



**CITY OF CHELSEA**  
**PLANNING COMMISSION AGENDA**  
**JUNE 19, 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 May 15<sup>th</sup>, 2012.

**APPROVAL OF THE WORK SESSION MINUTES**

Approval of the Work Session Minutes for June 5, 2012.

**PUBLIC HEARING**

- **Text Amendment regarding Chickens in the City.** The requested change would revise the Zoning Text with the following changes:

Revise Section 4.03 A-4 (RS-1), Section 4.04 A-4 (RS-2), and Section 4.05 A-5 (RS-3) by changing the period to a semi-colon and add the following: keeping of backyard chickens in accordance with Ordinance #172.

Revise Section 4.07 A-5 (RM-1) and Section 4.08 A-5 (RM-2) by changing the period to a semi-colon and add the following: keeping of backyard chickens on a lot with a single family dwelling unit as its principal use, in accordance with Ordinance #172.

- **Duplicate Single Family Reference in RM-1 and RM-2 Zoning Districts:** Revise Sections 4.07 (B) and Section 4.08 (B) to remove single family dwelling reference from the special use section in the RM-1 and RM-2 zoning districts.
- **Rezone vacant parcel along Old Manchester Road from C-4 to MU-1.** The requested change would revise the Zoning Map from C-4 to MU-1 in the area described as: Tax code # 06-06-13-150-005 vacant parcel located on Old Manchester Road across from Fairgrounds.

**PLANNING COMMISSION MINUTES  
JUNE 19, 2012, 7:00 P.M.  
WASHINGTON STREET EDUCATION CENTER, BOARD  
ROOM  
500 WASHINGTON ST., CHELSEA, MI**

**Members Present:** Chairman-George Kinzer, Jack Garland, Sarah Haselschwardt, Erik Larsen, Robert Stephens, Darlene Stanley, Larry Ledebur

**Members Absent:** Melissa Johnson, Rich Montoye

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

**Others Absent:** Council Trustee Cheri Albertson

**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 May 15<sup>th</sup>, 2012.

A motion was made by Darlene Stanley, seconded by Sarah Haselschwardt to approve the meeting minutes for May 15<sup>th</sup>, 2012 as written. 7 ayes, 0 no, 2 absent. Motion passed.

**APPROVAL OF THE WORK SESSION MINUTES**

Approval of the Work Session Minutes for June 5, 2012.

A motion was made by Eric Larson, supported by Larry Ledebur to approve the work session minutes for June 5, 2012 as written. 7 ayes, 0 no, 2 absent. Motion passed.

**PUBLIC HEARING**

- **Text Amendment regarding Chickens in the City.** The requested change would revise the Zoning Text with the following changes:

Revise Section 4.03 A-4 (RS-1), Section 4.04 A-4 (RS-2), and Section 4.05 A-5 (RS-3) by changing the period to a semi-colon and add the following: keeping of backyard chickens in accordance with Ordinance #172.

Revise Section 4.07 A-5 (RM-1) and Section 4.08 A-5 (RM-2) by changing the period to a semi-colon and add the following: keeping of backyard chickens on a lot with a single family dwelling unit as its principal use, in accordance with Ordinance #172.

Chairman Kinzer opened and closed the Public Hearing. No comments were made.

A motion was made by Jack Garland, supported by Sara Haselschwardt to recommend to City Council approval of the above text change for backyard chickens. 7 ayes, 0 no, 2 absent. Motion passed.

- **Duplicate Single Family Reference in RM-1 and RM-2 Zoning Districts:** Revise Sections 4.07 (B) and Section 4.08 (B) to remove single family dwelling reference from the special use section in the RM-1 and RM-2 zoning districts.

Chairman Kinzer opened and closed the Public Hearing. No comments were made.

A motion was made by Darlene Stanley, supported by Robert Stephens to recommend to City Council the above text change for RM-1 and RM-2 zoning districts concerning single family references. 7 ayes, 0 no, 2 absent. Motion passed.

- **Rezone vacant parcel along Old Manchester Road from C-4 to MU-1.** The requested change would revise the Zoning Map from C-4 to MU-1 in the area described as: Tax code # 06-06-13-150-005 vacant parcel located on Old Manchester Road across from Fairgrounds.

Chairman Kinzer opened and closed the Public Hearing. No comments were made.

A motion was made by Erik Larsen, supported by Darlene Stanley to recommend to City Council the rezoning of a vacant parcel located on Old Manchester Road from C-4 to MU-1, tax code # 06-06-13-150-005. 7 ayes, 0 no, 2 absent. Motion passed.

### **OLD BUISNESS**

- **Chelsea Retail Center Final Site Plan (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 Schmult went over their reports

Christine Linfield said there are still issues from the list created at the last meeting to be worked out. The applicant needs to make minor corrections to the elevations on the site plan. The screening of roof unit number four still needs to be addressed, and the Planning Commission needs a decision on the width of the landscape island near the front door. Patricia Greystone said that roof unit 4 has been relocated. It has been pushed inward approximately 10 feet. She is confident that you will not be able to see that from the road.

