



CITY OF CHELSEA
PLANNING COMMISSION AGENDA
MARCH 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 February 15, 2005.

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

- **Pierce Lake Office Building Phase II** - An application has been filed by Dan Joseph of Versatile Investments L.L.C. for Final Site Plan approval of proposed Office Buildings on the following described parcel of land:
Tax Code: #06-06-13-450-019, 1303, 1305 and 1307 S. Main St., Chelsea
- **Chelsea Community Hospital Office Building** -An application has been filed by Phil Boham of the Chelsea Community Hospital for Preliminary Site Plan approval of a proposed Medical Office Building on the following described parcel of land: Tax Code: # 06-06-12-475-008, 775 S. Main Street, Chelsea, MI

DISCUSSION

- **Ordinance Committee**
- **Post Office Relocation**

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes

March 15, 2005

7:30 P.M.

Board Room

Washington Street Education Center

500 Washtenaw St., Chelsea, MI

Members Present: Chairman Chris Rode, Casey Blair, Ann Valle, Peter Feeney, Ann Dilcher, George Kinzer (arrived 7:40), Chris Pick (arrived 7:40)

Members Absent: Rik Haugen (excused), Walter Bolt

Others Present: 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 February 15, 2005.

A motion was made by Casey Blair, supported by Ann Dilcher to approve the meeting minutes with one wording change on page 5, change the word incapability to incompatibility. 5 yes, 0 No, 4 Absent. Motion passed.

APPROVAL OF WORK SESSION MINUTES

No Work Session Minutes.

APPROVAL OF AGENDA

A motion was made by Peter Feeney, seconded by Ann Valle to approve the agenda as submitted. 5 yes, 0 No, 4 Absent. Motion passed.

PUBLIC PARTICIPATION

Chris opened and closed public participation. No audience participation.

NEW BUSINESS

The applicant for the Pierce Lake Office Building was not yet in attendance. Chairman Rode made the decision to start with the Chelsea Community Hospital Office Building.

- **Chelsea Community Hospital Office Building** -An application has been filed by Phil Boham of the Chelsea Community Hospital for Preliminary Site Plan

approval of a proposed Medical Office Building on the following described parcel of land: Tax Code: # 06-06-12-475-008, 775 S. Main Street, Chelsea, MI

City Planner Carl Schmolt, and City Engineer Chris Linfield went over their reports.

Bob Wanty from Washtenaw Engineering gave a brief presentation showing a 3 story building approximately 60,000 square feet. Phil Boham from the Chelsea Hospital clarified that there will now be an entrance from Silver Maples into the complex. This will keep the residents of Silver Maples from having to drive out on Old US-12 first to get to the hospital complex. The site plan also shows additional parking for the Wellness Center, the Hospital, and the Family Practice Center.

Bob Wanty asked for clarification regarding calculating credits for preserving trees from our Landscape Standards. Because the site already has so many trees they are concerned on how to balance the site, and fit in the trees the ordinance requires. Chris Rode said that it won't have to be decided tonight, but we will have to think about how we want to handle this at the final site plan review. Phil Boham said they have been very careful to maintain the current area! Chris Pick suggested that if they have to put in fewer trees than required, they put in larger caliper trees.

Chris Rode asked about pedestrian walkways between facilities. Mr. Boham said it would not be that difficult to add the walkway from the proposed parking to the Family Practice Center. The hospital will spend 12 to 15 million dollars in this investment.

A motion was made by Peter Feeney, supported by Casey Blair to approve the proposed preliminary site plan for the Chelsea Community Hospital Office Building.

Peter Feeney amended his motion to include resolving any issues in the Engineers and Planners reports, supported by Casey Blair. 7 Ayes, 0 no, 2 Absent. Motion passed.

- **Pierce Lake Office Building Phase II** - An application has been filed by Dan Joseph of Versatile Investments L.L.C. for Final Site Plan approval of proposed Office Buildings on the following described parcel of land: Tax Code: #06-06-13-450-019, 1303, 1305 and 1307 S. Main St., Chelsea

Chris Linfield and Carl Schmolt went over their reports.

