



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

FEBRUARY 15, 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 January 18, 2005.

APPROVAL OF WORK SESSION MINUTES

- Work Session Minutes – Approval of the Work Session Minutes for February 1, 2005.

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

OLD BUSINESS

- **Grant Street Cottages Rezoning Request** - 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.
- **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.
- **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

- **Heritage Point Landscape Plan** – An application has been filed by Pulte Land Development of Heritage Pointe for an Amended Final Site Plan approval of proposed Landscaping Changes for the Subdivision Entryway on the following described parcel of land: TAX CODE: #GC 07-07-225-003, Dexter Chelsea Road at Savannah Lane

- **Sheridan Books** - An application has been filed by Sheridan Books of 613 E. Industrial Drive, Chelsea for an Amended Final Site Plan approval of a proposed expansion of an existing industrial facility on the following described parcel of land: Tax Code: # 06-06-12-250-013/017 & 018, 613 E. Industrial Dr., Chelsea, MI.
- **TCF Bank** - An application has been filed by TCF Bank of 401 E. Liberty for Final Site Plan approval of a proposed TCF National Bank on the following described parcel of land: Tax Code: # 06-06-13-160-002, 1135 S. MAIN ST., CHELSEA, MI
- **Chelsea District Library** - An application has been filed by Metta Lansdale of the Chelsea District Library for Final 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
February 15, 2005
7:30 P.M.
Board Room
Washington Street Education Center
500 Washington St., Chelsea, MI**

Members Present: Chairman Chris Rode, Walter Bolt, Ann Dilcher, Casey Blair, George Kinzer, (arrived 7:35), Chris Pick (7:35 p.m.), Rik Haugen (arrived 7:55 p.m.)

Members Absent: Peter Feeney (approved), Ann Valle (approved)

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 7:35 p.m.

APPROVAL OF MEETING MINUTES

- **Meeting Minutes** - Approval of the meeting minutes for January 18, 2005.

A motion was made by Chris Pick, supported by Walter Bolt to approve the Planning Commission Meeting Minutes for January 18, 2005. 6 Ayes, 3 Absent, 0 No. Motion passed.

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – Approval of the Work Session Minutes for February 1, 2005.

Chairman Rode said that Amy Heydlauff has asked the Planning Commission to continue making a list of organizations with contact names that might be interested in the walkability program.

A motion was made by Casey Blair, supported by Chris Pick to approve the Work Session Minutes for February 1, 2005. 6 Ayes, 0 No, 3 Absent. Motion passed.

PUBLIC PARTICIPATION

Because of the length of the agenda, Chairman Rode will allow those who came for the Chelsea District Library to make public comment during this portion of the meeting rather than waiting until the last agenda item. Chairman Rode opened Public Participation.

John Gourley, a resident from Lima Township said he was on the Library Board for several years, and was at one point the Library Treasurer. They have been working for 10 years on the library expansion, and there have been many meetings and opportunities for public comment. The plans have been critiqued with a large amount of public participation and feels the Planning Commission Meeting Minutes 2.15.05

Commission should approve the plan. As a former treasurer, he is also concerned that this project will go over budget if it is not passed, and they do not have the availability for more money.

Nancy Paul who lives in Freedom Township, has also been involved in the formulation of this project. She agrees that the public has spoken and urges the Commission to approve the plan.

Jan Donner, Director of the library says they too hope the plan is approved tonight.

Chris Rode closed Public Participation.

OLD BUSINESS

- **Grant Street Cottages Rezoning Request** - 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.

Jim Drolett gave a brief update on where the project stands. Earl Ophoff from Midwestern Consulting brought an updated plan showing fewer homes, and addressed comments from the City Planner and City Engineer's reports. The updated plan shows decks added to each home, sidewalks on both sides of the street, and a road linkage to the north. The original plan had 15 homes, the new plan has 14.

Chairman Rode said the Planning Commission would need to decide if they have compelling reasons to consider the PUD request. The Planning Commission has not had a chance to look over the newest plan, nor has the City Planner, or Engineer had an opportunity to review it as it was submitted to the Planning Office on February 10th.

Rik Haugen arrived.

