



CITY OF CHELSEA
CITY OF CHELSEA
PLANNING COMMISSION AGENDA
JULY 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 May 18 & June 15, 2004

APPROVAL OF WORK SESSION MINUTES

- **Worksession Minutes** – Approval of WorkSession minutes for July 6, 2004

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

- **Longworth Building** - 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 C-5 and I-1 to C-5 in the area described as: Tax Code# FC-06-12-182-007 and 008, 118 N. Main and 110 Jackson St., now known as 200 N. Main.

OLD BUSINESS

- **Clock Tower** - Landscape Plan
- **Chuck Beck Building adjacent to Farmer Jacks** - Amendment to the Final Site Plan approval for Chuck Beck's office building architecture.

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT

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

Members Present: Chairman Chris Rode, Casey Blair, Ann Valle, Ann Dilcher, Chris Pick, Rik Haugen, Walter Bolt , George Kinzer (arrived 8:05)

Members Absent: Peter Feeney (approved absence)

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

Others Absent; City Planner – Carl Schmult

CALL TO ORDER

Chairman Chris Rode called the meeting to order at 7:33 p.m.

APPROVAL OF MEETING MINUTES

- **Meeting Minutes** - Approval of Meeting Minutes of May 18, 2004 & June 15, 2004

A motion was made by Ann Valle, supported by Walter Bolt to approve the May 18, 2004 Planning Commission Minutes.

Ann Valle amended her motion to approve the May 18, 2004 Planning Commission Minutes with the following changes. Change Village Trustee to City Trustee next to Cheri Albertson's name, and on page 2, under New Business, first paragraph, type "to the next work session" after land use, supported by Walter Bolt. 7 Ayes, 0 No, 2 Absent. Motion Passed.

A motion was made by Ann Valle, supported by Walter Bolt to approve the Planning Commission minutes of June 15, 2004. 7 Ayes, 0 no, 2 Absent. Motion passed.

APPROVAL OF WORK SESSION MINUTES

- **Worksession Minutes** – Approval of WorkSession minutes for July 6, 2004. The Work Session Minutes were not available and Ann Valle will try and have them for the next meeting.

PUBLIC PARTICIPATION

Chris Rode opened and closed Public Participation as no comments were made.

PUBLIC HEARING

- **Longworth Building** - 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 C-5 and I-1 to C-5 in the area described as: Tax Code# FC-06-12-182-007 and 008, 118 N. Main and 110 Jackson St., now known as 200 N. Main.

Jim Drolett gave a brief explanation of why Magellan Properties wants to rezone the Longworth Building property. The front portion of the building is in the Central Business District, and the back portion is zoned Industrial and there is no clear survey of the parcel showing where the zoning district boundaries are located, therefore he recommended to the applicant they try to have the whole site rezoned to C-5.

Chris Rode opened the Public Hearing. Mike Steklac, Executive Director of the DDA, said that they have reviewed the site, and expressed concern over the impact that the development will have on parking in the area because C-5 is exempt from the parking requirements within 500 feet of a Municipal Parking Lot. They are supportive of the redevelopment and the rezoning of the site, but encourage the developers to work with staff and the DDA on parking.

Chris Rode closed the Public Hearing. Chairman Rode said that on Page 59 in the Comprehensive Plan it discusses parking in the Central Business District for future development and he suggested that when working on the Comprehensive Plan we address parking, and work with staff and the DDA.

Walter asked if they were planning underground parking. John Langs of Magellan Property said they are calling out for 25 to 30 parking spots in back of the building. There is ground contamination with heavy metals in the sub surface soils. They are proposing mixed use with a residential component. They plan to work with the DDA and get feedback from the community before they submit formally to the Planning Commission. They are proposing 10 condominiums, which could take up to 15 spots. That will leave an additional 15 parking spots.

A motion was made by Chris pick to recommend to City Council the subject property be changed from I-1 and C-5, to C-5, supported by Rik Haugen

Chris Pick amended his motion to move to recommend to City Council the subject property be changed from I-1 and C-5, to C-5 based on its consistency on the Future Land Use Map in the Comprehensive Plan, supported by Rik Haugen 7 Ayes, 0 No, 1 Absent, 1 Abstained from voting (George Kinzer had just arrived and was not part of the discussion).

OLD BUSINESS

- **Clock Tower** - Landscape Plan

Jim Drolett read over Carl Schmolt's report and City Engineer, Chris Linfield went over her report.

John Wyeth from McKinley properties said they will address all the concerns from the Engineer and Planners reports. He also said the Photometric Plan is in process right now and will be submitted for review. In regards to the missing information for the narrow strip between M-52 and the market building, John Wyeth said that due to elevations of the landings, and unknown door locations, this will be done at a future date. For landscaping in this narrow strip, they were thinking of small planting beds, or sod, but that has not been finalized yet and they can change that if the Planning Commission wishes. City Engineer, Chris Linfield asked if they have a detail of the fountain. John Wyeth said that the round fountain will be surrounded by slate blue concrete, will be octagon, and will have 2 bowls with the diameter of the outer bowl being 12 feet.

