



CITY OF CHELSEA

CITY OF CHELSEA PLANNING COMMISSION AGENDA SEPTEMBER 21, 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 August 17, 2004

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – Approval of Work Session minutes for September 7, 2004

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

- **Chelsea Hosptial Rezoning** - 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 RS-2 to MC in the area described as: Tax Code #06-06-12-475-032, 757 S. Main St., Chelsea

OLD BUSINESS

- **Pierce Lake Professional Building** - An application has been filed by Dan Joseph of Versatile Investments LLC for an Amended Final Site Plan approval of a proposed Office Building on the following described parcel of land: Tax Code #06-06-13-450-019, 1301 S. Main St. Chelsea

NEW BUSINESS

- **Hatch Stamping Parking Lot Expansion** - An application has been filed by Ed Horodecki of Hatch Stamping for an Amended Final Site Plan approval of a proposed parking lot expansion on the following described parcel of land: Tax Code #06-06-12-250-019, 635 E. Industrial Drive, Chelsea

**City of Chelsea Planning Commission Meeting Minutes
September 21, 2004**

7:30 P.M.

Board Room

**Washington Street Education Center
500 Washington Street, Chelsea, MI**

Members Present: Chairman Chris Rode, Walter Bolt, Casey Blair, Ann Valle, Peter Feeney, Ann Dilcher, Chris Pick,

Members Absent: Rik Haugen, George Kinzer

Others Present: Planning & Zoning Administrator James Drolett, City Engineer-Christine Linfield, City Trustee-Cheri Albertson

Others Absent: City Planner – Carl Schmult, City Trustee-Frank Hammer

Chris Rode called the meeting to order at 7:42 p.m. due to meeting room conflicts.

APPROVAL OF THE MEETING MINUTES OF AUGUST 17, 2004

A motion was made by Ann Valle, supported by Walter Bolt to approve the regular Planning Commission Meeting Minutes of August 17, 2004. 7 Ayes, 0 No, 2 Absent. Motion passed.

APPROVAL OF THE WORK SESSION MINUTES OF JULY 6, 2004 & SEPTEMBER 7, 2004

A motion was made by Peter Feeney, seconded by Chris Pick to approve the Work Session Minutes of July 6, 2004. 7 Ayes, 0 No, 2 Absent. Motion passed.

A motion was made by Ann Valle, supported by Ann Dilcher to approve the Work Session Minutes of September 7, 2004. 7 Ayes, 0 No, 2 Absent. Motion passed.

APPROVAL OF AGENDA

Approved as presented.

PUBLIC PARTICIPATION

Chris Rode opened and closed this portion of the meeting. There was no participation from the public.

PUBLIC HEARING

- **Chelsea Hospital Rezoning** - 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 RS-2 to MC in the area described as: Tax Code #06-06-12-475-032, 757 S. Main St., Chelsea

Phil Boham, representing the hospital, said they purchased the land because it's contiguous to the hospital property. They have no current plans other than to retain it as residential.

Chairman Rode opened the Public Hearing. There were several comments from the audience.

- Mary Ann Sprague of 766 S. Main lives directly across from the vacant land and is against rezoning the property as Medical Center.
- Allen Kiest and Bryan Spolarich of 744 S. Main said they were drawn to that home because it was a residential neighborhood, and feel it would start an avalanche along Main Street with other properties that abut the hospital. They both want it left as residential. Bryan asked if there was a Master Plan. Chairman Rode said that we do have a Master Plan, but that area is not very clear on the lot lines. He added that in some areas of our Plan, it is very specific, such as the case with Federal Screw Works (that it will go back to residential if it ever closes), and not clear in other areas.
- Joe Masaracchia of 717 S. Main said that before he could make a decision on the property being rezoned, he would like to see what is proposed first. At this time he is opposed because they don't have a plan.
- Derrek Vandon Bosch of 752 S. Main is against the rezoning. His concern is that it will have a cascading effect, and doesn't know how it would effect neighboring lots of land. He is not against growth, but not at the sake of losing residential areas and does not want to see any lots along Main Street changed from residential.
- Joni Timm of 764 S. Main is also opposed to the request because there are no plans proposed at this time. Her concern is that there are no height restrictions, and many children cross that lot to go to the park. It would also create more traffic. Phil Boham said that the hospital already owns that lot, and is not part of 757 S. Main.
- Shawn Personke of 627 S. Main would like to see the zoning waived until the hospital has a plan. Residents in the area have tried hard to maintain the homes as a gateway to the city.
- Bob Valle of 719 S. Main said residents have spent a lot of money maintaining the homes along Main Street. It is the gateway to the city, and he is opposed to the rezoning.

Chairman Rode closed the Public Hearing.

Chairman Rode suggests that the Planning Commission table the request until they have an opportunity to talk with the hospital and see what is in their master plan, and their future needs while being sensitive to the residential uses along Main and Old-12. The whole area needs to be looked at.

Phil Boham wanted to reassure the public that the hospital is also concerned about the gateway as well as preserving the wild life in the area. The hospital continues to look for more property for the hospitals ongoing technological needs.

