



CITY OF CHELSEA

PLANNING COMMISSION AGENDA APRIL 17, 2012, 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 March 20, 2012.

PUBLIC HEARING

- **SPECIAL USE CHELSEA ALEHOUSE MICROBREWERY** - An application has been filed by Christopher Martinson of West Washtenaw Brewing LLC for a Special Use Permit of a proposed Microbrewery with tasting room on the following described parcel of land: TAX CODE: # 06-06-12-111-002, 420 N. Main, Suite 100, Chelsea, Michigan (Clock Tower Campus).

NEW BUISNESS

- **SPECIAL USE CHELSEA ALEHOUSE MICROBREWERY** - An application has been filed by Christopher Martinson of West Washtenaw Brewing LLC for a Special Use Permit of a proposed Microbrewery with tasting room on the following described parcel of land: TAX CODE: # 06-06-12-111-002, 420 N. Main, Suite 100, Chelsea, Michigan (Clock Tower Campus).

DISCUSSION

PUBLIC PARTICIPATION

ADJOURNMENT

PLANNING COMMISSION MINUTES
APRIL 17, 2012, 7:00 P.M.
WASHINGTON STREET EDUCATION CENTER, BOARD ROOM
500 WASHINGTON ST., CHELSEA, MI

Members Present: Chairman-George Kinzer, Jack Garland, Robert Stephens, Melissa Johnson, Sarah Haselschwardt, Erik Larsen, Darlene Stanley, (2 vacancies)

Members Absent None

Others Present: Planning, Engineering, Zoning & Community Development Director Christine Linfield, Council Trustee Cheri Albertson, City Planner Carl Schmolt

CALL TO ORDER

Chairman Kinzer called the meeting to order at 7:05 p.m.

APPROVAL OF MEETING MINUTES

A motion was made by Jack Garland, supported by Melissa Johnson to approve the meeting minutes for March 20, 2012. 7 ayes, 0 no, 0 absent. Motion approved.

PUBLIC HEARING

- **SPECIAL USE CHELSEA ALEHOUSE MICROBREWERY** - An application has been filed by Christopher Martinson of West Washtenaw Brewing LLC for a Special Use Permit of a proposed Microbrewery with tasting room on the following described parcel of land: TAX CODE: # 06-06-12-111-002, 420 N. Main, Suite 100, Chelsea, Michigan (Clock Tower Campus).

George Kinzer opened and closed the public hearing. There were no members from the public to ask questions.

NEW BUISNESS

- **SPECIAL USE CHELSEA ALEHOUSE MICROBREWERY**

Christine Linfield and Carl Schmolt read over their reports. Ms. Linfield reiterated that the only section in the ordinance for the Planning Commission to review is determination of the special use for manufacturing onsite. The zoning already allows for establishments that service alcoholic beverages. If the Planning Commission approves the special use, there are two items that need to be noted as part of the compliance. The applicant must get a copy of our IPP Ordinance and meet with our Utilities Director Brad Roberts, and comply with the noise ordinance in our General Code which restricts noise between 10:00 p.m. to 7:00 a.m.

Owner Chris Martinson gave an overview of the project which he hopes will be open by September. The license he has applied for allows him to brew and sell beer onsite along with sales through a distributor. At this time he will not be doing a lot of distributor sales because of the size of his operation. If he does this in the future, it will have to be done at another location. He does not have the room. His main operation will be selling beer on premise, or selling growlers. In addition, they plan to

have a tasting room, pub, and a small kitchen.

Brewing will happen 2 to 3 times a week, and will take approximately 8 hours. Chris's business plan is based on how much beer you brew more than how many people will come in. He will produce about 300 barrels of beer the first year. There are 31 gallons in one barrel. Based on his plan 75 to 80% would be consumed in-house. They will brew 7 barrels at a time.

Melissa Johnson asked about the outdoor space and would they be taking out some of the building. He said that there is no building in the way. They are containing it with a fence and outdoor area with seating for 54.

Robert Stephens asked about odor and gasses from the brewing process. Mr. Martinson anticipates some smell, but does not think it is going to be excessive. The brew pub will have a system that does not vent directly outside.

Christine Linfield asked if they were proposing any other lighting in the seating area. Mr. Martinson said there is already a pole in the area and the only thing they may add is low voltage lighting closer to the ground.

The Planning Commission asked about deliveries to the site. Food will be delivered a couple times a week, and brew ingredients a couple times a month, deliveries take place already during business hours. The brew waste will be removed by Mr. Martinson within 24 hours for animal feed.

Sarah asked if anything changed in the C-6 text under the new ordinance. Did anything change regarding parking spaces? Carl Schmolt said C-6 was incorporated as it was, and nothing has changed. The district was setup with mixed use and was created to be used for retail events, displays, and entertainment. There are overlaps in times of use and parking. Parking was set up as a complex. It is somewhat self regulating for McKinley to keep an eye on. Carl is comfortable in assuming with the mix in use, and self regulatory of the owner, it will work. Not every person comes in for one use once parked they may go to two or three places.

Sarah Haselschwardt noted that there is an issue with the door on the current garbage dumpster. The dumpster is on the curve and it narrows the drive because the enclosure door is anchored open. It is a traffic hazard for two cars getting through. Darlene Stanley asked about the gate on the outdoor fence and would this be used for entry. Chris Martinson assured the Planning Commission that this gate is only for storage and emergencies. Scott McElrath from Dangerous Architects said they will be adding bike racks on the southwest corner and will remove the garage door, and add a French door.

Melissa is concerned about a partial sidewalk on North Street and wanted to know if that was part of the original site plan. Christine is not sure if that sidewalk is part of an agreement to wait until the building is finished. She will have to look into it. If the owner has not put it in yet and was supposed to, she will send them a letter.

Much discussion among the Planning Commission regarding noise, outdoor entertainment and those residents that abut the Clock Tower. Some members feel it should be limited, while others feel the noise ordinance in the general code will be

enough.

A motion was made by Sara Haselschwardt, supported by Jack Garland to approve combining the preliminary and final site plan for Chelsea Ale House. 7 ayes, 0 no, 0 absent. Motion approved.

A motion was made by Jack Garland to approve the Chelsea Ale House Preliminary and Final Site Plan contingent on changes in staff reports, compliance with the IPP Ordinance, the Noise Ordinance and special use conditions supported by Erik Larsen. 7 ayes, 0 no, 0 absent. Motion passed.

A motion was made to approve the special use by Sara Haselschwardt, supported by Jack Garland for the Chelsea Ale House based on the condition stated with the site plan. Live entertainment in the outdoor seating area shall be limited to during the hours of (12 noon to 8:00 pm), Sunday thru Thursday, except for city events and (12 noon to 10:00 pm), Friday and Saturday. Such entertainment shall be non-amplified. 7 ayes, 0 no, 0 absent. Motion passed.

DISCUSSION

Christine Linfield went over the topics for the next work session on Tuesday, May 1st. We have an amendment needed in the zoning ordinance regarding chickens, a correction made because we have single family duplicates in zoning RM-2 and RM-2 and a discussion regarding LED lighting for fuel pricing signs and do we want to allow those. The Zoning Board of Appeals has already granted two variances.

Melissa Johnson mentioned we have nothing in our ordinance regarding outdoor seating and would like to discuss this. Carl Schmult said there may be some interest in a regulation. Some communities have made outdoor seating a special use.

ADJOURNMENT

A motion was made by Jack Garland, seconded by Robert Stephens to adjourn the meeting at 8:57 p.m.

Respectfully submitted,



Karon R. Barbour
Planning & Zoning Administrative Technical Assistant, CZA