Sara Haselschwardt asked what the dumpster enclosure will be made of. Patricia said it will be CMU2 masonry. Commissioner Haselschwardt has concerns regarding the materials being used on the building. They do not meet our Design Standards which calls for 60% of the building to be specific materials listed. Larry Ledebur asked why they

didn't choose materials listed in the Design Standards. Patricia said mainly because of cost, and that they used the building across the street as an example. Commissioner Haselschwardt said that she was not on the Planning Commission when that building was built. In addition, she does not believe the current layout entering the store is safe because traffic and pedestrians cross each other. Sara does not feel comfortable approving the plan in this layout and recommends moving the catch basin and changing that radius. Carl Schmult said the traffic should already be slow and it's not the primary drive. It's the primary drive for AutoZone. In Carl's opinion it's a manageable situation.

Jack Garland asks if they would consider one driveway. Carl mentioned that the Planning Commission has already approved the layout and if you have one driveway, you have to have angled parking.

Larry Ledebur said that the petitioner was supposed to come back with an alteration to the landscape island. Patricia Greystone said that yes the island is the same size, and that she thought that was going to be a tradeoff for planting conifer trees in the rear corner to hide the motor homes. They did however move the handicap parking further to the south. Commissioner Ledebur is uncomfortable with the rationale on why they didn't meet the standards. In planting trees in the narrow landscape island Carl Schmult suggested that you pick a tree that can survive in small spaces, doesn't drop fruit and does not have low branches. It was also noted that the site plan is missing 9 trees.

A motion was made by Jack Garland to deny the site plan submitted to the planning commission, no second, and the motion failed.

A motion was made by Sarah Haselschwardt, seconded by Jack Garland to approve the final site plan for Wags to Wiskers contingent upon compliance with staff reports, contingent upon screening of roof unit #4, including a waiver of the landscape island from 10 feet to 6 feet, contingent upon on a return visit at the next meeting with color renderings and physical materials of all materials to be used on the building to give the Planning Commission a better understanding how this project meets the Commercial Design Standards, contingent upon revisit, redesign and relook at the next Planning Commission Meeting of the entry drive at AutoZone. 7 ayes, 0 no, 2 absent. Motion approved.

### **NEW BUISNESS**

- **123 South Street Expansion Amended Final Site Plan:** An application has been filed by Todd Napieralski of 123 South Street for an Amended Final Site Plan approval of a proposed addition on the following described parcel of land: Tax code: # 06-06-12-436-022, Chelsea Family Dentistry, 123 South Street

They have found the same brick and will be using that material.

A motion was made by Robert Stephens, supported by Darlene Stanley to approve the amended final site plan contingent upon staff recommendations. 7 ayes, 0 no, 2 absent. Motion passed.

- **Request from Steve Tracy for a Site Plan extension for Heritage Point Phase IIB.**

Due to the economy Steve Tracy is asking for another year extension on his site plan. The question was asked how many times a developer can extend. Carl Schmolt said you would need a good reason to deny the request. There are approximately 45 lots in this phase.

A motion was made by Jack Garland, supported by Larry Ledebur to approve the Heritage Pointe Phase IIB site plan for one year. 6 ayes, 0 no, 1 abstention (Erik Larson), 2 absent. Motion passed.

- **Nomination of Officers.**

A motion was made by Larry Ledebur, supported by Erik Larsen to nominate the current officers for another 3 year term. 7 ayes, 0 no, 2 absent. Motion passed.

Chairman- George Kinzer

Vice Chairman- Jack Garland

Secretary- Darlene Stanley

### **DISCUSSION**

Chairman Kinzer attended the Capt. Dart Meeting. They have produced an impressive draft which they will be submitting to the surrounding legislative bodies to look at. Those bodies will be asked to make comments on the plan, and what their municipality would like to see. Those comments will come back, and the plan will be revised again and another round will take place. Once the plan is finished, it will help those searching for grants.

We will be cancelling the July Work Session. Any items will be discussed in August.

### **PUBLIC PARTICIPATION**

Chairman Kinzer opened and closed Public Participation. No comments were made.

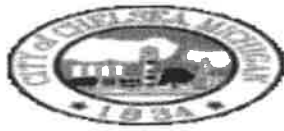
### **ADJOURNMENT**

A motion was made by Jack Garland, supported by Sara Haselschwardt to adjourn the meeting at 9:00 p.m. 7 ayes, 0 no, 2 absent.. Motion passed.

Respectfully submitted,



Karon Barbour  
Planning and Zoning Technical Administrative Assistant, CZR



Christine Linfield <clinfield@city-chelsea.org>

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**(no subject)**

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Steve Tracy <smtmanagement@sbcglobal.net>  
To: Christine Linfield <clinfield@city-chelsea.org>

Thu, May 10, 2012 at 11:12 AM

Hi Christine,

Once again I would like to request an extension of Heritage Pointe phase 2B. It was approved last year at the June 21 meeting so I would need to be placed on the agenda for the meeting in June, presumably June 19th. Please let me know if there are any issues regarding the project and confirm the date and time of the meeting. Thanks very much.

Steve Tracy  
(734) 663-7111

**PLEASE SIGN IN**  
**PLANNING COMMISSION MEETING**  
**June 19, 2012**

**NAME**

**ADDRESS**

FRANK HAMMER  
Steve Tracy  
Bob Kienenschneider  
PATRICIA PHILIPS

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