



## **CITY OF CHELSEA**

### **PLANNING COMMISSION AGENDA MAY 15, 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 Planning Commission Meeting Minutes for April 17<sup>th</sup>, 2012.

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

Approval of the Work Session Minutes for May 1, 2012.

#### **NEW BUISNESS**

- **CHELSEA RETAIL CENTER (WAGS TO WISKERS PET STORE)** - An application has been filed by Greystone Building Company Inc. for Final Site Plan approval of a proposed Chelsea Retail Center – Wags to Wiskers Pet Store on the following described parcel of land: Tax Code: #06-06-13-150-008, 06-06-13-150-009, 1188 & 1192 S. Main St., Chelsea, MI. 48118.

#### **DISCUSSION**

#### **PUBLIC PARTICIPATION**

#### **ADJOURNMENT**

**PLANNING COMMISSION MINUTES**  
**MAY 15, 2012, 7:00 P.M.**  
**WASHINGTON STREET EDUCATION CENTER, BOARD ROOM**  
**500 WASHINGTON ST., CHELSEA, MI**

**Members Present:** Chairman-George Kinzer, Jack Garland, Melissa Johnson, Sarah Haselschwardt, Erik Larsen, Darlene Stanley, Rich Montoye, Larry Ledebur

**Members Absent:** Robert Stephens

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

**CALL TO ORDER**

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

**APPROVAL OF MEETING MINUTES**

A motion was made by Jack Garland, supported by Melissa Johnson to approve the minutes for Aril 17, 2012 as written. 8 ayes, 0 no, 1 absent, motion passed.

**APPROVAL OF WS MINUTES**

A motion was made by Melissa Johnson, supported by Eric Larson to approve the work session minutes for May 1, 2012 as corrected. 8 ayes, 0 no, 1 absent, motion passed.

\*Change wording in last sentence, replace Council with Planning Commission to read: bring it back before Planning Commission at the June work session.

**NEW BUSINESS**

- **CHELSEA RETAIL CENTER (WAGS TO WISKERS PET STORE)** - An application has been filed by Greystone Building Company Inc. for Final Site Plan approval of a proposed Chelsea Retail Center – Wags to Wiskers Pet Store on the following described parcel of land: Tax Code: #06-06-13-150-008, 06-06-13-150-009, 1188 &1192 S. Main St., Chelsea, MI. 48118.

Christine Linfield and Carl Schmolt went over their reports.

As part of Carl's report he mentions that one of the turning radiuses on the north east island is not wide enough. They have 6 feet, the requirement is 10. They could shift the four parking spaces to the south, and add that to that corner to give the 10 foot minimum without losing a parking space. The owner is concerned that if she has to move some of those parking spaces out front, it will affect the marketability of the other two stores. Patricia Greystone said that they do not have 4 feet of room at the entrance island. Her concern is that the curb would be right up against a supporting column with car bumpers potentially hitting those columns. Much discussion among the Planning Commission regarding the width of this island and it was conveyed to the petitioner that they need to come back with the 10 foot requirement.

Carl said that the photometric plan is missing, and some of the landscaping needs to be  
PC Minutes 5.15.12

changed. Christine Linfield suggests moving those canopy trees for access.

Sara Haselschwardt said as part of the design standards in section 5.14 e and e 4 dealing with access and alignment. The driveway closest to the bowling alley doesn't align with the driveway across the street at the golf course entrance. Patricia Greystone said they have submitted the current access request to MDOT, but have not gotten anything back. In addition, Sara commented that the other entrance seems awkward. There is a projection in the curb cut that requires more of a 90 degree turn. She suggests opening that up but realizes it goes into AutoZone easements. Christine thinks that's a good idea, but we have to look at the grade and slopes.

Much discussion regarding the traffic flow and pedestrian traffic on the south corner because of concerns with entering vehicular traffic crossing over approaching traffic at high speeds. Carl Schmult said Planning Commission already approved the layout in the preliminary plan, and that the traffic is going to be slow. If you keep the driveway a bit tight it keeps people from going fast. Christine Linfield said that the Fire Chief has looked at and approved the layout.

Commissioner Garland said that one of the trees on the south side landscape plan overlaps with existing trees and should be moved so that the growth pattern is not interrupted. This is along the Autozone property line.

Christine Linfield suggested that any revised tree planting locations cannot block the access gate at that south end for the detention basin for utility vehicles. They also need to stay out of the AutoZone drainage easement.

Patricia Greystone said they wanted to leave more open space for future use for an events area. Carl Schmult said that open space for an events area should be shown on the plan and if that is not an issue now, then you proceed with the landscape plan.

Much discussion about materials used on the exterior walls. The current plan does not show all walls the same. Traffic and residents along Old Manchester Road will be able to see the building, as well as M-52. The architecture needs to be extended.

The following list is what is needed from the petitioners before the next Planning Commission meeting:

1. Smooth Radius at Autozone shared driveway.
2. Avoid over crowding on existing Maple Trees on Autozone by shifting southern trees.
3. Photometric plan and fixture details.
4. Place Crosswalk at front entrance (with striping).
5. Screen or shift location roof unit #4.
6. Change northern trees to ornamentals, and find spaces for remaining three canopy trees.
7. Maintain the 10 ft. landscape island on the northeast side.
8. Extend theme of architecture around north side of building. (Due to view from parking lot).
9. Conifers to screen west wall.
10. Dumpster detail for gate and 42" railing.

A motion was made by Melissa Johnson to approve demolition and grading of the site and tabling the final site plan to the next meeting. The current plan is pending further discussions on delineated items by staff and the lighting, traffic flow, and the landscaping, supported by Jack Garland. 8 ayes, 0 no, 1 absent, motion passed.

**DISCUSSION**

Christine discussed items for the next work session and the Planning Commission Meeting.

**ADJOURNMENT**

A motion was made by Jack Garland, supported by Erik Larsen to adjourn the meeting at 9:05 p.m. All ayes, motion passed.

Respectfully submitted,



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

**PLEASE SIGN IN**  
**PLANNING COMMISSION MEETING**  
**May 15, 2012**

**NAME**

**ADDRESS**

Dana Gilmore  
PATRICIA PHILLIPS GREYSTONE  
MIKE NICKLOWITZ

1171 S. Main Detroit MI  
PO Box 58 Grosse Pointe, MI 48118  
126 E Church St ADRIAN