



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

JANUARY 18, 2011, 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 Minutes for the December 21, 2010 regular meeting.

PUBLIC PARTICIPATION

NEW BUSINESS

- **Chelsea Police Station:** A motion is needed to allow the combination of the Preliminary and Final site plan.
- **Chelsea Police Station:** An application has been filed by SCOTT BETZOLDT of MIDWESTERN CONSULTING for Preliminary and Final Site Plan approval of a proposed POLICE STATION on the following described parcel of land: TAX CODE: #06-06-12-410-003, Next to 305 S. Main St., CHELSEA.
- **Chelsea Hospital Expansion:** An application has been filed by MICHAEL DURAND of ALBERT KAHN ASSOCIATES for Preliminary Site Plan approval of a proposed CHELSEA HOSPITAL ADDITION on the following described parcel of land: TAX CODE: #06-06-12-475-053, 775 S. Main St., Chelsea, MI.
- **Auto Zone:** An application has been filed by AUTO ZONE DEVELOPMENT CORP. of MEMPHIS TN. for Preliminary Site Plan approval of a proposed AUTOZONE RETAIL STORE on the following described parcel of land: TAX CODE: #06-06-150-011 & 12,1194 and 1196 S. Main St., Chelsea, MI.

REPORTS

ADJOURNMENT

**PLANNING COMMISSION MINUTES
JANUARY 18, 2011, 7:00 P.M.
WASHINGTON STREET EDUCATION CENTER, BOARD ROOM
500 WASHINGTON ST., CHELSEA, MI**

Members Present: Chairman-George Kinzer, Jack Garland, Robert Stephens, Darlene Stanley, Ann Valle , Peter Feeney, Sarah Haselschwardt, Mary Schroer, Casey Blair

Members Absent: None

Others Present: Planning & Zoning Administrator Jim Drolett, Council Trustee Cheri Albertson, City Planner Carl Schmolt, City Engineer Christine Linfield

CALL TO ORDER

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

APPROVAL OF MEETING MINUTES

Approval of the Minutes for the December 21, 2010 Planning Commission meeting.

A motion was made by Peter Feeney, supported by Darlene Stanley to approve the minutes of 12.21.10. 8 ayes, 0 no, 1 absent. Motion approved.

PUBLIC PARTICIPATION

Chairman Kinzer opened Public Participation. Warren McArthur of 115 E. Summit asked if he would be able to make comments on items on the agenda. Chairman Kinzer said that he will give him an opportunity to make comments during discussion of that agenda item.

NEW BUSINESS

- **Chelsea Police Station:** A motion is needed to allow the combination of the Preliminary and Final site plan.

Casey Blair arrives 7:03 P.M.

A motion was made by Casey Blair, supported by Robert Stephens to approve the combined submittal of the preliminary and final site plan for the Chelsea Police Department. 9 ayes, 0 no, 0 absent. Motion passed.

Chelsea Police Station: An application has been filed by SCOTT BETZOLDT of MIDWESTERN CONSULTING for Preliminary and Final Site Plan approval of a proposed POLICE STATION on the following described parcel of land: TAX CODE: #06-06-12-410-003, Next to 305 S. Main St., CHELSEA

City Planner Carl Schmolt, and City Engineer Christine Linfield went over their reports. Scott Betzoldt of Midwestern Consulting gave an overview of the project and said that many changes have been made after resident concerns such as the elimination of the vehicular exit onto E. Summit, and a reduction in the size of the

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station. They have gone from 8500 square feet per floor, to 6600 square feet per floor. The alleyway was also widened to 22 feet for mobility.

Bob Overheiser with Architects Design Group gave a presentation of both the inside and outside of the building which will have a brick facade with cast concrete bands. The color of the brick has not been decided but they will pick a color that will relate to the existing building.

There was discussion among the Planning Commissioners on numerous topics. Ann Valle asked if the previous bank drainage issue will be dealt with under the new site plan. City Engineer Christine Linfield said that the proposed site plan does correct numerous storm water problems that exist on the current undeveloped site. The plan also proposes an internal storm sewer system with underground detention to capture run off from the entire complex.

Some of the other issues discussed were as follows:

- **Orchard St. Driveway** Casey Blair is concerned that the two driveways on Orchard Street will cause additional hardship to the home across the street from car lights shining in the windows. He would like to see an encouragement of some sort to turn left. Darlene Stanley suggests landscaping. They could close off one of the exits, but they would lose 7 parking spaces. City Manager John Hanifan noted that there are about 4 evening meetings a month.
- **Trash Enclosure** Sarah Haselschwardt is concerned that as people turn in from M-52 they will be looking right at a dumpster. She would like to see other ways to hide the dumpster so that it is not a prominent landmark when entering the site.
- **Pavement markings for pedestrian walk ways** The commission wants to see those walkways stand out more by using other methods such as striping colored concrete and/or brick pavers.
- **Window treatments on the south building wall** Commissioner Blair wants to make sure that there are coverings on the southwest corner windows to keep light pollution down for the residents on E. Summit Street.
- **Breakup windows on M52** It was noted that in the Comprehensive Plan it calls out buildings on Main Street to be 50% windows. The Commission would like to see more detail around the windows.
- **Arch tie-ins with McKune Library and Chelsea State Bank** The Planning Commission would like the developers to have a better architectural tie-in with some of the other structures in the area such as the library and bank which are all very unique. The question was asked how the elevation of this building compares to the bank building. The new building is 19 feet tall, and the designers believe it will relate to the size of the existing building. Robert Stephens asked that heights of the existing

structures be provided.

