



**CITY OF CHELSEA
PLANNING COMMISSION AGENDA
DECEMBER 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 the Meeting Minutes for November 16, 2004
- **Special Meeting Minutes** – Approval of the Special Meeting Minutes of December 7, 2004

APPROVAL OF WORK SESSION MINUTES

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

OLD 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
- **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

NEW BUSINESS

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes

December 21, 2004

7:30 P.M.

Board Room

Washington Street Education Center

500 Washington Street, Chelsea, MI

Members Present: Chairman Chris Rode, Walter Bolt, Peter Feeney, Ann Valle, Casey Blair, Chris Pick, George Kinzer (arrived 7:34), Rik Haugen (arrived 7:36)

Members Absent: Ann Dilcher

Others Present: City Manager-Mike Steklac, Planning & Zoning Administrator - James Drolett, City Planner - Carl Schmult, City Engineer - Christine Linfield, City Trustee - Cheri Albertson,

Others Absent: City Trustee-Frank Hammer

CALL TO ORDER

Chairman Chris Rode called the meeting to order at 7:31 p.m.

APPROVAL OF AGENDA

No changes to the agenda.

APPROVAL OF MEETING MINUTES

- **Meeting Minutes** - Approval of the Meeting Minutes for November 16, 2004.

A motion was made by Peter Feeney, supported by Walter Bolt to approve the Planning Commission Meeting Minutes of November 16, 2004. 6 Ayes, 0 No, 3 Absent. Motion passed.

- **Special Meeting Minutes** – Approval of the Special Meeting Minutes of December 7, 2004.

A motion was made by Peter Feeney, supported by Chris Pick to approve the Special Planning Commission Meeting Minutes of December 7, 2004. 6 Ayes, 0 No, 3 Absent. Motion passed.

George Kinzer arrived.

PUBLIC PARTICIPATION

Chairman Rode opened and closed Public Participation. No audience participation.

OLD 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.

A motion was made by Chris Pick, supported by Ann Valle to remove Heritage Pointe Phase II from the table. 7 Ayes, 0 No, 2 Absent. Motion passed.

Rik Haugen arrived

Carl Schmult and Christine Linfield went over their reports. There was much discussion regarding the 10-foot landscape easement on the rear property line of Marv Carlson and Rik Haugen. Would it be better to leave the easement with natural vegetation, or should the Planning Commission require more hedgerows with trees and deciduous plantings. There was discussion regarding individual property owners having input on what they would like to see along their property. Bob Wanty is concerned that the plantings would not appear uniform if done that way, and that it would also be very difficult to please both the Planning Commission and individual property owners. Mr. Wanty would like to bring a landscape plan back to the Planning Commission. Chairman Rode said he understands Mr. Wanty's concerns but that we have had similar situations in the past, and it has worked out for both parties. Mr. Rode went on to say that we are not going to ask you to go beyond the requirement in the Ordinance, but we would like more input on where the trees go and what kind. Carl Schmult cautioned the Planning Commission that when you start changing the plan it can effect drainage, which is the biggest problem in new developments. The Planning Commission asked that Bob Wanty submit an aerial photograph of the property to the Zoning Office. Adjacent property owners will be given an opportunity to look the photograph and could make suggestions. Chris Rode would like to see a certified arborist take a look at the photograph as well.

The Planning Commission wants the grading lowered between units 260 and 261 to save the 43" Oak tree that is in the common area based on the City Planner's report item number 11.

Christine would like to see the 35-inch Maple at the driveway of Heritage Pointe and Dexter Chelsea Road saved and would like a site distance triangle shown on the final site plan to see if that tree can be saved.

A motion was made by Peter Feeney to approve the Final Site Plan for Heritage Pointe Phase II subject to the satisfaction of the consultants and engineers reports, that we see an aerial photo of the border of the property to discuss border plantings, supported by Chris Pick.

An amended motion was made by Peter Feeney to include items from the previous motion, and will also include the following contingencies, that sidewalks be installed on the westside of Heritage Boulevard, a certified Arborist certify the trees mentioned in the City Planners report numbers 11 and 13, that there be no grading in the landscape easements, that there be staggering of trees along Heritage Boulevard reflective of sheet 4 of Phase II of the Final Site Plan, and contingent on an approved Development Agreement for phase II, supported by Chris Pick. 7Ayes, 0 No, 1 Absent, 1 Abstention (Haugen)

- **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 Walter Bolt, supported by George Kinzer to remove Heritage Point Phase III from the table. 7 Ayes, 1 No (Feeney), 1 Absent. Motion passed.

A motion was made by Walter Bolt supported by George Kinzer to table Phase III until the package has been submitted complete and we receive exhibit B drawings. 8 Ayes, 0 No, 1 Absent. Motion passed.

ADJOURNMENT

A motion was made by Rik Haugen, supported by Walter Bolt to adjourn the regular Planning Commission Meeting at 8:50 P.M. 8 Ayes, 0 No, 1 Absent. Motion passed.

Sincerely,



Walter J. Bolt
Planning Commission Secretary

