



CITY OF CHELSEA

CITY OF CHELSEA PLANNING COMMISSION AGENDA

JUNE 15, 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 May 18, 2004

APPROVAL OF WORK SESSION MINUTES

- **Worksession Minutes** – Approval of Worksession minutes for May 4, 2004 and June 1st, 2004

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

- **716 W. Middle** – Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Map from RM-2 to RS-2 in the area described as: 716 W. Middle St., Chelsea, MI, corner of Middle and Cleveland Streets. Tax Code# 06-06-12-325-017

NEW BUSINESS

- **Chelsea Community Hospital** – An application has been filed by Phil Boham of Chelsea Community Hospital for combined Preliminary and Final Site Plan approval of a proposed Information Services and Grounds Building on the following described parcel of land: TAX CODE: # 06-06-12-475-048, 775 S. Main Street. Chelsea, MI
- **Chelsea Retirement Community** – An application has been filed by Kate Collins of Chelsea Retirement Communities for combined Preliminary and Final Site Plan approval of a proposed Rehab Addition for the following described parcel of land: TAX CODE: # 06-06-11-480-014, 805 W. Middle Street, Chelsea, MI

- **Election of officers**

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes
June 15, 2004
7:30 P.M.
Board Room
Washington Street Education Center
500 Washington Street, Chelsea, MI

Members Present: Chairman Chris Rode, Walter Bolt, Ann Dilcher, Peter Feeney, George Kinzer, Chris Pick, Ann Valle (arrived 7:36)

Members Absent: Rik Haugen

Others Present: Planning and Zoning Administrator - Jim Drolett, City Engineer – Christine Linfield, City Planner – Carl Schmult, Council Trustee-Frank Hammer,

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 May 18, 2004. Walter Bolt who took the minutes, did not have them ready and will have them at the next meeting.

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – Approval of work Session minutes for May 4, 2004 and June 1st, 2004

A motion was made by Peter Feeney, supported by Walter Bolt to approve the work session minutes of May 4, 2004 as written, 6 ayes, 0 no, 2 absent. Motion carried

Anne Valle arrived

A motion was made by Peter Feeney with one requested change, (change the word development to develop) to approve the June 1st work session minutes, supported by Ann Dilcher. 7 ayes, 0 no, 1 absent. Motion carried.

APPROVAL OF AGENDA

Nothing was added to the agenda

PUBLIC PARTICIPATION

Chris Rode opened and closed public participation. No participation

PUBLIC HEARING

- **716 W. Middle** – Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Map from RM-2 to RS-2 in the area described as: 716 W. Middle St., Chelsea, MI, corner of Middle and Cleveland Streets. Tax Code# 06-06-12-325-017

Planning and Zoning Administrator Jim Drolett gave a brief explanation of the request made by Richard Pierce, and commented that the request matches our Comprehensive Plan. Scott McElrath, from Dangerous Architects, said he is a potential buyer of the property and his effort is to rezone it to single family residential, occupy the existing house, and renovate the green house that is currently on the property. Bob Wanty, from Washtenaw Engineering, said there are a couple of buildings that are proposed to be taken down behind the green house.

Chris Rode opened the Public Hearing. There was no public participation and the Chairman closed the Public Hearing.

The reason for the rezoning request is that under RM-2 designation the minimum lot width required would not allow the owner to develop the property and meet setback requirements. The significant difference is that it affords the opportunity to put Single Family residences on the property to develop the property more efficiently. There could end up being 4 homes on that corner. One home is already there, The green house would be renovated and 2 new homes could be built.

A motion was made by Walter Bolt to recommend to City Council the rezoning of the property per the petitioner's request from RM-2 to RS-2, supported by George Kinzer

Walter Bolt amended his motion to include the reason for the recommendation to rezone from Rm-2 to RS-2, is to conform to the Comprehensive Plan. 7 Ayes, 0 No, 1 Absent. Motion carried

NEW BUSINESS

- **Chelsea Community Hospital** – An application has been filed by Phil Boham of Chelsea Community Hospital for combined Preliminary and Final Site Plan approval of a proposed Information Services and Grounds Building on the following described parcel of land: TAX CODE: # 06-06-12-475-048, 775 S. Main Street. Chelsea, MI

Carl Schmult and Christine Linfield went over their reports. George Kinzer commented that he prefers to see the standard shoebox lighting that we have on many other buildings rather than what is shown. Bob Wanty will let the architect know that.

