



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

JANUARY 18, 2005

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 December 21, 2004.

APPROVAL OF WORK SESSION MINUTES

- **No Work Session** for January.

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

- **Grant Street Cottages** - 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 PUD in the area described as: Tax Code # 06-06-12-380-012, 602 Grant Street – vacant 3.2 acres.

OLD BUSINESS

- **Walnut Grove** – Withdraw of site plan rezoning request.
- **Heritage Pointe Phase II Landscaping** – Discussion regarding landscaping abutting property owners.

NEW BUSINESS

- **Grant Street Cottages** - An application has been filed by David Kwan of Grant Street Cottages LLC for Preliminary Site Plan approval of a proposed Residential PUD Development for the following described parcel of land: Tax Code: # 06-06-12-380-012, 602 Grant St., Chelsea, MI, Vacant 3.2 acre site.
- **119-125 S. Main** - An application has been filed by Peter Flintoft of 119-125 S. Main, Chelsea for combined Preliminary and Final Site Plan approval of a proposed building expansion for the following described parcel of land: Tax Code # 06-06-12-183-020/021/22.

City of Chelsea Planning Commission Meeting Minutes
January 18, 2005
7:30 P.M.
Board Room
Washington Street Education Center
500 Washtenaw St., Chelsea, MI

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

Members Absent: None

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 7:32 P.M.

APPROVAL OF AGENDA

Walnut Grove which was listed under new business was moved up the agenda.

APPROVAL OF MEETING MINUTES

- **Meeting Minutes** - Approval of the Meeting Minutes for December 21, 2004.

A motion was made by Peter Feeney, supported by Walter Bolt to approve the Meeting Minutes of December 21, 2004. 7Ayes, 2 Absent, 0 No, Motion passed. (George Kinzer and Rik Haugen arrived).

PUBLIC PARTICIPATION

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

PUBLIC HEARING

Walnut Grove which was listed under new business was moved up on the agenda. This was necessary because Grant Street Cottages could not proceed without this withdraw. Mr. Rode read a letter requesting the withdraw of the first request by Cassandra Louma, who has now sold the property to Grant Street Cottages L.L.C.

- **Grant Street Cottages** - 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 PUD in the area described as: Tax Code # 06-06-12-380-012, 602 Grant Street – vacant 3.2 acres.

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Chairman Rode opened the Public Hearing.

Winston Boyer, a resident on Chandler Street, is concerned about this new development and standing water. That property is wet, and ever since the retirement community has been built, they have had more water in the backyard with an odor. Mr. Boyer wants to know where the water is going to go from the Grant Street Cottage property once those homes are put in. Chairman Rode said this was a concern from the first site plan, and that the concern is noted.

Leon Moore who is a resident of Lyndon Township, and a member of Grant Street Cottages L.L.C. introduced other members from the group, including his wife Susan Moore, Greg Kobb from JS Vig, David Kwan, and Earl Opphoff who is the site planner of the project. They are requesting the rezoning because they feel it is a benefit to the community, and that their plan compliments the design of existing homes and the neighboring character.

Chairman Rode closed the Public Hearing.

City Planner Carl Schmolt read over his comments, and City Engineer Christine Linfield did the same. Carl mentioned that he did not do a complete report because he needed guidance from the Planning Commission which way they are going to go regarding the rezoning. The last plan that came in had 12 homes and the Planning Commission thought that was too many and that perhaps 10 homes was a better match. This plan came in with 15 homes.

Chairman Rode noted that the most recent history in dealing with a PUD development was Heritage Pointe and the Planning Commission required the applicant to layout the acreage in the underlying zoning, and it reduced the number of homes on that site significantly and saved a lot of green space. Carl Schmolt said that if the current zoning permits a basic use, the municipality is under no obligation to rezone it.

George Kinzer feels that these homes are small, close together, and almost apartment like. He does not see the benefit. Walter Bolt would like to see a road going to the North from the subdivision instead of a cul-de-sac. Earl Opphoff, said that the homes will be 1400 to 2100 square feet and economically feasible and affordable to the homeowner. He also stated that the last property owner dropped out because it was not financially feasible to build 10 homes. David Kwan feels that this is a feasible plan because the homes would start in the \$250,000.00 dollar range. Chris Pick feels \$250,000.00 is not a beginning median price for Chelsea.

Rik Haugen wanted to know if this was going to be condominimized, and would they have common element areas with association fees.

Susan Moore asked the Planning Commission to tell them what they would like and they would come back with a different plan, but they want to make it compatible with Chelsea. Chairman Rode said that density is the fundamental issue for him. He is pretty adamant about sticking with the regulations. Ann Valle likes the recessed houses and many other things about the project but that the underlying density should remain. Peter Feeney reiterated that we have to be concerned and accountable to the neighbors regarding the water issue, and that another development in the area has caused problems for them.

