



CITY OF CHELSEA

Please note the new location of our Planning Commission Meetings.

**PLANNING COMMISSION AGENDA
JULY 17, 2012, 7:00 P.M.
CHELSEA POLICE STATION, COUNCIL CHAMBERS
311 S. MAIN ST., CHELSEA, MI**

CALL TO ORDER

APPROVAL OF MEETING MINUTES

Approval of the Planning Commission Meeting Minutes for June 19th, 2012.

OLD BUSINESS

- **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.

DISCUSSION

PUBLIC PARTICIPATION

ADJOURNMENT

PLANNING COMMISSION MINUTES
JULY 17, 2012, 7:00 P.M.
CHELSEA POLICE STATION-COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MI

Members Present: Acting Chair Jack Garland, Sarah Haselschwardt, Erik Larsen, Robert Stephens, Darlene Stanley, Larry Ledebur, Melissa Johnson, Rich Montoye

Members Absent: Chairman-George Kinzer

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

CALL TO ORDER

Jack Garland called the meeting to order at 7:00 P.M.

APPROVAL OF MEETING MINUTES

Approval of the Planning Commission Meeting Minutes for June 19th, 2012.

A motion was made by Robert Stephens, seconded by Erik Larsen to approve the meeting minutes for June 19th, 2012 as written. 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.

Sarah Haselschwardt arrives.

Christine Linfield and Carl Schmolt went over their reports. Carl Schmolt commented that the opening of the driveway is too wide per his report. He passed out examples of a possible solution that still solves the problems that the Planning Commission had with the drive protruding out.

The three issues that need to be discussed at tonight's meeting based on the motion made at the last meeting are the curb radii, which elevation plan will be chosen A, B, or C, and if roof top unit number 4 is properly screened.

Much discussion regarding the width of the driveway and the turning radii. At the last Planning Commission meeting the petitioners were asked as part of the motion to come back with a wider driveway because some of the members felt what has been proposed was a safety issue. Carl Schmolt and Chris Linfield both agree that the original proposed driveway met standards and that the revised driveway is now too wide.

Carl Schmolt asked if the petitioner has gotten permission from AutoZone for the proposed

driveway. Patricia said they were in talks with AutoZone on the original design which show a 5 foot radius, but those talks were never finished because the Planning Commission asked for the driveway to be revised and increased to a larger radius. When AutoZone saw the second version, it was rejected. The first version with the narrower driveway showed potential of getting approval from AutoZone. Carl Schmult said that the petitioner really is at the mercy of AutoZone because they have to get their permission for whatever they will be doing to the driveway. The Planning Commission may not have much choice. Jack Garland suggested letting staff handle the turning radii.

Patricia and Architect Mike Nickowitz presented the Planning Commission with the materials and color renderings to be used on the façade of the building. Sarah Haselschwardt asked why two of the five materials used did not meet the design standards. Patricia explained that they wanted to compliment the AutoZone building and plan to use a combination of light and dark brick with a band in the middle. This will give the façade a balanced look.

Cheri Albertson asked how Planning Commission can require something in the design standards that are only standards which can be deviated from. She is concerned with the amount of times the petitioner has had to come before the Planning Commission. Melissa Johnson commented that the Planning Commission is trying to uphold the law of the Zoning Ordinance and that these standards are in the ordinance. Sarah Haselschwardt commented that it is a requirement for the petitioner to show materials being used and that the process took longer because they had failed to do that.

A motion was made by Sarah Haselschwardt, supported by Rich Montoye to remove the contingencies stated in the approval motion from the last meeting on June 19th for the Wags to Wiskers Retail Center site plan. The first contingency to be removed is to accept the north elevation of the building as shown on sheet A201C, second contingency to be removed based on AutoZone approval for the radii into the site using the 10 foot radius and allowing a driveway width onto the site of not greater than 30 feet also removing the contingencies of screening of roof top unit #4 based on indications from the applicant that current measures mean it will not be seen from the road. 7 ayes, 1 no (Erik Larsen), 1 absent. Motion approved.