Dan Joseph said that the changes from those reports have already been made and submitted to the Planning Office as of today. This plan is very close to what was submitted and approved from the previous plan. The plans the Planning Commission has show the dumpster closer to the gazebo and it has changed to across the road, more out of the site line from M-52.

A motion was made by Casey Blair to approve the final site plan subject to Carl Schmolt and Chris Linfield's reports, with additional comments on the fire hydrants by Christine (upgrading 3 hydrants to include the installation of 5 inch metal storz adapters), and the tree requirement is meet to the acceptance of the Planning Commission, with the

replacement of a couple of trees missing off the island in front of buildings A and B.
7 Ayes, 0 No, 2 Absent. Motion passed.

DISCUSSION

- **Ordinance Committee** – Chairman Rode asked for volunteers to look over the updated Ordinance and bring it back to the Planning Commission in the form of a report. Casey Blair volunteered, Ann Dilcher and Chris Pick can make it on Fridays. They will tentatively plan the meetings on Friday afternoons.
- **Post Office Relocation** – Chairman Rode said the Post Office is looking at new options for a new facility and is giving the City 90 days to look at potential sites. They have outgrown their current facility. The building has many problems with very little parking onsite. An open meeting was held to let the general public give their feedback. Many of the citizens wanted to see the post office stay downtown, while others wanted to see it outside the City to make it more accessible. Casey Blair is concerned that if they become a regional Post Office they are going to need enough room to have semi's come in. Chairman rode said that in our Comprehensive Plan it specifically talks about municipal buildings staying downtown.

Peter Feeney asked where the City Municipal Building was in terms of reconstruction. Jim Drolett said that nothing has been started yet, but Phase II environmental studies are going to be done on both the corner building site, and the trailer park site.

The Planning Commission came up with the following options:

Option 1 - Keep the Post Office where it is now and find additional space to accommodate their needs for 8000 square feet. There are a couple of opportunities. There is a single family home to the west on South Street, and the UAW Hall, which may no longer be needed now that the Federal Screw Plant is closing.

Option 2 – A combination City Hall and Post Office using the property on the trailer park, and the building site on the corner being used as a tax office with the possibility of the apartment building site.

Option 3 – Tying in the retail space where the Chamber is with the McKinley properties.

Option 4 – Federal Screw Site

Option 5 – Longworth Building

Option 6 – Palmer lot

Option 7 – Thompsons Pizza Corner

Casey Blair suggested the retail space that used to be Mancinos and any opportunities on Old Manchester Road.

Chairman Rode said that if the Federal Screw site were chosen, there would have to be a change in the Master Plan because it calls out for that area to go back to residential if Federal Screw left, and would the Planning Commission be comfortable looking at that possibility. Some of the Planning Commission felt that perhaps there are better sites to consider, but the overall consensus was that they would be willing to take a look at that change.

The Planning Commissions goal is to share information, get ideas, and present as many options as possible. We will also need to look at which sites have residential problems and which do not. Given the above possibilities the Planning Commission would like to see the Post Office:

- Preference 1 – Stay in the same spot
- Preference 2 – Buchanan Street
- Preference 3 – Federal Screw

If the current Post Office building is to be sold, it will be offered to the Federal Government first, then State, then local government.

Another meeting is scheduled for Thursday afternoon and Chairman Rode will go back and report some of what the Planning Commission came up with.

REPORTS

Jim Drolett said that our Landscape Ordinance needs to be revised. He has had complaints from landscape architects that say while our standards talk about giving you tree credits, there is nothing that really tells what the credits equate too in caliper inches.

ADJOURNMENT

A motion was made by Ann Dilcher, supported by Ann Valle to adjourn the Planning Commission Meeting. 7 Ayes, 0 No, 2 Absent. Motion passed

Sincerely,



Walter J. Bolt
Planning Commission Secretary

PLEASE SIGN IN

PLANNING COMMISSION MEETING

Date: March 15, 2005

NAME (Please Print)

ADDRESS

JAY BUTLER

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Lisa allendingen

192 nows