



CITY OF CHELSEA
CITY OF CHELSEA
PLANNING COMMISSION AGENDA
NOVEMBER 16, 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 October 19, 2004

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – Approval of Work Session minutes for November 2, 2004

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

- **McKune District Library** _ 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-3 to C-5 in the area described as: Tax Code: # 06-06-12-402-019, 115 Orchard St, Chelsea

OLD BUSINESS

- **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

NEW BUSINESS

- **Heritage Point Phase II** -An application has been filed by Steven Fisher of Chelsea Investment Group for Final Site Plan approval of a proposed Phase II, Heritage Point Condominium on the following described parcel of land: Tax Code: # FC-06-07-07-225-005, PART OF 06-07-06-360-004, 62.57 acres North of Dexter-Chelsea, East of Taylor Lane

City of Chelsea Planning Commission Meeting Minutes
November 16, 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, Peter Feeney,

Members Absent: None

Others Present: Planning & Zoning Administrator -James Drolett, City Planner – Carl Schmult, City Engineer – Christine Linfield, City Trustee-Cheri Albertson, City Trustee – Frank Hammer

Chris Rode called the meeting to order at 7:30 P.M.

APPROVAL OF THE MEETING MINUTES OF OCTOBER 19, 2004

A motion was made by Ann Valle, supported by George Kinzer to approve the Planning Commission Minutes of October 19, 2004. 6 Ayes, 3 Absent, 0 No. Motion passed.

Rik Haugen arrived.

APPROVAL OF THE WORK SESSION MINUTES OF NOVEMBER 2, 2004

A motion was made by Peter Feeney, supported by Ann Valle to approve the Work Session Minutes of November 2, 2004 with the correct spelling of Jim Mumby's name in the third paragraph. 7 Ayes, 0 No, 2 Absent. Motion passed.

Ann Dilcher, Chris Pick arrived.

APPROVAL OF AGENDA

No changes were made.

PUBLIC PARTICIPATION

Chris Rode opened and closed Public Participation. No one from the audience had any comments.

PUBLIC HEARING

- **McKune District Library** _ 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-3 to C-5 in the area described as: Tax Code: # 06-06-12-402-019, 115 Orchard St, Chelsea.

Chairman Rode opened the Public Hearing.

Mike Jackson, business owner of Vogels and Fosters showed his support for both requests the library has made. He feels it's important for the downtown area.

Chairman Rode closed the Public Hearing.

The Master Plan does address the library area, but it's not specifically called out. While the specific site is not shown as C-5 in the Future Land Use map, the text refers to the library being downtown.

There is a small portion of land that is being deeded to the library from the DDA and will all be one parcel. Jim Myles, a business owner downtown stated that it has been noted in the Planning Commission Minutes that the DDA does support what the library is doing.

A motion was made by Peter Feeney to recommend to City Council approval of the revision of the zoning map from RS-3 to C-5 on that parcel, supported by George Kinzer. 9 Ayes, 0 No, 0 Absent. Motion passed.

OLD BUSINESS

- **McKune District Library** – An application has been filed by Metta Lansdale of the 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

A motion was made by Ann Valle to remove the Preliminary Site Plan from the table, supported by Chris Pick. 9 Ayes, 0 No, 0 Absent. Motion passed.

Lynn Fox provided a memo from Fred Zuidveld, who was representing Merckels. The memo discusses how the project will impact their property, and that the library has agreed to develop the strip of land up to the store wall with no objections.

Property owner Wiletta Hafner who is an adjacent property owner is concerned about the concrete wall that the library has proposed to run along the side of her property. The wall would not be concrete, but a decorative masonry wall with brick and if Ms. Hafner prefers landscaping they will do that instead. There are multiple options, and the library is willing to work with the property owner to put in what she would like. He also said that they liked the Planning Commission's comments about the sidewalks at the last Work Session, and they intend to put sidewalks to both entrances on the north and south side if the grades allow for them. Jim Myles from the DDA assured Ms. Hafner that they are very sensitive to making that area look nice. Lynn Fox said she would meet with Ms. Hafner after the meeting to get a better understanding of what she would like to see.

