



## **CITY OF CHELSEA**

### **PLANNING COMMISSION AGENDA**

**MAY 17, 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 April 19, 2011 regular meeting.

#### **APPROVAL OF THE WORK SESSION MINUTES**

Approval of the Work Session Meeting for the May 3, 2011 meeting.

#### **PUBLIC PARTICIPATION**

#### **PUBLIC HEARING**

- **Special Land Use Request** - An application has been filed by Mark Heydlauff of Heydlauff Management LTD. for a Special Use Permit of a proposed 2<sup>nd</sup> Floor Living Unit on the following described parcel of land: TAX CODE: # 06-06-12-161-033, 109 N. Main St., Chelsea, MI.
- **Rezoning of 14600 E. Old 12** - 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 Map from **PUD** to **RS-2** in the area described as: TAX CODE # 06-06-13-100-003, 14600 E. Old U.S. 12, Chelsea, MI, Known as St. Paul United Church of Christ
- **Rezoning of 14490 E. Old 12** - 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 Map from **RS-2 & PUD** to **RS-2** in the area described as: TAX CODE # 06-07-18-200-012, 14490 E. Old U.S. 12, Chelsea, MI

**PLANNING COMMISSION MINUTES**  
**MAY 17, 2011, 7:00 P.M.**  
**WASHINGTON STREET EDUCATION CENTER, BOARD ROOM**  
**500 WASHINGTON ST., CHELSEA, MI**

**Members Present:** Chairman-George Kinzer, Ann Valle , Robert Stephens, Jack Garland, Peter Feeney, Darlene Stanley, Melissa Johnson

**Members Absent:** Sarah Haselschwardt, Mary Schroer

**Others Present:** Planning & Zoning Administrator Jim Drolett, Council Trustee Cheri Albertson, City Engineer Christine Linfield, David & Marge Mastie, Peter Heydlauff

**Others Absent:** Carl Schmult

**CALL TO ORDER**

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

**APPROVAL OF MEETING MINUTES**

Approval of the Meeting Minutes for the April 19, 2011 regular meeting.

A motion was made by Ann Valle, supported by Jack Garland to approve the April 19, 2011 meeting minutes as written. 7 ayes, 0 no, 2 absent. Motion passed.

**APPROVAL OF THE WORK SESSION MINUTES**

Approval of the Work Session Meeting for the May 3, 2011 meeting.

A motion was made by Jack Garland, supported Ann Valle to approve the Work Session Minutes for May 3, 2011 as written. 7 ayes, 0 no, 2 absent. Motion passed.

**PUBLIC PARTICIPATION**

Chairman Kinzer opened and closed Public Participation. No audience members choose to speak.

**PUBLIC HEARING**

Chairman Kinzer opened the Public Hearings.

- **Special Land Use Request** - An application has been filed by Mark Heydlauff of Heydlauff Management LTD. for a Special Use Permit of a proposed 2<sup>nd</sup> Floor Living Unit on the following described parcel of land: TAX CODE: # 06-06-12-161-033, 109 N. Main St., Chelsea, MI.

A list of standards for reviewing a Special Land Use are required in the Zoning Ordinance and the Planning Commission must follow them before deciding if the use should be allowed. Jim Drolett read through the standards and the Planning Commission determined that everything was in compliance.

Peter Heydlauff stated there were not enough similarities when comparing our Master

Plan to the Zoning Ordinance. It was explained to him that the Zoning Ordinance is the governing document and the Master Plan is more of a planning document.

- **Rezoning of 14600 E. Old 12** - 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 Map from **PUD** to **RS-2** in the area described as: TAX CODE # 06-06-13-100-003, 14600 E. Old U.S. 12, Chelsea, MI, Known as St. Paul United Church of Christ.

Jim Drolett and Christine Linfield are doing a new zoning map and these rezonings are being done to clean up unusual spot zoned parcels on the map. There are no records to indicate why this was zoned PUD. By rezoning the property to residential it would actually lessen the burden for the property owner because currently any changes would require going to City Council under a PUD.

