



VILLAGE OF CHELSEA

**CITY OF CHELSEA
PLANNING COMMISSION AGENDA
APRIL 20, 2004
7:30 P.M.
BOARD ROOM
WASHINGTON STREET EDUCATION CENTER
500 WASHINGTON ST., CHELSEA, MI**

CALL TO ORDER

APPROVAL OF MEETING MINUTES

- Meeting Minutes - Approval of Meeting Minutes of March 16, 2004

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

- **TCF BANK** - An application has been filed by TCF Bank of 401 E. Liberty, Ann Arbor, MI 48104 for **Preliminary Site Plan** approval of a proposed TCF National Bank on the following described parcel of land: Tax Code: #.PART OF 06-13-160-002, 1135 S. Main St., Chelsea, MI

DISCUSSION

- **Joint meeting with Council at May's Work Session**
- **Comprehensive Plan**

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes
April 20, 2004
7:30 P.M.
Board Room
Washington Street Education Center
500 Washington Street, Chelsea, MI

Members Present: Chairman Chris Rode, George Kinzer, Peter Feeney, Ann Valle, Chris Pick, Walter Bolt

Members Absent: Rik Haugen, Vincent Elie

Others Present: Planning and Zoning Administrator -Jim Drolett, and Village Trustee -Cheri Albertson (arrived 8:35 p.m.)

Others Absent: City Planner -Carl Schmolt, and City Engineer -Christine Linfield,

CALL TO ORDER

Chairman Chris Rode called the meeting to order at 7:35 P.M.

APPROVAL OF MEETING MINUTES

- **Meeting Minutes** - Approval of Meeting Minutes of March 16, 2004

A motion was made by Ann Valle, seconded by George Kinzer to approve the Meeting Minutes of March 16, 2004, 6 ayes, 0 no, 2 absent. Motion passed.

PUBLIC PARTICIPATION

Chris Rode opened and closed Public Participation. There was no participation.

NEW BUSINESS

- **TCF BANK** - An application has been filed by TCF Bank of 401 E. Liberty, Ann Arbor, MI 48104 for **Preliminary Site Plan** approval of a proposed TCF National Bank on the following described parcel of land: Tax Code: # PART OF 06-13-160-002, 1135 S. Main St., Chelsea, MI

The current TCF bank will be knocked down and a new building will be put up in the same spot. The time frame is about 4 months after getting all permits.

Jim Drolett went over City Engineer Chris Linfield's major issues. There was much discussion regarding the placement of the sidewalks. George Kinzer wants to make sure it's a complete sidewalk obvious to pedestrians. Jim Drolett spoke with Sean Kennedy of Pollys and he is planning to put his sidewalk in at the same time. There are also detention issues being worked on with Sean Kennedy.

Other discussion items included the curb line and putting in a bump-out to make sure traffic does not go out the wrong way and narrowing one of the driveways to 12 feet to try and save the root system of existing mature trees. Chairman Rode said it might be better to ask for new trees since there is one that already looks dead, and another that doesn't look to healthy. There is also an Ash tree that probably will have to go at some time because of the Ash Borer. Michael Rein from Bowers and Rein said there are a couple of Pines that can be saved, and they plan to do what they can to save them.

Walter Bolt would like to see elevations of the drive through bays lowered from the proposed 14 feet. Mr. Rein said that 14.6 feet came from the Fire Marshall and if the Fire Marshall says they can lower them they will. Mr. Bolt also questioned the color rendering of the façade and if a walkway could be put in on the north side for people to walk from the shopping center to the bank. Regarding the façade, Mr. Rein passed out pictures of other buildings they have done and said the color would be almost the same, but he has concerns about the walkway. It would cross in front of the bays and that could make the owner liable. They will take a look at putting in a 3-foot sidewalk in the area where the vegetation is dying and run it along the north side. The petitioner will also look at putting one on the south side as well.

Chris asked if the PC was comfortable with Christine and MDOT making the final decision about sidewalk placement and they agreed.

A motion was made by Peter Feeney to approve the Preliminary Site Plan for the TCF Bank parcel subject to compliance of the City Engineer and City Planners reports, investigating lowering the canopy in the drive through, come to a solution with the Planning Office regarding wall and sidewalk issues on the west side, and investigating moving the side walk from the west side of the property to the east side of the property.

Peter Feeney amended his motion to include narrowing the north drive to 12 feet, supported by George Kinzer. 6 Ayes, 0 No, 2 Absent. Motion passed.

DISCUSSION

Joint meeting with Council at May's Work Session – The City Mayor Ann Feeney has requested a work session to communicate with the Planning Commission, and if there are specific issues to be raised this would be an opportunity to do that. The meeting will be May 4, 2004 at the Planning Commissions Regular Work Session. Rode said this is a good opportunity to discuss the Comprehensive Plan, and share with them the list of sections we feel are important to review. Walter Bolt asked if we could discuss setting up an escrow account for trees in the event that a developer doesn't have room for all the trees on a particular site. Cheri Albertson suggested the Planning Commission bring this to Village Council as a Woodland Ordinance.

Much discussion about bringing up Heritage Pointe and some of the things the Planning Commission thought were key, and what ended up happening with Council. Walter Bolt suggested prioritizing our key issues for Council.

- **Comprehensive Plan** - Chairman Rode went to City Council with the Planning Commission intent to plan. They did approve what was written with minor changes and Chris Rode will get those changes to Karon Barbour, who will then distribute to

the Planning Commission. The timeline for the intent to plan has a time limit to run for public feedback, then we have public hearings and take that info from the surrounding municipalities along with comments from residents and draft the amendment. Peter Feeney thought it might be good to discuss the Regional Issues with Council to see if we can start over.

Ann would like to talk about wording in the plan to stop garage first housing. The wording should say the front door has to be the prominent feature, or the garage has to be behind the front door.

Chris Rode asked what area they would like to focus on next since we have already started Parks and Recreation. The Planning Commission felt Roads and Land-Use is the next issue that should be discussed and next months meeting will be used to go through those sections. Will try to look at the future land use map as well.

- **Sign Ordinance** – the Planning Commission would like to change the Ordinance to prohibit signs such as the CVS sign. Chairman Rode asked Jim Drolett to draft something.

ADJOURNMENT

A motion was made by Peter Feeney, supported by Walter Bolt to adjourn the Planning Commission Meeting at 9:30 p.m. 6 Ayes, 0 no, 2 Absent. Motion passed.

Respectfully submitted,
Walter J. Bolt



Village of Chelsea Planning Commission Secretary

PLANNING COMMISSION

DATE April 20, 2004

PLEASE, SIGN IN

NAME (PLEASE PRINT)

MICHAEL REIN

JIM DROLETT

ADDRESS

24000 S. HURON PKWY A² 48104

CITY