zoning Board of Appeals which lists the reasons this request is not a hardship. Mainly that this is in the Gateway Overlay District, and there are other problems such as traffic patterns and congestion.

A motion was made Casey Blair, seconded by Sarah Haselschwardt that we table the Special Use Permit and Preliminary Site Plan until the next regular meeting in December. 5 ayes, 0 no, 3 absent. Motion passed.

John Baumann stated that these floating rows are signatures for CVS and that without it he does not feel the project will go through. Sarah Haselschwardt said that it's unfortunate that we are given the all or nothing by the floating row since there are many other good things about the project.

### **DISCUSSION**

Darlene Stanley asked if the open Planning Commission slot was going to be filled soon. Karon Barbour said that this should be filled at the next City Council meeting.

Council Member Cheri Albertson asked why we are having another Special Meeting on December 7, 2010. City Engineer Christine Linfield said that Hatch Stamping has come in with a very simple combined site plan with a 1600 foot addition and no utilities. They are trying to get footings in as soon as possible.

### **REPORTS**

George Kinzer brought maps from the Capt. Dart. meeting that show suggestions for the 10 jurisdictions that make up the group looking at traffic improvement and access plans. This is over a 10 year period.

### **ADJOURNMENT**

A motion was made by Darlene Stanley, supported by Casey Blair to adjourn the meeting at 8:45. 5 ayes, 0 no, 3 absent. Motion passed.

Respectfully Submitted,



Karon R. Barbour  
Technical Administrative Assistant

PLEASE SIGN IN

PLANNING COMMISSION MEETING  
NOVEMBER 16, 2010

NAME

ADDRESS

John Baumann

5757 W. Maple

THE VELMEIR COS

W. Bloomfield, MI 48322

John ~~VerPlank~~ VerPlank -URS

3960 ~~Michigan~~ <sup>Sparks Drive SE</sup> Av, Grand Rapids, MI 49540

Matthew Watkins

723 W. Madison St Ann Arbor MI 48103

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