



CITY OF CHELSEA

CITY OF CHELSEA PLANNING COMMISSION AGENDA

OCTOBER 19, 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 September 21, 2004

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – Approval of Work Session minutes for October 5, 2004

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

- **6065 Sibley Variance, Walter Bolt** - An application has been filed by Walter Bolt for an amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Map from Sylvan Township, LC-Light Commercial to Chelsea City, C2-General Commercial in the area described as: TAX CODE #:06-06-01-300-007, 6065 Sibley Road, Chelsea, MI

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

- **Hospital Wellness Center** - An application has been filed by Phil Boham of Chelsea Community Hospital for an Amended Final Site Plan approval of a proposed Addition to the Wellness Center on the following described parcel of land: Tax Code: # FC-06-06-12-475-048, 14800 E. Old US 12, Chelsea.

- **McKune District Library** – An application has been filed by Metta Lansdale of Chelsea District Library for Preliminary Site Plan approval of a proposed District Library on the following described parcel of land: Tax Code: # FC 06-06-12-402-017, 06-06-12-402-019, 221 S. Main St., Chelsea

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes
October 19, 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 Dilcher, Chris Pick, Rik Haugen, George Kinzer, Ann Valle (arrived 6:30)

Members Absent: Peter Feeney (excused)

Others Present: Planning & Zoning Administrator James Drolett, City Planner – Carl Schmult, City Trustee - Cheri Albertson

Others Absent: City Engineer-Christine Linfield, City Trustee- Frank Hammer

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

APPROVAL OF THE MEETING MINUTES OF SEPTEMBER 21, 2004

A motion was made by Ann Dilcher, supported by Chris Pick to approve the regular Planning Commission Minutes of September 21, 2004. 7 Ayes, 0 No, 2 Absent. Motion passed.

APPROVAL OF THE WORK SESSION MINUTES OF OCTOBER 5, 2004

A motion was made Casey Blair, supported by George Kinzer to approve the Work Session Minutes of October 5, 2004. 7 Ayes, 0 No, 2 Absent. Motion passed.

APPROVAL OF AGENDA

No changes were made.

PUBLIC PARTICIPATION

Chairman Rode opened Public Participation. Marvin Carlson, of 14200 Dexter Chelsea Road is not happy with what he considers the devastation of the Merkel Farm. He said his property now has a 20-foot barrier that will be stacked with boulders. His request is that the Planning Commission considers the compatibility and consistency with the rest of the City in future developments. He also commented that he would be putting his property up for sale.

Cindy McFarlan, of 820 N. Main has concerns over the Heritage PUD currently under construction. She has visited Carlson's property and is saddened by the property around it. She feels that there is a variance on what was permitted when she was on Council, and what is happening now. The developer was supposed to submit a landscape plan to show the buffer strip to be approved by City Council. Ms. McFarlan said that she did not approve a 20-foot drop up against Marvin Carlson's property. She went on to say that the traffic study was done in December of last year and was not submitted to the City until September of this year, and to date, the Planning Commission nor City Council has not seen the executive summary. She was also concerned that on the Clock Tower Property the Dept. of Transportation was going to look at lining up Buchanan street with the parking lot to provide and even egress and ingress.

Cheri Albertson who chose to speak as a private citizen is also saddened by the devastation of the Merkel property. She realizes that the Planning Commission is limited on what it can, and cannot do, but is concerned that the development is not integrated into the community.

Planning Commissioner Rik Haugen thinks it's time for us to reevaluate our goals and objectives in the Master Plan. He feels the developer of Heritage Point is trying to expedite the development. The City needs to be able to absorb these developments and to leverage everything possible to be able to absorb the development. He went on to say that the on site equipment is running from 7 a.m. to 10 p.m. and feels that City Council needs to manage these types of issues, and that other communities have strict guidelines on this.

George Kinzer commented that he, and the Planning Commission have devoted a fair amount of energy on this project, and that they have not catered to the developer.

Chairman Rode closed the Public Hearing.

PUBLIC HEARING

- **6065 Sibley Rezoning Public Hearing, Walter Bolt** - 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 Sylvan Township, LC-Light Commercial to Chelsea City, C2-General Commercial in the area described as: Tax Code # 06-06-01-300-007

Jim Drolett gave a brief introduction of Walter Bolts request.

