



CITY OF CHELSEA

Please note the new location of our Planning Commission Meetings.

**PLANNING COMMISSION AGENDA
AUGUST 21, 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 July 17th, 2012.

OLD BUSINESS

- **Chelsea Retail Center Final Site Plan (Wags to Wiskers Pet Store) Tax Code: #06-06-13-150-008, 06-06-13-150-009, 1188 & 1192 S. Main St., Chelsea, MI. 48118.** The applicant has asked that the elevation plan that was chosen at the July 17, 2012 meeting by the Planning Commission be reconsidered.

DISCUSSION

PUBLIC PARTICIPATION

ADJOURNMENT

PLANNING COMMISSION MINUTES
AUGUST 21, 2012, 7:00 P.M.
CHELSEA POLICE STATION-COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MI

Members Present: Chairman George Kinzer, Vice Chair Jack Garland, Robert Stephens, Melissa Johnson, Sarah Haselschwardt, Erik Larsen, Rich Montoye

Members Absent: Secretary Darlene Stanley, Larry Ledebur

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

CALL TO ORDER

Chairman Kinzer called the meeting to order at 7:05 P.M.

APPROVAL OF MEETING MINUTES

Approval of the Planning Commission Meeting Minutes for July 17, 2012.

Ms. Linfield reported that the draft motion did not include the installation of a stop sign for southbound traffic entering the AutoZone development. Chairman Kinzer suggested that the stop sign be discussed and possibly included in a motion under Old Business.

A motion was made by Jack Garland, seconded by Sarah Haselschwardt to approve the meeting minutes for July 17, 2012 as written. 7 ayes, 0 no, 2 absent. Motion approved.

OLD BUSINESS

•**Chelsea Retail Center Final Site Plan (Wags to Wiskers Pet Store)** Tax Code: #06-06-13-150-008, 06-06-13-150-009, 1188 & 1192 S. Main St., Chelsea, MI.

Ms. Linfield gave a brief history for the Planning Commission regarding the July 26, 2012 letter from the applicant. Patricia Phillips (Greystone Building Co., Inc.) and Dena Gilmore (Wags to Wiskers) were also present at the meeting and briefly went over the concerns in their letter. Ms. Gilmore reported that she is having financial issues with elevation 201C and would like to change to elevation 201A which would allow her to continue with construction this year. Ms. Gilmore expressed that she was hopeful that the Planning Commission could be flexible with this issue.

Chair Kinzer also mentioned that the Commercial Design Standards has been a sticking point for the commission in reviewing site plans. Ms. Linfield reported that the September work session will focus on possibly removing the Commercial Design Standards from the Zoning Ordinance to allow more flexibility for the commission in reviewing site plans.

Sarah Haselschwardt wanted to clarify that at the last Planning Commission meeting, she was under the impression that elevations 201A, 201B and 201C were all options for consideration and that it wasn't clear that 201A was the only option that the applicant could financially construct. She only chose

option C because the percentage of materials that is required in those standards was higher. Option C met the design standards the closest.

Ms. Linfield reported that the additional stop sign that was discussed at the previous meeting was at the request of the City Planner Carl Schmult. Ms. Gilmore stated that she prefers to have the stop sign installed as well for safety concerns.

A motion was made by Robert Stephens, seconded by Jack Garland, to revise our previous motion from July 17, 2012 keeping all contingencies the same except to revise the north building wall elevation from 201C to 201A and also to include an additional stop sign at the connector drive with AutoZone. 7 ayes, 0 no, 2 absent. Motion approved.

DISCUSSION

Ms. Linfield reported that staff has received a preliminary site plan from 5/3 Bank proposed to be located at the current site of Wolverine Food & Spirits. Even though the site plan was in the interim review process, she received an email on 8/20/12 stating that the project was not moving forward for internal reasons and to remove it from all agendas. She also reported that Chelsea Chevrolet received final site plan approval from Sylvan Township for a new dealership south of I-94, Smokehouse 52 restaurant is planned for the old Chelsea Market location, and also a new restaurant was planned for the old post office building. The improvements to the post office, although they are numerous, can be administratively approved per the zoning ordinance and will not generate site plan review.

Chairman Kinzer reported that the Chelsea Market has temporary moved into the Chelsea Shopping Center. Once renovations are finished, the market will be moving into the old Chelsea Pharmacy located next to the new Family, Farm and Home store. Chair Kinzer also reported that he attended the CAPT/DART meeting last night and saw a presentation from the Ann Arbor Transportation agency about their five year plan and the opportunities for public comment.

PUBLIC PARTICIPATION

No public present.

ADJOURNMENT

A motion was made by Melissa Johnson to adjourn the meeting at 7:37 p.m. Seconded by Erik Larsen. 7 ayes, 0 no, 2 absent. Motion passed.

Respectfully submitted,



Christine Linfield
Planning, Engineering, Zoning & Community Development Director



July 26, 2012

Dear Chair of the Chelsea Planning Commission,

We are formally requesting to have the Wags to Wiskers Project on Main Street placed on the agenda for next Planning Commission Meeting on August 17th.

As you may know the motion that was made and approved for the North (right) Elevation "C" was not the elevation that was being submitted for approval. Elevations B and C had been prepared to demonstrate that the specific materials that had been requested at the previous meeting made little or no difference to the aesthetic appeal but would make a dramatic difference on the overall cost of the project.

During the course of the most recent meeting a commission member had asked us to clarify which elevation we were submitting and intended to build. In response we stated "Elevation A". In addition, Elevation "A" was the only elevation displayed on the presentation board and the only elevation that was discussed during the course of the meeting.

During the meeting when the Chair called for a motion, a motion was made to approve Elevation "C" we rose to our feet twice to clarify the error in the motion but were told twice to "wait and we will explain later" and the vote continued.

The cost of Elevation C is Detrimental to the project. We had no intention of building Elevation "C". Elevation C was prepared for comparison purposes only.

We look forward to your reply.

Sincerely,

Patricia J. Phillips
Greystone Building Co., inc.

Dena A. Gilmore
Wags to Wiskers