A motion was made by Casey Blair to table the rezoning request until the Planning Commission has had an opportunity to look at the 5 findings from section 13.06 to make sure we cover our bases, seconded by Peter Feeney. 2 Ayes, 5 Nay, 2 Absent. Motion failed.

Phil Boham asked if he would be penalized if they withdraw the request. Jim Drolett said that if the petition is denied, they cannot resubmit it for one year, and if they withdraw it they are not penalized. He is concerned that he would have to forfeit the \$1100.00 fee the hospital has already paid. Trustee Albertson felt that he should not have to forfeit the fee. Jim Drolett said that he would have to see how much money has been spent for advertising and deduct that amount of money.

A motion was made by Ann Dilcher, supported by Ann Valle that we recommend to council denial of the request.

Phil Boham decided to withdraw his request for a rezoning at this time. Chris Rode asked Phil Boham to come to the November 2, 2004 Planning Commission Work Session to discuss the hospitals master plan.

Ann Dilcher withdrew her motion, Ann Valle has withdrawn her support.

OLD BUSINESS

- **Pierce Lake Professional Building** - An application has been filed by Dan Joseph of Versatile Investments LLC for an Amended Final Site Plan approval of a proposed Office Building on the following described parcel of land: Tax Code #06-06-13-450-019, 1301 S. Main St. Chelsea

Jim Drolett read over City Planner Carl Schmolt's report, and City Engineer Christine Linfield went over her report. Ms. Linfield mentioned that in her report she made an error and referenced a set of plans from July 2, and the plan was actually dated August 18.

There was much discussion between the petitioner, the Engineer, and the Planning Commission in regards to what constitutes an overhang. The building will need to be downsized from 81 feet one way, and 46 feet the other, to meet the footprint of the property.

Much discussion regarding the architecture of the building, and was the Planning Commission ready to approve the architectural change from what was already approved. Jim Drolett did send memos regarding the change in architecture to Farmer Jack. We did not get a response, nor was there a representative at the Planning Commission Meeting opposing the new design from Farmer Jacks.

A motion was made by Peter Feeney, supported by Walter bolt to table the submission. 6 Ayes, 1 Abstain (C. Rode) 0 No, 2 Absent. Motion passed.

Chairman Rode suggests specific mention of the findings in ordinance # 4.35 H 1, 4, 5 where architectural designs are discussed, and any discrepancies from the previous landscape plan that was approved and the current plan.

The Planning Commission is in favor of the design of the buildings in terms of a substitute to what has already been approved, and the elevations are satisfactory. The building is too big for the site and the Planning Commission is concerned that by shrinking it would change the look of the building. At the next regular meeting the Planning Commission would like to see what the building is going to look like fit into the site correctly per Christine Linfield and Jim Drolett's interpretation of our Ordinance. They also want more specifics on colors and materials including samples of the hardy plank to be used. Walter Bolt would like to see what the backs of those buildings are going to look like. Planning and Zoning Administrator, Jim Drolett feels Mr. Joseph should also provide the percentage of how his design complies, or does not comply with our Commercial Design Standards.

NEW BUSINESS

- **Hatch Stamping Parking Lot Expansion** - An application has been filed by Ed Horodecki of Hatch Stamping for an Amended Final Site Plan approval of a proposed parking lot expansion on the following described parcel of land: Tax Code #06-06-12-250-019, 635 E. Industrial Drive, Chelsea

Planning & Zoning Administrator Jim Drolett gave a brief overview of the project, and City Engineer Christine Linfield went over her report. One of the issues from Christine's report is that the southern driveway culvert must be updated and improved to the satisfactory of the City Engineer.

A motion was made by Walter Bolt to approve the plan as presented, conditioned that they upsize the southern most culvert to the City Engineer's satisfaction, and clean up the ditch line, supported by Casey Blair. 7 Ayes, 2 Absent, 0 No. Motion passed.

DISCUSSION

Chris Rode suggests that work be ongoing for the Master Plan, and that the Planning Commission tries to get through mobility

ADJOURNMENT

A motion was made by Walter Bolt, supported by Ann Valle to adjourn the meeting at 9:50 p.m. 7 ayes, 0 no, 2 absent. Motion passed

Respectfully submitted,



Walter J. Bolt
City of Chelsea Planning Commission Secretary

PLEASE SIGN IN

PLANNING COMMISSION MEETING

Date: September 21, 2004

NAME (Please Print)

ADDRESS

BRIAN SPOLARICH

744 S. MAIN

ALAN KISTE

744 S. MAIN

Joe MASARACCHIA

717 S. Main

Eddie Doherty

722 S. Main

CHRISTOPHER VANDON BOSCH

752 S. MAIN

Shawn Personke

627 S. Main

Bob Valle

719 S. MAIN ST

Brian + Joni Simm

764 S. Main

Mary Ann Sprague

766 S. Main Street

Ed Hoedecki

Hatch Stamping Co.

PHIL BOHAM

EEH