- **Rezoning of 14490 E. Old 12** - 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 Map from **RS-2 & PUD** to **RS-2** in the area described as: TAX CODE # 06-07-18-200-012, 14490 E. Old U.S. 12, Chelsea, MI

Jim Drolett reported that this is a residentially used parcel and parts of it were zoned PUD to match the surrounding properties, but now the surrounding properties are zoned either MC or RS-2.

- **Rezoning of parcels along Buchanan Street and the corner of North and Hayes Streets** - 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 Map from **RS-2 & I-2** to **I-1** in the area described as: TAX CODE # 06-06-12-140-004, 005 and 007 – vacant land located on the south side of Buchanan St. and a .407 ac. parcel – 93.6' x 189.42' located on the nw corner of W. North St. and Hayes St. – part of parcel 06-06-12-170-002

This is all property owned by Chelsea Milling and part of their larger plan for the future. The houses on these properties have all been demolished by the Mill.

Chairman Kinzer closed the Public Hearing.

## NEW BUSINESS

### **Action on above Public Hearing Items.**

- **Special Land Use Request** - A motion was made by Jack Garland, supported by Darlene Stanley to approve the Special Land Use Request for a proposed 2<sup>nd</sup> floor living unit at 109 N. Main Street. TAX CODE: # 06-06-12-161-033. 7 Ayes, 0 no, 2 absent. Motion carried.

- **Rezoning of 14600 E. Old 12** - A motion was made by Jack Garland, supported by Peter Feeney to recommend to City Council rezoning the following parcel from PUD to RS-2 in the area described as: Parcel# 06-06-13-100-003, 14600 E. Old U.S. 12, Chelsea, MI, Known as St. Paul United Church of Christ. 7 Ayes, 0 no, 2 absent. Motion carried.
- **A Rezoning of 14490 E. Old 12** - A motion was made by Darlene Stanley, supported by Anne Valle to recommend to City Council the rezoning of 14490 E. Old 12, Chelsea, MI, known as the Mastie property, parcel # 06-07-18-200-012, from RS-2 & PUD to RS-2. 7 Ayes, 0 no, 2 absent. Motion carried.
- **Rezoning of parcels along Buchanan Street and the corner of North and Hayes Streets** - A motion was made by Anne Valle supported by Darlene Stanley to recommend to City Council the rezoning of parcels# 06-06-12-140-004, 005 and 007 – vacant land located on the south side of Buchanan St. and a .407 ac. parcel – 93.6’ x 189.42’ located on the NW corner of W. North St. and Hayes St. – part of parcel 06-06-12-170-002. All parcels owned by Chelsea Milling. 7 Ayes, 0 no, 2 absent. Motion carried.

### **Recommendations**

- **Recommendation to City Council for Planning Commission Member appointment to the ZBA.** A recommendation was made by Ann Valle, supported by Jack Garland to recommend to City Council that Robert Stephens be appointed as representative from the Planning Commission. 7 Ayes, 0 no, 2 absent. Motion carried.

### **DISCUSSION**

- **SEMCOG Representative from the Planning Commission for a Manufactured Housing Task Force to make recommendations on taxation, site plan review, and the Manufactured Housing Park Commission.**

The Chairman said that this is an important issue and asked the Planning Commission to think it over. If anyone would like to serve on this task force, contact the City Manager, John Hanifan.

Ann Valle announced that she is resigning after 15 years on the Planning Commission and this is her last meeting. Chairman Kinzer thanked her for her many years of service and also noted that this may be Planning and Zoning Administrator Jim Drolett’s last meeting. His last day of work is June 30. George thanked him for his work and for the professional staff at the City of Chelsea. The Planning Commission will miss both Ann and Jim.

**ADJOURNMENT**

A motion was made by Peter Feeney, supported by Darlene Stanley to adjourn the meeting at 7:40 p.m. 7 ayes, 0 no, 2 absent. Motion passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Karon R. Barbour". The signature is written in dark ink and is positioned below the text "Respectfully submitted,".

Karon R. Barbour  
CZA, Administrative Technical Assistant

**PLEASE SIGN IN**  
**PLANNING COMMISSION MEETING**  
**MAY 17<sup>th</sup>, 2011**

**NAME**

**ADDRESS**

Peter Heydlauff

113 N. Main

David & Marge Marti

14450 S. Old US-12