Much discussion on contingent Preliminary Site Plan approval and can it be given before the requested variance that is on the ZBA Agenda tomorrow. Carl Schmult cited section 12.10 of the ordinance, which says the Planning Commission decision on the Preliminary Site Plan is made after the Zoning Board of Appeals decision. Chairman Rode offered to have a Special Meeting at the next Work Session to help speed up the process. We

cannot grant Preliminary Site Plan approval before the Zoning Board of Appeals Meeting.

Issues the library should work on before the Special Meeting are the side walks on the north side, the screening wall, the maneuvering lane, and any issues brought up at the work session.

A motion was made by Casey Blair to recommend a resolution to the Zoning Board of Appeals that we recommend the variance approval in light of the limited traffic, and the willingness to make the dividing wall a cooperative effort, supported by Ann Valle. 9 Ayes, 0 No, 0 Absent. Motion passed.

A motion was made by Peter Feeney to table the site plan, supported by Walter Bolt. Peter Feeney withdrew his motion.

An amended motion was made by Peter Feeney to table the site plan to a Special Meeting on December 7, 2004, supported by Walter Bolt. 9 Ayes, 0 No, 0 Absent. Motion passed.

NEW BUSINESS

- **Heritage Point Phase II** -An application has been filed by Steven Fisher of Chelsea Investment Group for Final Site Plan approval of a proposed Phase II, Heritage Point Condominium on the following described parcel of land: Tax Code: # FC-06-07-07-225-005, PART OF 06-07-06-360-004, 62.57 acres North of Dexter-Chelsea, East of Taylor Lane

Carl Schmolt read over his report and Chris Linfield went over her findings.

There was a significant issue regarding a decel lane that needed clarification from the traffic study and supplemental pages were put in the Planning Commission packets. Christine Linfield asked Carl Kleitch to resubmit a new study with the supplemental material incorporated, which he agreed to do. Carl Kleitch from Midwestern Consulting did the traffic study and was present at the meeting. Mr. Kleitch said that when he did the study, he mistakenly used an old plan that showed a decel lane. He assumed there was an excel, decel lane and his figures were based on that. When he realized the mistake was made, Mr. Kleitch recalculated the numbers, and based on his findings there is no need for a right turn lane for west bound traffic at either entrance and no further work is needed on Dexter Chelsea Road. Chairman Rode asked Carl Schmolt if this traffic study answered all the questions that he had. Mr. Schmolt said the study is complete. George Kinzer asked if the study covered Elm Street. Mr. Schmolt said it does not cover Elm Street.

The Planning Commission asked what time the car counting was done for the study, and Mr. Kleitch said it was between 7 to 8 in the morning, and 4 to 6 in the afternoon. Peter Feeney asked if he was privy to the traffic study the school did on Freer Road and Mr. Kleitch said he had seen some information but Chris Rode thinks the study that the school did was done after this study. Carl Kleitch said he did account for students on Dexter Chelsea Road.

At the Freer Road/Dexter Chelsea Road intersection, Mr. Kleitch's findings were that on average, the driver would experience a 25-second delay based on a 5-vehicle backup. Chris asked about the delay that Conrail causes, and Mr. Kleitch said there really is no way to measure that in this type of analysis. He said he could do a re-creation, but it's above and beyond a normal traffic study. Chairman Rode suggests that we talk to Conrail and see if the impact in stacking and traffic, would suggest that we need another crossing arm at that intersection. Resident Marvin Carlson suggested we contact the Washtenaw County Road Commission to take a look at the figures from the traffic study and get their view on the impact and mitigation.

Walter Bolt was concerned that there are going to be impacts in other parts of the city that will be caused by this development. For example, a driver who knows they are going to hit a traffic jam is going to take an alternate route. Ann Dilcher asked what the scope of the traffic study was, and who decided it. Steven Fisher said that came from the Planning Commission.