Chris Rode opened the Public hearing..

Cheri Albertson asked if the owners of the other parcels that came into the city are going to have to come in front of the Planning Commission and get their property rezoned. Planning and Zoning Administrator Jim Drolett said he is going to try and rezone most of the property at one time, and try to follow current use. Walter Bolt is trying to change his zoning to meet the setback requirements for what he wants to use it for. Chris Rode said we have two years to try and rezone those parcels from Township Zoning, to City Zoning, even though residents are paying city taxes, and the Master Plan did plan for those parcels to remain their current zoning. In this particular case, Walter Bolt's use is limited by the size of the lot and the rezoning will not drastically change what will be allowed.

Walter Bolt of 326 Madison owns the property at 6065 Sibley. The reason he is asking to have the property rezoned is so he can have the same rights he had while in the Township. He originally purchased the property to provide some type of food service to the Industrial Park. He is not able to do that in our C-1 district. The closest zoning designation that will allow what he was able to do in the Township is C-2.

A motion was made by George Kinzer, supported by Casey Blair that the Planning Commission recommends to City Council they approve the application for rezoning. The motion is made in light of the advice of Jim Drolett that the request for this zoning most closely matches the zoning while it was in the Township. 6 Ayes, 0 No, 1 Abstain (Walter Bolt) 2 Absent. Motion passed.

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.

Carl Schmult went over his report. Christine Linfield could not be in attendance, but did go over the site plan with Carl, and she had nothing more to add.

Much discussion among the Planning Commission about the design of the building and that it does not meet the existing approved site plan. Rik Haugen said there was to be a consistent theme, and materials, to give continuity to that development. The idea was that we were trying to not create individual business units, but give them a connection. This new site plan does not reflect that, and should not be considered. Ann Valle asked if this site plan has changed significantly since the first submittal by Mr. Joseph and Chairman Rode said it had not.

Dan Joseph said he feels his plan meets the Commercial Design Standards, and the PMU, and that he could have come in 3 months ago and gotten a building permit, but wanted to put something different in Chelsea. Ann Dilcher said what it doesn't meet, was what had already been decided, that these plans needed to match the Farmer Jacks site. If it was coming in as a stand-alone project, it would probably meet the requirements, but because it was part of another development it does not meet what was originally approved.

Dan Joseph asked if his amended site plan was advertised, and Chairman Rode told him that all amendments are advertised as his was.

Walter Bolt said he can appreciate what he was trying to do, but since we met last, there was some concern about how these buildings all related to each other. Everything around it is brick. When the Planning Commission looked at the South Area Plan along with our Master Plan and Ordinance, a lot of consideration was given, and those buildings were part of a larger plan. The intent was for the Planning Commission to make it seem like it was a blended community. Walter wants to lean towards the Planning Commission original design, and feels that it would set aside the Commissions original intent.

Chairman Rode summarized the comments from the Planning Commission. We have an approved site plan with elevations and the applicant has requested a change in architectural design. The Planning Commission has asked for direction from Carl and Christine and they have pointed out the language in the Planned Mixed Use section which is H1, 4 & 5 on page 4-67, and 5.14C on page 5-26 from the Commercial Design Standards.

A motion was made by Ann Dilcher that sighting the Planned Mixed Use PMU section H.1 that says the architecture of the site should be compatible with the existing buildings on neighboring lots, and sighting that this was put together as part of the Farmer Jacks development, we move to deny the change in architecture, supported by Walter Bolt. 7 Ayes, 0 No, 1 Abstain (Chris Rode), 1 Absent. Motion passed.

George Kinzer commented that the Planning Commission has worked hard on developments at the intersection of Old Us-12, and M-52 to make sure that there is a variety such as

materials used, roof lines, etc. while maintaining a certain appearance of those buildings, and remaining consistent with the surrounding buildings.

NEW BUSINESS

- **Hospital Wellness Center** - An application has been filed by Phil Boham of Chelsea Community Hospital for an Amended Final Site Plan approval of a proposed Addition to the Wellness Center on the following described parcel of land: Tax Code: # 06-06-12-475-048, 14800 E. Old US 12, Chelsea.