A motion was made by Peter Feeney to table the site plan, supported by Walter Bolt. An amended motion was made to discuss the plan at the next work session, and then at the next regular planning commission meeting. 9 Ayes, 0 No, 0 Absent. Motion passed.

OLDBUSINESS

- **Walnut Grove** -Withdraw of the rezoning request was moved up on the agenda
- **Heritage Pointe Phase II Landscaping.** Joe Maynard brought an aerial view of that area. Chairman Rode said he thought they would be talking with property owners regarding plantings.

Jim Drolett said he thought from the last discussion that the aerial photograph was not to determine additional plantings, but placement of the plantings. Rik Haugen feels that those plantings along Carlson's property needs to be looked at as well. Joe Maynard says that there are 2 trees along Carlson's property that will be saved and that they have a 10-foot landscape buffer. Carl Schmult said that no trees are to be removed along the property lines. The grading was moved up to accommodate that. Carl feels that this is an opportunity to be able to fill in the gaps and supplement what is already there. Rik Haugen would like to see the hedgerows remain the same coming into Chelsea along Dexter Chelsea Road.

Chairman Rode suggests that the discussion of these plantings be an ongoing process and that an opportunity be afforded to the property owners to look at the proposed plan with the aerial photograph and make suggestions to redistribute what is proposed. Planning and Zoning Administrator Jim Drolett suggests that landscaping be one of the last things we do and we wait until later in the project to decided what plantings would go where.

Chairman Rode asked Karon Barbour to set up a time and place for the adjacent property owners to come in and look at the aerial photographs along with the proposed landscape plan. A report will be done to outline the results of that meeting.

NEW BUSINESS

- **Grant Street Cottages** - A motion was made by Peter Feeney to table the preliminary site plan for Grant Street Cottages to the next regular Planning Commission Meeting, supported by Walter Bolt. 9 Ayes, 0 No, 0 Absent. Motion passed.

- **119-125 S. Main** – Carl Schmlt and Christine Linfield went over their reports.

A motion was made by Rik Haugen to approve the preliminary and final site plan for 119-115 S. Main in conformance with comments from our Planning Consultant and City Engineer, supported by Casey Blair. 9 Ayes, 0 No, 0 Absent. Motion passed.

- **Motion for meeting dates for 2005.** A motion was made by George Kinzer, supported by Ann Dilcher that the Planning Commission Meetings for 2005 will be held on the third Tuesday of the month, at 7:30 p.m., and the Planning Commission Work Sessions will be held on the 1st Tuesday of each month, at 7:00 p.m. as needed. 9 Ayes, 0 No, 0 Absent. Motion passed.

DISCUSSION

- **Chelsea Parks Committee Presentation.**

Kathy Gourly, representative of the Chelsea Parks Committee gave a presentation regarding opinions about parks in the City. The survey, done a little over a year ago, had about 70 questions and was distributed both door to door (only left a survey if someone was home and willing to participate) and was left at local coffee shops with a drop box. One of the main goals was to see if residents supported the idea of open space and parks. There were 169 responses, and of those, 109 were residents within the City limits and that is the number the study was based on (109). The committee is hoping that this can be incorporated in the Master Plan under Parks and Recreation.

CORRESPONDENCE

Chairman Rode went over current online class offerings through the Michigan State Extension Program regarding planning and growth. He gave the information to Karon Barbour to keep for any of the Commissioners who are interested. The Chairman said he would ask Council for approval. You can take up to 5 classes online for \$50.00.

Officially we have received a memo from Jim Machnik regarding the zoning of his property. He needs to be a little more specific regarding what he wants. When the time comes to consider that area in the Master Plan they will take a look at it.

Chairman Rode took a look at a drawing submitted by Dan Joseph of Dan Joseph Architects. Jim Drolett said Mr. Joseph has asked for feedback on his rendering of the building next to Farmer Jacks, and wanted to know if the Planning Commission felt this was closer to what was required. The general comments from the Planning Commission were that the change was significant, and did look more like Farmer Jacks. Manager Mike Stekac said that the Planning Commission needs to reiterate that he also has to maintain the proper setback requirements. Jim Drolett said that he told Dan Joseph he would ask for comments on design only, and nothing else.

Mike Steklac reported that he attended the Chelsea Area Planning Team (CAPT) meeting on January 17, and they discussed the idea of regional planning in view of the new law H.B. 6047. The members thought it was worth looking at and want to schedule a meeting with all five-municipality planning commission members. Jim Drolett asked if legislative officials' i.e., Council and Township Board members were to be included and Mr. Steklac said not initially.

ADJOURNMENT

A motion was made by Walter Bolt, supported by George Kinzer to adjourn the meeting at 10:35. 9 Ayes, 0 No, 0 Absent. Motion passed.

Sincerely,



Walter J. Bolt

Planning Commission Secretary

Planning Commission Meeting Minutes 1.18.05

PLEASE SIGN IN

PLANNING COMMISSION MEETING

Date: January 18, 2005

NAME (Please Print)

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