PUBLIC PARTICIPATION

Acting Chair Garland opened and closed public participation. No comments were made.

ADJOURNMENT

A motion was made by Sara Haselschwardt to adjourn the meeting at 8:10 p.m. supported by Erik Larsen 8 ayes, 0 no, 1 absent. Motion passed.

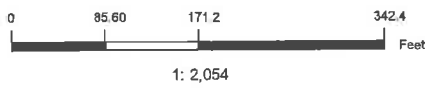
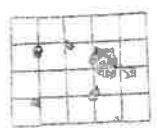
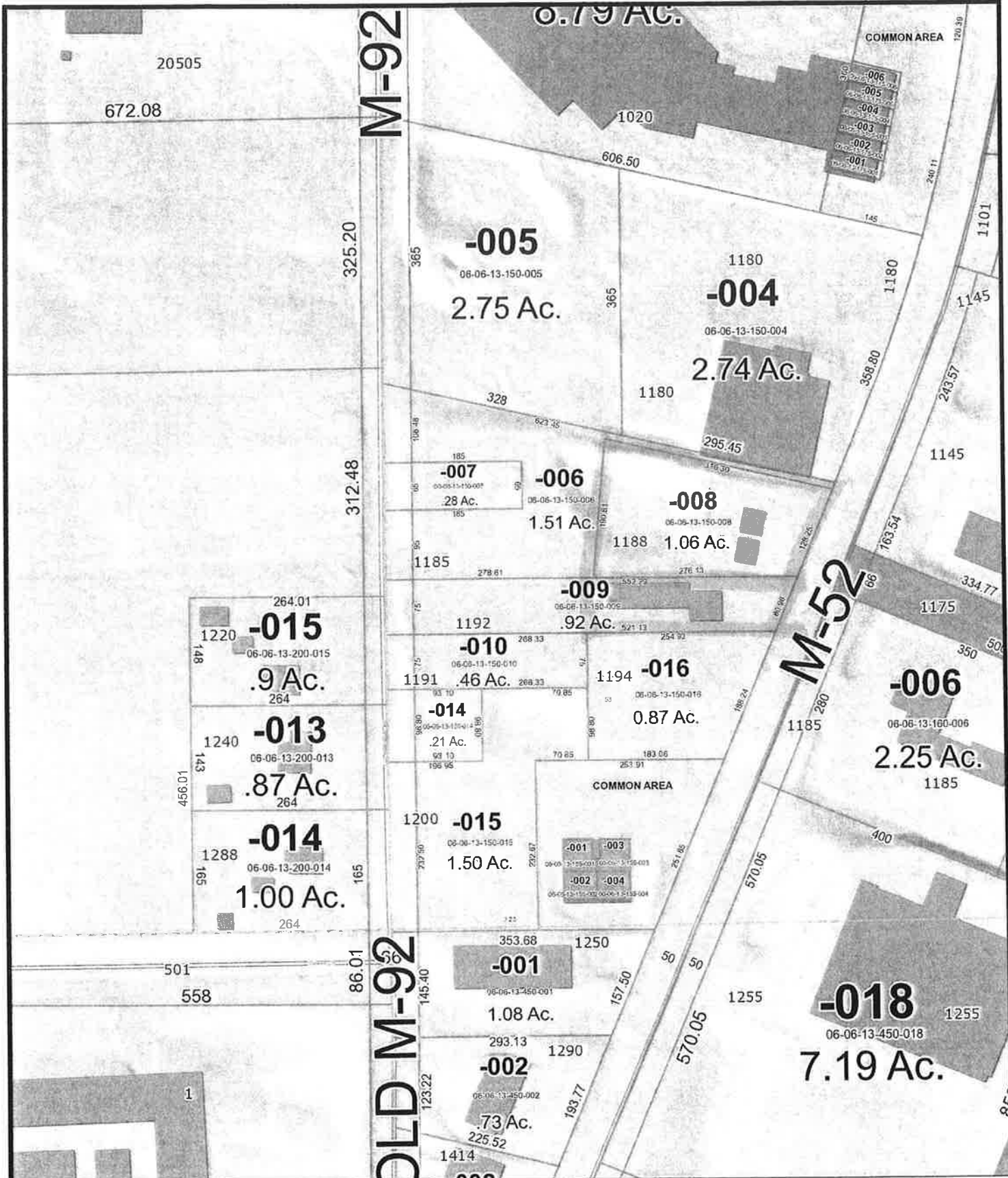
Respectfully submitted,



