

City of Chelsea
Planning Commission Meeting
May 18, 2004
7:30 p.m.
Washington Street Education Center
500 Washington Street, Chelsea, MI

Members Present: Chairman Chris Rode, Peter Feeney, Ann Dilcher, Ann Valle, Chris Pick, Rik Haugen, George Kinzer and Walter Bolt (arrived 7:40 p.m.)

Members Absent: None (One seat vacant)

Others Present: Village Trustee Cheri Albertson, Planning Consultant Carl Schmult, Zoning Administrator Jim Drolett, Courtney Aldrich, Jane Brooks, Deb Hubbard, Guy Sanville, Ginger Sisson, and Bob Howard

Call to Order

Chairman Rode called the meeting to order at 7:37 p.m.

Approval of Meeting Minutes

C. Pick moved to approve the regular meeting minutes of April 20, 2004 supported by R. Haugen. 7 ayes, 0 nays. Motioned passed.

Approval of Agenda

C. Pick moved to approve the May 18, 2004 agenda for regular meeting of the PC supported by R. Haugen. 7 ayes, 0 nays. Motioned passed.

C. Rode welcomed Ann Dilcher as a new member to the PC. C. Rode indicated that Ms. Dilcher is a professional architect with a local firm in Ann Arbor and her expertise is a welcomed addition to the PC.

Public Participation

C. Rode made a call to the public for anyone who wished to speak about an item not listed on the agenda. Hearing and seeing none, public participation was closed.

Public Hearing

C. Rode opened a public hearing at 7:40 p.m. regarding an application filed by Ms. Deborah Hubbard of the Chelsea Children Cooperative for a Special Land Use Permit of a proposed Cooperative Pre-School on the following described parcel of land:

Tax Code 06-06-12-434-015, 400 Congdon Street, Chelsea, MI

Guy Sanville, Deb Hubbard, Ginger Sisson, and Bob Howard indicated that they were all in favor of the Special Land Use. Bob Howard, neighbor to the Art Center, indicated that the Co-Op Pre-school would be a positive addition to the neighborhood. No one else present spoke in opposition of the proposed Special Land Use.

C. Rode closed the public hearing at 7:47 p.m.

C. Rode also indicated that Ms. Laura Robbins had provided a letter of support for the Co-Op Pre-School.

P. Feeney asked J. Drolett if there was any reason to deny the application. J. Drolett said no. C. Rode asked about the play ground. J. Drolett indicated that the Co-Op would be converting 1/3 of the parking lot to a play ground. The applicant indicated that the parking lot would not be used except for drop-off and that pick-up would occur by driving by in front of the building on Congdon Street.

P. Feeney moved to approve the Special Land Use permit as submitted by the applicant supported by W. Bolt. C. Rode asked for discussion. Discussion continued with safety concerns over the proximity of the playground and the parking areas.

P. Feeney amended his first motion to approve the Special Land Use permit as submitted by the applicant subject to the parking lot being blocked off and there being no use of the parking lot for any motor vehicles while the preschool was in session (between the hours of 8 a.m. and 3 p.m., Monday through Friday from September through May of the school year). Supported by W. Bolt. Discussion. Carl Schmolt suggested the motion be amended to specifically reference that the Special Use Permit was for this applicants proposed use and that it was not transferable.

P. Feeney amended his second motion to approve the Special Land Use permit as submitted by the applicant subject to 1) the parking lot being blocked off and there being no use of the parking lot for any motor vehicles while the Co-Op preschool was in session (between the hours of 8 a.m. and 3 p.m., Monday through Friday from September through May of the school year) and 2) that the Special Use Permit was restricted for this applicant's specific proposed use as the Chelsea Children's Cooperative Preschool and that it was not transferable. Support by W. Bolt. 8 ayes, 0 nays. Motioned passed.

Old business

None

New Business

C. Rode indicated updates to pertinent sections of the comprehensive plan were on-going. PC discussed proposed changes to sections regarding parks and recreation, and transportation and landuse. C. Rode presented a working copy of a map titled Non-Motorized Pathways and indicated that proposed text and map changes pertaining to the parks and recreation section of the Comprehensive Plan would be included in the Notice of Intent to Plan. C. Rode reminded PC members to bring their comments and suggestions related to the City's transportation (i.e., roads and traffic) and land use to the next Work Session for consideration in revising the appropriate section of the Comprehensive Plan.

Reports

C. Rode indicated Vincent Elie had resigned from the PC.

Correspondence

C. Rode presented documentation provided by the Washtenaw County Department of Planning and Environment titled *State of Michigan Public Act 226 of 2003 The Joint Municipal Planning Act: How to Establish a Joint Planning Commission and Ordinance Creation*. Discussion ensued regarding areas within Sylvan and Lima Township for potential use and implementation.

Adjournment

W. Bolt moved to adjourn the meeting at approximately 9:00 p.m. Supported by P. Feeney. 8 ayes, 0 naves. Motion passed.

The meeting ended at approximately 9:00 p.m.

Respectfully submitted,



Walter J. Bolt
Village of Chelsea Planning Commission Secretary



VILLAGE OF CHELSEA

**CITY OF CHELSEA
PLANNING COMMISSION AGENDA
MAY 18, 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 April 20, 2004

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

- Chelsea Children Cooperative – An application has been filed by Deborah Hubbard of Chelsea Children Cooperative for a Special Land Use Permit of a proposed Cooperative Pre-School on the following described parcel of land:
Tax Code 06-06-12-434-015, 400 Congdon Street, Chelsea, MI

OLD BUSINESS

NEW BUSINESS

- Comprehensive Plan

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT