



CITY OF CHELSEA

**PLANNING COMMISSION AGENDA
MARCH 15, 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 Meeting Minutes for the February 15, 2011 regular meeting.

PUBLIC PARTICIPATION

NEW BUSINESS

- **Chelsea Hospital Expansion:** An application has been filed by MICHAEL DURAND of ALBERT KAHN ASSOCIATES for Final 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.

REPORTS

ADJOURNMENT

PLANNING COMMISSION MINUTES
MARCH 15, 2011, 7:00 P.M.
WASHINGTON STREET EDUCATION CENTER, BOARD ROOM
500 WASHINGTON ST., CHELSEA, MI

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

Members Absent: Peter Feeney, Darlene Stanley

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

CALL TO ORDER

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

APPROVAL OF MEETING MINUTES

Approval of the Planning Commission Meeting Minutes for the February 15, 2011 regular meeting.

A motion was made by Jack Garland, supported by Sarah Haselschwardt to approve the regular Planning Commission Meeting Minutes of February 15, 2011. 7 ayes, 0 no, 2 absent. Motion passed.

PUBLIC PARTICIPATION

Chairman George Kinzer opened and closed Public Participation. No comments.

NEW BUSINESS

- **Chelsea Hospital Expansion:** An application has been filed by MICHAEL DURAND of ALBERT KAHN ASSOCIATES for Final 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.

City Planner Carl Schmult, and City Engineer Christine Linfield went over their reports. Mike Durand from Albert Kahn introduced Phil Boham from Chelsea Hospital, Landscape Engineer Steven White, and the hospital CEO Kathleen Griffith.

Some of the changes include the front entrance of the hospital being moved to the front of the property. It is currently in the back. Landscape Engineer Steven White commented on the uniqueness of the site, and that they are trying to develop the site with minimal harm to the landscaping that exists. There will also be a new walking path that will go out Will Johnson Drive to Main St. Michael Durand also discussed the importance of blending the materials to match the existing, and including views from the inside of the rooms to see the nature on the outside.

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George Kinzer asked about the emergency vehicles, and those accompanying them. Where will they park? There will be parking for those individuals on the south side. Since the bed count is not increasing, the traffic generation should remain the same according to Mike Durand.

Sarah Haselschwardt asked about the units on the roof in correlation to building height. They do not expect them to be more than 10 feet, but they will fit into the overall allowed height. Mike Durand said you shouldn't really see them from the ground floor because they are set back on the roof. Sarah also asked if there were plans to incorporate some of the old outbuildings into this plan. Phil Boham said that those buildings were built in the 1960's with residential furnaces and that most everything would need to be replaced. They are also doing some asbestos removal in those buildings before demolition.

Mike Durand said that there will be new site lighting, the lenses will be shoe box type and the focus will be downward. They also will not be as bright and will decrease the light pollution. Anne Valle asked if consideration is given to neighbors especially at the base of the parking lot. She would appreciate a few evergreens on the line. Behind her house she has evergreens and her neighbor does not, and when you look through his back yard it seems very close. Trees would help. She also asked about sign detail. Phil Boham said that it will only be a face change of the same size.

A motion was made by Jack Garland to approve the Final Site Plan expansion for the Chelsea Hospital given staffs reports and the minor changes that need to be made, support by Sarah Haselshwardt, 7 ayes, 0 no, 2 absent, Motion passed.

REPORTS

Capt. Dart. is working on getting another generation of interns and also on a prioritized transportation list which we should see sometime this year.

The City got a grant from the Washtenaw County Parks and Recreation to install sidewalks along the south side of Old US-12 from M-52 to Freer Road. Construction is proposed to begin when school is out.

No Work Session in April.

ADJOURNMENT

A motion was made by Casey Blair, supported by Jack Garland to adjourn the meeting at 7:45 p.m. 7 ayes, 0 no, 2 absent. Motion passed.

Respectfully submitted,



Karon R. Barbour
CZA, Administrative Technical Assistant