Peter Feeney commented that the site is already so wooded that he doesn't feel like the trees missing will be that big of a loss. Ann Dilcher is concerned that they are taking out hard woods and are not replacing those. Bob Wanty said they are taking out the

hardwoods and replacing them with conifers to shield the building from the main hospital because it is an industrial metal building.

Chris Rode wants to make sure foot traffic between Silver Maples and the hospital will not be jeopardized. Bob Wanty said it would not, and in fact they want to add two more lights to the pathway because the path is too dark. George Kinzer would also like to see potential connections to other parts of the hospital, that can connect to different areas of the city for footpaths, and Bob Wanty said he would bring that up with the architect to maintain pathway connections.

A motion was made by Walter Bolt to permit the combined Preliminary and Final Site plan request, supported by George Kinzer. 7 Ayes, 0 No, 1 Absent. Motion carried.

A motion was made Walter Bolt to approve the Preliminary and Final Site plan for the Chelsea Community Hospital with the following changes: The lighting detail is to be of a shoebox variety, and any other issues from the City Engineer's and City Planners reports, supported by Peter Feeney . 7 Ayes, 0 no, 1 Absent. Motion carried.

- **Chelsea Retirement Community** – An application has been filed by Kate Collins of Chelsea Retirement Communities for combined Preliminary and Final Site Plan approval of a proposed Rehab Addition for the following described parcel of land: TAX CODE: # 06-06-11-480-014, 805 W. Middle Street, Chelsea, MI

Christine Linfield and Carl Schmult went over their reports. Kate Collins who works for the Chelsea Retirement Community, said they are updating and adding physical therapy space. This addition will not add resident space, but more space for physical therapy for patients. You won't be able to see the development unless you are on the campus. It will be surrounded on 3 sides by buildings, and 1 side is a boiler. They talked about adding another catch basin and adding walk space. The light fixtures are downward.

A motion was made by Walter Bolt to permit the combined Preliminary and Final Site Plan, supported by Peter Feeney. 7 ayes, 0 no, 1 absent. Motion carried.

A motion was made by Walter Bolt to approve the Preliminary and Final Site Plan subject to complying with issues in the reports from the City Engineer and City Planner, supported by Peter Feeney. 7 ayes, 0 no, 1 absent. Motion carried.

Peter Feeney commented that staff is really doing a good job of preparing applicants before they get here.

- **Election of officers**

Chairman – Chris Rode
Vice Chair – George Kinzer
Secretary – Walter Bolt

A motion was made by Peter Feeney to keep the current slate, supported by Chris Pick. 7 ayes, 0 No, 1 absent. Motion passed.

DISCUSSION

Chris Rode said that Casey Blair who is interested in serving on the Planning Commission has been interviewed and will be on the next City Council Meeting Agenda along with the other 3 terms that are up for Walter Bolt, Rick Haugen, and Peter Feeney. The new applicant would be filling Vincent Elie's place.

CORRESPONDENCE

The Chairman would like the PC to continue to work on the review of the traffic sections at the next work session meeting in July on the 6th. Walter Bolt commented that he will not be in town for that meeting. Peter Feeney would like to have Ken Reiter from the county at that worksession. Chris Rode is working on getting him there. Ann Dilcher asked if we had any maps that show sidewalks and connections. Currently this is not something that is available.

Jim Drolett said we should have a draft of the Ordinance by August.

Next month the landscape plan for the Clock Tower Courtyard will be in for the Planning Commission to review but will not need any action.

George Kinzer asked when they were putting the sidewalk back in by the Blockbuster and he would like to see it fixed. Chris Rode is hoping that they are planning to do that at the same time they do it for the new building.

ADJOURNMENT

A motion was made by Walter bolt, supported by Peter Feeney, to adjourn at 8:50. Motion passed. 7 ayes, 0 no, 1 absent. Motion passed.

Respectfully submitted,



Walter J. Bolt
Village of Chelsea Planning Commission Secretary

PLEASE SIGN IN

PLANNING COMMISSION MEETING

Date: JUNE 15, 2004

NAME (Please Print)

ADDRESS

Tom Krug
August Kehn

805 W. Middle St.
" Chelsea Ret. Comm.

SCOTT McELRATH

104 S. MAIN CHELSEA