Carl Schmolt went over his report, and Jim Drolett went over the City Engineer's report. Phil Boham was not able to attend the meeting, but was available by cell phone.

Chris Rode spoke with Phil Boham earlier in the day and asked him if there would be a parking hardship because parking was reduced on the original site plan. Mr. Boham assured Mr. Rode that the addition is not adding visits to the wellness center, but is adding relief. For example, patients have to move in gowns, through areas where the general public are working out. They are trying to be more efficient with the space.

A motion was made by Walter Bolt to approve the amended site plan for the Chelsea Wellness Center and incorporate any comments by the City Engineer and staff, supported by Rik Haugen. 8 Ayes, 0 no, 1 Absent. Motion passed.

- **McKune District Library** – An application has been filed by Metta Lansdale of Chelsea District Library for Preliminary Site Plan approval of a proposed District Library on the following described parcel of land: Tax Code: # 06-06-12-402-017, 06-06-12-402-019, 221 S. Main St., Chelsea

The applicants have filed a rezoning request for an adjacent parcel, and a variance. The Public Hearing will be on next month's PC agenda, and the variance will be on the ZBA agenda for November. The applicants are aware that the Planning Commission will not be granting site plan approval tonight.

Carl Schmolt went over his report and Jim Drolett read over Chris Linfield's report.

Much discussion regarding the site plan. Walter Bolt is concerned that the building addition is too far recessed in comparison with the surrounding buildings and does not match building style of others in the area. It was noted that the building is in the C-5 district with no setback requirements. Chris Pick feels that there may have been other options that would eliminate the need for a variance, and that the new building is not very complimentary to the McKune House. The addition calls for large windows on the East Side and Commissioner Kinzer would like to see as much of a barrier between the adjacent house, and the addition.

Lynn Fox who has been on the library board from 1977, is co-chair on the building committee. She said the reason they put the building where it is, was to maintain the McKune house as the focal point and keep the residential feel on Orchard Street. The building does not come out further than any of the porches on Orchard Street. The site is a difficult one, and the foundation of the McKune house has to be handled delicately. There are a lot of elevation changes on the site. The McKune house used to set on a high hill and they would like to bring some of the landscaping back to its original state. Many of the decisions

on the building were made based on public input. The parking was set up to go one way from Orchard out to Park Street because there is a light there to help the flow of traffic.

Metta Lansdale, Director for the library said the connector that runs between the McKune house and addition has been the most difficult challenge because of the elevations. They did a survey in 1998 and 98% of the people wanted a bigger library downtown with parking. A major difficulty has been the floor elevations of the McKune house. They will not work in today's standards. Metta said that they realize the design is not logical, but they are doing this for the sheer love of maintaining the McKune house for the city of Chelsea.

George Kinzer asked if the Merkels approved the driveway being shut on M-52. Metta Lansdale believes that they will, but they are at the beginning of those discussions. They are also having discussions with Ms. Hafner, who is also an adjoining property owner. They have already gotten letters from the DDA, and the Staffan's. Chris Rode asked for a clear statement of preference by Ms. Hafner by the next meeting.

Chairman Rode commented that the Comprehensive Plan discusses (page 41-Public Services) the library and that it should remain downtown. The Comprehensive Plan also talks about (page 62) the vacant lot south of the McKune Library as an alternate location, and that the back portion should be used for the library, and the front portion should be used as park space. (Ann Valle departed).

A motion was made by Walter Bolt that they recommend to the Zoning Board of Appeals that we table this site plan, and that in respect to parking we deny it in it's current rendition, motion dies for lack of support.

A motion was made by Rik Hagen that we table the preliminary site plan until the next regular session, supported by Walter bolt, 7 Ayes, 0 No, 2 Absent. Motion passed.

ADJOURNMENT

A motion was made by Rik Haugen, supported by Walter Bolt to adjourn the meeting at 11:05 p.m.

Respectfully submitted,



Walter J. Bolt
City of Chelsea Planning Commission Secretary

PLEASE SIGN IN

PLANNING COMMISSION MEETING

Date: October 19, 2004

NAME (Please Print)

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