- **Distance off Main Street and Comprehensive Plan** Commissioner Haselschwardt has concerns about the setback of the building on Main Street, she does not feel the setback is appropriate. She would like to see the building pulled back from Main Street. In addition, she does not think this site plan gives due diligence to our Comprehensive Plan. Planning and Zoning Administrator Jim Drolett said that our standards are just that. There is nothing in the ordinance that says the building has to be set back to a certain measurement. This site is zoned C-5 which has no setback requirements.
- **Generator times and buffers** Warren McArthur asked if there was a different time that the onsite generator could be checked, and to make sure there was a good buffer between the generator and residents. Currently the banks goes off at 6:00 a.m. on Monday morning. Chief Toth said that could be done at any time and is willing to look into that.
- **Lighting plan** The Commission would like to see what is proposed for lighting.

City Manager John Hanifan asked if all of the Planning Commissioners comments can even be met? Mr. Overheiser added that this is a real balance between the city standards, the Police Chief requests, and the neighbors. Many of these changes have been made because of those requests.

Carl Schmult said that some of the evergreens on the plan when fully grown will overlap because of the size of the trees and the proximity of the plantings.

Resident Warren McArthur commented that considerable progress has been made since the inception of this proposal. He did ask how his home will have electrical service since they are moving the pole that carries it to his home. He was reassured that the Electric Department has been spoken too, and they have a solution.

A motion was made by Ann Valle to table the preliminary and final site plan until the next meeting until plans are resubmitted to address design concerns, supported by Darlene Stanley. 9 ayes, 0 no, 0 absent. Motion passed.

- **Chelsea Hospital Expansion:** An application has been filed by MICHAEL DURAND of ALBERT KAHN ASSOCIATES for Preliminary Site Plan approval of a proposed CHELSEA HOSPITAL ADDITION on the following described parcel of land: TAX CODE: #06-06-12-475-053, 775 S. Main St., Chelsea, MI.

The City Planner and Engineer read over their comments. Phil Boham gave a brief history of the project and the recent merger with St. Joseph Mercy Hospital. St. Joes agreed to a 60 million dollar investment in the hospital which will bring it to more current standards. They will be removing the out buildings and replacing them with a two story structure. The emergency room and entrance of the hospital will be moved to the new expansion which will be in the front. The second floor will have 54 private

patient rooms. The existing semi private patient rooms will also be turned into private rooms. The hospital is not increasing the amount of beds. They are only increasing the amount of private rooms by adding new and using existing rooms.

Chairman Kinzer asked for an updated campus map that shows all roads, paths, legal boundaries, floor area you're adding, taking out, surrounding homes, walkways etc. It was mentioned that this will be part of the final site plan. City Planner Carl Schmult said that providing an updated campus plan is a zoning requirement of the MC district.

A motion was made by Peter Feeney, supported by Sarah Haselschwardt to approve the Preliminary Site Plan for the Chelsea Hospital. 9 ayes, 0 no, 0 absent. Motion passed.

- **Auto Zone** : An application has been filed by AUTO ZONE DEVELOPMENT CORP. of MEMPHIS TN. for Preliminary Site Plan approval of a proposed AUTOZONE RETAIL STORE on the following described parcel of land: TAX CODE: #06-06-150-011 & 12,1194 and 1196 S. Main St., Chelsea, MI.

The City Planner and City Engineer went over their reports. The biggest concern at this point is that the scale on the plans is not correct and there appears to be Consumers' Energy easements on the property. These issues need to be resolved prior to preliminary site plan approval. The petitioner is also asking for a variance from the ZBA for a rear set back. Chairman Kinzer said we are not in a position to forward information on to the ZBA based on what was submitted. We don't have a concrete package at this time. He suggests that the plan be tabled until plans can be resubmitted with correct information.

A motion was made by Casey Blair to table the preliminary site plan to the next regular meeting, supported by Darlene Stanley. 9 ayes, 0 no, 0 absent. Motion passed.

REPORTS

MDOT is having a town hall meeting on the 26th of January at 7:00 p.m. in the Board Room of the Washington Street Education Center to discuss the proposed 2011 road project along M-52 from Old US 12 to I-94.

ADJOURNMENT

A motion was made by Casey Blair, supported by Jack Garland to adjourn the meeting at 9:50 p.m. 9 ayes, 0 no, 2 absent. Motion planned.

Respectfully submitted,



Karon R. Barbour
Planning and Zoning Administrative Assistant

PLEASE SIGN IN
PLANNING COMMISSION MEETING
JANUARY 18, 2011

NAME

ADDRESS

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Mike Durand
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