Much discussion among the Planning Commission regarding density. The previous petitioner's request was for 12 homes, and now 14 are being proposed. Chairman Rode said that if the Commission is interested in pursuing a PUD, give the applicant an idea of what is needed. How many houses are we talking about? Commissioner Chris Pick said he would be happy with 12 or 13 homes, but 14 is too many for the site. George Kinzer feels that there is a shortage of new affordable housing in Chelsea for young families and he doesn't want to see the city lose those homes. Walter Bolt feels that the petitioner has made enough changes that the density is not the main issue. Chris Rode said we have to give compelling reason to say why we are turning down the last plan and would be approving this plan with 14, when the last plan came in with 12. Ann Dilcher went through those points in the ordinance and feels there is a compelling case for the PUD, but wants a full review of the plan. Planning & Zoning Administrator Jim Drolett said that there is not a lot of space between those homes. Earl Ophoff said that the space between the houses does match the minimum requirement of RS-2 which is 10 feet between houses.

A motion was made by George Kinzer, supported by Walter Bolt to table the request for the PUD until the City Engineer and City Planner have had an opportunity to do a full review on the new site plan. 6 Ayes, 1 No (Chris Rode) 2 Absent. Motion passed.

- **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.

A motion was made by Casey Blair, supported by George Kinzer to remove the Preliminary Site Plan from the Table. 7 Ayes, 0 No, 2 Absent. Motion passed.

A motion was made by Chris Pick to table the Preliminary Site Plan until the April Planning Commission meeting, Supported by Walter Bolt. 7 Ayes, 0 No, 2 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

The City Planner and City Engineer went over their reports.

Rik Haugen said that the Blue Spruces along the Water Treatment Plant should not be any more than 15 feet apart if you are ever going to get a good screening in the first 20 years. Brian Newcomb from Pulte Homes said there will be a variety of Spruce and Pine and could work with Jim Drolett to see what you want. Carl Schmult said that the plant species should all be listed on one plan.

Chairman Rode is concerned that the phasing is being done too fast. The Planning Commission worked very hard to phase this development. George Kinzer said that if 5 phases come through the door in one year, the community has no opportunity to absorb the development. Carl Schmult says the PUD agreement does not have that worked into the agreement. You could have full build out within 5 years. George Kinzer said that agreement was agreed by Council, and not the Planning Commission. Jim Drolett said that the Council took into consideration how long it took the developer to get approval.

A motion was made by Chris Pick to approve the Final Site Plan of Heritage Pointe Phase III subject to the resolution of the Engineer and Planners reports, and subject to revising the tree line adjacent to the treatment plant to an average tree spacing between trees of 15 feet with a maximum gap between trees of 18 feet, and an agreement between the developer and staff as to the variety of pine trees called out in the plans and, an approved Development Agreement. Supported by Ann Dilcher.

An amendment was made to the motion that in addition to a maximum spacing of 18 feet, the spacing of the trees should be in a range between 12 to 18 feet, with an average of 15 feet. 6 Ayes, 1 No (Rik Haugen), 2 Absent. Motion passed.

NEW BUSINESS

- **Heritage Point Landscape Plan** – An application has been filed by Pulte Land Development of Heritage Pointe for an Amended Final Site Plan approval of proposed Landscaping Changes for the Subdivision Entryway on the following described parcel of land: TAX CODE: #GC 07-07-225-003, Dexter Chelsea Road at Savannah Lane

Chris and Carl gave their comments.

Christine Linfield would like to have a few more streetlights on Savannah Lane and will work with the Electric Department to see how many is needed. Some of the other concerns from the Planning Commission are that the sidewalk along Dexter Chelsea Road is too close to the front corner of the house on the west end of the entrance to the subdivision. Rik Haugen thought the grading was a bit high in that area. Brian Newcome said that extending the sidewalk to the front would not be a problem. Brian said the berm is quite a bit away from the front of the home.

A motion was made by Ann Dilcher to approve the Heritage Pointe Entry Way amended landscape plan subject to the comments by City Planner Carl Schmult, and City Engineer Christine Linfield, and that the sidewalk that is put in on Dexter Chelsea road on the west end pulls back closer to the existing road in a logical spot approved by staff, and if allowed, soften the slope on the west side of neighbors house, and that the PVC fence match in color as close as possible to the eastern property owners. Supported by Casey Blair.

Ann Dilcher amended the motion to include that the berm, at the neighbors to the west, is kept to a height of 924.5, supported by Casey Blair. 7 Ayes, 0 No, 2 Absent. Motion passed.