Karon Barbour
Planning and Zoning Technical Administrative Assistant, CZR

All future Planning Commission Meetings will be held at the Police Station in the Council Chambers. The address is 311 S. Main St. The work sessions will continue to be held at the regular location downstairs at City Hall.

1288 & 1172 S Main



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



CITY OF CHELSEA

OFFICE OF PLANNING AND ZONING SITE PLAN APPLICATION FORM

Instructions to Applicant:

Please complete the information below and submit this application with the applicable fees, completed checklist and 20 copies of the folded plans.

PROJECT NAME: Chelsea Retail Center - South Main Street

DEVELOPER/OWNER: GREYSTONE BUILDING COMPANY INC

ADDRESS: P.O. Box 58 CHELSEA, MI 48118

PHONE NUMBER: (734) 846-5915 FAX: (517) 851-7249

ENGINEER: Robert Wanty COMPANY: Washtenaw Engineering Co. Inc.

ADDRESS: 3526 W. Liberty Suite 400 PO Box 1128 Ann Arbor, MI. 48106

PHONE NUMBER: (734) 761-8800 FAX: (734) 761-9530

ARCHITECT: Mike Nicklowitz, AIA COMPANY: Adrian Design Group

ADDRESS: 126 E. Church Street Adrian, MI 49221

PHONE NUMBER: (517) 265-2700 FAX: (517) 263-2567

REQUEST(check one): Preliminary site plan Amended final site plan
 Final site plan Combined preliminary & final site plan

LOCATION OF PROJECT: Lot Number _____ Street Address _____

TAX IDENTIFICATION NUMBER: _____

CURRENT ZONING: C-4 ACREAGE: 1.57 TOWNSHIP: _____

Applicant's legal interest in the property: BUILDER UNDER CONTRACT

APPLICATION FEES – See Fee Schedule

TOTAL FEES COLLECTED: \$ 2,639.25

PLANNING & ZONING DEPT.: _____ DATE: _____

Applicants submitting combined preliminary and final applications do so at their own risk, as the decision to approve both simultaneously rests with the Planning Commission.

AUTHORIZED AGENT'S SIGNATURE: [Signature] DATE: 02/13/2012

MEMORANDUM

TO: Chelsea City Planning Commission
FROM: Carl V. Schmult, Jr., Professional Community Planner
DATE: July 13, 2012
RE: Wags to Wiskers Revised Driveway Design

I reviewed the sketch plan of the above and offer the following comments.

1. As I stated at the last Planning Commission meeting, the geometrics of the combined driveway intersection as shown on the previous final site plan submittal work. The design has the effect of forcing traffic entering the site from the south to significantly reduce speed in order to negotiate the turn, thereby reducing the potential for pedestrian/vehicle conflicts in the entry/exit area of the store. In other words, it served as a traffic calming device. Even with that design, the width of the driveway opening was 30 feet; a standard driveway width is 24-25 feet.
2. The revised sketch shows a radius of 15 feet. This results in a driveway opening of 38 feet, which is sufficient for three 12 foot wide lanes with two feet to spare. In my opinion, this width is excessive and is much too wide to properly control traffic movements.
3. The radius can be reduced to 10 feet or even 7.5 feet. These radii would result in driveway openings of 35 feet or 32 feet, respectively. These widths are still excessive, but better than the width proposed in the sketch.
4. A stop sign should be provided for traffic that is exiting the Wags to Wiskers site through the combined driveway. The sign should be located in the island on the west side of the driveway and should conform to the standards in the Michigan Manual for Uniform Traffic Control Devices.
5. The applicant should provide written approval from Auto Zone for the proposed changes on that site. The Planning Commission should have this approval before it approves the common driveway part of the final site plan.