Planning Commissioner George Kinzer had concerns about ice buildup on the site due to the slope of the property. Mr. Wyeth said that drainage would be installed to avoid any water buildup. Some of the materials to be used on the site will be regular concrete, brick pavers, and scored colored concrete.

Rik Haguen is concerned that there are sheets missing from the Landscape Plan and the Planning Commission has not seen everything yet, and also asked the applicant to consider using a brick vaner. Jim Drolett said they had met the landscape requirements that the Planning Commission requested at the time of the final site plan approval. George Kinzer would like to see the detail of the materials used, and colors shown in the final landscape plans that will be at the Work Session.

A motion was made by Rik Haugen to table the Clock Tower Landcape Plan until they have associated details, elevations, and the lighting plan that should be part of the plan, supported by Ann Valle. 3 Ayes, 5 Nays (Bolt, Blair, Kinzer, Pick, Rode), 1 Absent. Motion failed.

A motion was made by Chris Pick to approve the landscape plan for the courtyard subject to the following conditions; addressing staff comments and concerns, a discussion of the outstanding elements at the next work session to help understand additional detail on sheets, and reference sheets to match what was shown on the color rendering, supported by Walter Bolt 6 Ayes, 2 Nays (Valle, Haugen), 1 Absent. Motion passed.

- **Chuck Beck Building adjacent to Farmer Jack's Plan Approval-** Amendment to the Final Site Plan

Chairman Rode said that he is an adjacent property owner and that he will abstain from the vote.

City Engineer Chris Linfield went over her report, and Planning and Zoning Administrator Jim Drolett went over his memo to the Planning Commission. One of Jim's concerns is that the roof of the building overhangs the front yard setback.

Dan Joseph, from Dan Joseph Architects passed out new sheets to the Planning Commission that they had not had an opportunity to review. Mr. Joseph said that he feels they are not seeking to amend anything from the past site plan that has already been approved. The new plans address the setback requirements that Jim was concerned about.

The architecture and materials of the plan submitted were quite different than the Farmer Jack's building. Jim Drolett said that Farmer Jack's needs to be contacted because they were part of the original proposal, and it was meant as a single site plan that was supposed to match. Rik Haugen asked if the plan that was approved was conditioned on the building materials, and style that Farmer Jack's had. Jim Drolett said yes, that it says right on the plan that it shall match Farmer Jack's. Even though there are 2 parcels, Rik Haugen said there were 2 owners, but it was considered a single site plan. Chris Rode said that side lot had to move in order to meet the requirements for PMU - Planned Mixed Use. In fact, the applicants lot line goes into the Farmer Jack's parking lot. George Kinzer wanted to know specific materials that were required. In Jim's memo to the Planning Commission he specified what was to be used.

Rik Haugen is concerned that we might be setting precedence from a final site plan that we approved.

Chris Linfield asked Mr. Joseph specifically if the plan that was submitted and reviewed is now being replaced by the new plan that was given to the Planning Commission tonight that they have not seen. Mr. Joseph said it did!

Chris Pick said he would like to see a full set of plans before any action is taken and Rik Haugen would like an opinion from Carl Schmult, and maybe legal counsel. Chris Rode said it would be in the best interest of the City to contact Farmer Jacks unless our Planning Consultant says different. Casey Blair asked if we need to advertise. Jim said if we are having a site plan change we do need to advertise. If he can get a set of plans to us that are to scale, we will advertise it. Then we can get Carl's comments, and can notify Farmer Jack's.

A motion was made by Walter Bolt to table the site plan, supported by Ann Dilcher. 7 Ayes, 0 No, 1 Abstained (Rode) 1 Absent. Motion passed.

REPORTS

Chris Rode wanted to discuss the last Chelsea Area Planning Team meeting with the Planning Commission. Traffic issues were discussed. There was a resolution addressed from WATS. They are hoping to lay the groundwork to surrounding municipalities for procedures for funding that can be available. They also discussed the Regional Plan, and there was interest to get some level of cooperation back. Chris Rode presented the resolution that we proposed back in February, and there was some discussion. Each participating local unit of government will write their own resolution of endorsement. He also said that the Resolution will go in front of the City Council.

ADJOURNMENT

A motion was made by Walter Bolt, seconded by Rik Haugen to adjourn the meeting at 10:40 p.m. 8 Ayes, 0 No, 1 Absent. Motion passed.

Respectfully submitted,



Walter J. Bolt

Village of Chelsea Planning Commission Secretary

PLANNING COMMISSION

DATE 7-20-04

PLEASE, SIGN IN

NAME (PLEASE PRINT)

ADDRESS

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John Langs

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JOHN WIRTH

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Sandy Hansen

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