- **Sheridan Books** - An application has been filed by Sheridan Books of 613 E. Industrial Drive, Chelsea for an Amended Final Site Plan approval of a proposed expansion of an existing industrial facility on the following described parcel of land: Tax Code: # 06-06-12-250-013/017 & 018, 613 E. Industrial Dr., Chelsea, MI.

Carl Schmult and Chris Linfield went over their reports. Christine Linfield went over reports from the Chelsea Fire Authority that were handed in late, and not part of her report. Those reports were faxed out to the petitioners earlier today. She would like this report as part of the contingency.

Dan Deter from Rand Construction gave a brief presentation of the project. He said that all of the lighting in the parking lot will be new, and he commented that they tried to match the brick from the existing building but it is no longer available.

Chris Pick asked if they could save the large Black Walnut Tree which constitutes the loss of just a couple of parking spaces. Dan Deter said they can look at it, but he also knows that you cannot encroach into the drip line, which would take more than 2 parking spaces. Carl suggests an arborist be hired to discuss saving that tree. He sees many of those big trees die within 5 years of construction. Rik Haugen commented that Walnut and Shag Bar Hickory trees are not good trees in a parking lot because the nuts fall onto cars, and could cause twisted ankles by those walking through the parking lot.

A motion was made by Rik Haguén to approve the Sheridan Books Final Amended Site Plan expansion contingent upon the requirements of the reports by the City Engineer, Planning Consultant, and Fire Authority, and that adjustments be made to remove all nut

bearing trees from the parking lot, supported by George Kinzer. 7 Ayes, 0 No, 2 Absent. Motion passed.

- **TCF Bank** - An application has been filed by TCF Bank of 401 E. Liberty for Final Site Plan approval of a proposed TCF National Bank on the following described parcel of land: Tax Code: # 06-06-13-160-002, 1135 S. MAIN ST., CHELSEA, MI

Chris Linfield and Carl Schmolt went over their reports. The Fire Authority reports came in late and were not part of C. Linfields report and should be part of the motion if the site plan is approved.

The Planning Commission asked the petitioner to put in larger calipers trees as a way of off setting the 29-tree shortage, due to the size of the lot. It should not cost more than the missing trees would.

Mike Rein from Bowers and Rein talked about some of the changes that have been made at the Planning Commissions request such as the sidewalk into the right of way and a 3 feet walk for pedestrian traffic. Rik Haugen brought up the heights of the 14 foot bays, and Mr. Rein said the fire department wants the bays that high.

A motion was made by Rik Haugen to approve the Final Site Plan for TCF bank contingent upon reports by the City Planner, Engineer and the Fire Authority, and contingent upon increasing the size of plant materials to compensate for the shortage required of plant material, shade trees need to be of a 4 inch caliper, upright conifers need to be increased to 12 foot in height, and the addition of 7 European Hornbeams at the east side of the site. 7 Ayes, 0 No, 2 Absent. Motion passed.

- **Chelsea District Library** - An application has been filed by Metta Lansdale of the Chelsea District Library for Final 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

Carl and Christine went over their reports. Petitioner did not see any problems in conforming to the reports.

Architecture is still a problem with most of the Planning Commission. Most do not feel that it is complimentary to the rest of the neighborhood or fits into the appearance of the neighborhood.

A motion was made by Chris Pick to reject the Chelsea District Library due to architectural **incompatibility** to the downtown area. Motion dies for lack of support.

A motion was made by Casey Blair to approve the Final Site plan for the Chelsea District Library contingent upon reports from the City Planner, the City Engineer and Fire Authority, supported by George Kinzer.

Casey Blair amended his motion to include the removal of 4 Sugar Maples in the proposed plan in the area at Main and Orchard, supported by George Kinzer. 6 Ayes, 1 No (Chris Pick), 2 Absent. Motion passed.

Jim Myles said that he too had a problem with the architecture but it became a compromise to keep the library in the City Limits. The building committee did discuss the architecture at great lengths.

REPORTS

Chairman Rode reminded the Planning Commission about the online seminars offered by MSU. If anyone is interested he will ask for the funding from City Council.

ADJOURNMENT

A motion by Walter Bolt, supported by Rik Haugen to adjourn the meeting at 10:40 p.m. 7 Ayes, 0 No, 2 Absent. Motion passed.

Sincerely,

A handwritten signature in black ink that reads "Walter J. Bolt". The signature is written in a cursive style with a large initial "W" and "B".

Walter J. Bolt
Planning Commission Secretary