CITY OF CHELSEA - PLANNING, ENGINEERING & ZONING DEPT.

TO: City of Chelsea Planning Commission
FROM: Christine Linfield, City Engineer
SUBJECT: Wags to Wiskers - Final Site Plan Planning Commission 2nd Report
DATE: 07/13/2012
CC:

At the 06/19/12 meeting, Planning Commission approved the final site plan for Wags to Wiskers contingent upon compliance with staff reports, screening of roof unit #4 , reducing the landscape island width from 10 feet to 6 feet, bringing back to the commission a redesign of the AutoZone connector drive along with revised architectural sheets with color renderings and material samples for the north wall elevation.

In your packet is a revised sketch of the AutoZone connector drive and the architectural sheets that provided three options for the north building elevation.

Staff comments regarding the revised driveway connector:

1. The redesigned 38 ft wide connector drive is excessive and needs to be narrowed to provide efficient traffic movement between the two sites. By narrowing the driveway, not only will you slow down entering vehicles near the pedestrian crosswalk but it would also more clearly define the lanes of traffic movement between the two sites. It is recommend that the radius be reduced from 15 ft to a more reasonable 7-10 ft radius. Even though the previously submitted 5 ft radius worked for the site, an intermediate radius can improve turning movements and still keep vehicular speeds and additional pavement width to a minimum.



RECEIVED
 JUL 14 2022
 CITY OF CHELSEA
 ENGINEERING & PLANNING DEPT.



Letter of Transmittal

To:
Chelsea Planning Commission

Date:
7-2-12

Project No:
11.034

Attn:

Project Name:
Chelsea Retail Center

We are sending you:

- | | | |
|---|---|--|
| <input type="checkbox"/> Attached | <input type="checkbox"/> Change Order | <input checked="" type="checkbox"/> Plans / Prints |
| <input type="checkbox"/> Separate Cover | <input type="checkbox"/> Specifications | <input type="checkbox"/> Disk |
| <input type="checkbox"/> Via: | <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Other |

Copies:	Date:	No:	Description:
15	7-2-12		Exterior Elevations w/ Alternates. The owner has requested three alternates for the North Elevation. Please call if any additional clarification is required.

Action:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> No Exception Taken | <input type="checkbox"/> Returned for Corrections |
| <input type="checkbox"/> For Quoting | <input type="checkbox"/> Make Corrections Noted | <input type="checkbox"/> Resubmit Copies for Approval |
| <input type="checkbox"/> For Your Use | <input type="checkbox"/> Revise & Resubmit | <input type="checkbox"/> Submit Copies for Distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Rejected | <input type="checkbox"/> Return Corrected Prints |
| <input type="checkbox"/> For Review & Comment | <input type="checkbox"/> resubmit Specified Item | |
| <input type="checkbox"/> For Bids Due | | <input type="checkbox"/> Prints Returned after Loan to Us |

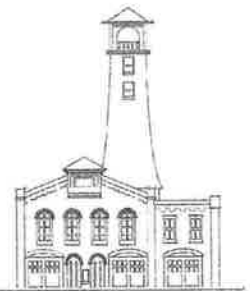
Remarks:

See individual submittal for approval notes.

Copy to: Transmittals

By:
Mike Nicklowitz

If enclosures are not as noted, notify us at once.



Adrian Design Group PLC

126 E. Church St. ~ Adrian, MI 49221 ~ ph. (517) 265-2700

www.adriandesigngroup.com

PLEASE SIGN IN
PLANNING COMMISSION MEETING
JULY 17, 2012

NAME

ADDRESS

BIFF WEBER

652 MAYER DR.

MIKE NIKESWITZ
MA / *VA*

126 E. CHURCH ST. Annual.

1171 S. MAIN

Lined area for writing names, consisting of 20 horizontal lines.

Lined area for writing addresses, consisting of 20 horizontal lines.