Steven Fisher said it is clear in the PUD Agreement that Carl Kleitch was the person the City wanted to use to do this traffic study and that the study was done and complete and the study says no changes were needed. Chairman Rode said they would still like to get comments from Watts.

Based on the City Engineer's comments regarding the fire hydrants, Steven Fisher said they choose to put the hydrants on the house side of the street because of safety concerns but would do what ever the Planning Commission would like. The Planning Commission would like the mailboxes on the same side as the houses.

Marvin Carlson said that a Maple tree on Dexter Chelsea was removed, and it said on the approved site plan it was to remain. The site plan also said that there is only supposed to be one sign, and that there is more than one sign, especially on the weekends. There are also significant changes in the final grading, and he asked who would be making the evaluations that these different items were done according to the plan. Christine said they could ask for as-builts. Mr. Carlson said that before anything else is approved, these issues need to be addressed.

A motion was made by Ann Dilcher to table the Final Site Plan approval of Heritage Point Phase II to the next regular meeting, supported by George Kinzer. 9 Ayes, 0 No, 0 Absent. Motion passed.

- **Heritage Point Phase III** -An application has been filed by Steven Fisher of Chelsea Investment Group for Final Site Plan approval of a proposed Phase III, Heritage Point Condominium on the following described parcel of land: Tax Code: # Part of 6-07-06-360-004 and Part of 06-07-06-400-001, 24.33 acres North of Dexter-Chelsea, East of Taylor Lane

A motion was made by Ann Valle, supported by Peter Feeney to table the Final Site Plan approval of Phase III to the next regular meeting. 9 Ayes, 0 No, 0 Absent. Motion passed.

- **Fieldstone Phase III** - An application has been filed by Marty Merk of Fieldstone Land Development for Final Site Plan approval of a proposed Phase III, Fieldstone Village Condominium on the following described parcel of land: Tax Code: # 06-06-13-230-097 through 150, 7.53 acres Located North of Old US 12 and East of Wilkinson Street, City of Chelsea

Chris Linfield and Carl Schmult went over their reports. Tom Covert from Atwell Hicks has read the reports and will make all the changes necessary. In fact, they have made most of those changes already.

They had proposed a wall along the east side of the property but Tom Covert said they decided to get rid of the wall, and make the area more of a slope with vegetation on top and create a barrier from the sidewalk. Mr. Covert would like to have a meeting on-site to review what is exists already. City Engineer, Chris Linfield said that this could be done, but it would need to be done correctly to hold the slope because of soil erosion.

Tom Covert said that they were planning on replacing the Ash trees on the site plan with 14 Shave Master Honey Locust, and 13 Honey Linden. The Planning Commission was satisfied with those changes.

A motion was made by Peter Feeney, supported by George Kinzer to approve the Final Site Plan contingent on staffs comments being satisfied. 9 Ayes 0 No, 0 Absent. Motion passed.

Peter Feeney amended his motion to include in the approval of phase III contingent on the retaining wall, and if there is a requirement or barrier, the wall landscaping detail will come before us. Motion died for lack of support.

Peter Feeney amended his motion to approve the Final Site Plan of phase III subject to the City Planner and City Engineer's satisfaction of their reports, that the tree species to replace ash trees be 13 Lindens, and 14 Honey Locusts, and if a barrier is required, the Planning Commission see, and approve the landscape detail, supported by George Kinzer. 9 Ayes, 0 No, 0 Absent. Motion passed.

ADJOURNMENT

A motion was made by Peter Feeney, supported by Walter Bolt to adjourn the regular Planning Commission Meeting at 10:45. 9 Ayes, 0 No, 0 Absent. Motion passed.

Walter J. Bolt



Planning Commission Secretary

PLEASE SIGN IN

PLANNING COMMISSION MEETING

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Date: November 17, 2004

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