



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

APRIL 19, 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 March 15, 2005.

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – May Work Session was cancelled.

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.

NEW BUSINESS

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes
April 19, 2005
7:30 P.M.
Board Room
Washington Street Education Center
500 Washtenaw St., Chelsea, MI

Members Present: Chairman Chris Rode, Chris Pick, Ann Dilcher, Peter Feeney, Casey Blair, Ann Valle (arrived 7:40 p.m.), Rik Haugen (arrived 7:45 p.m.), George Kinzer (arrived 7:45), Walter Bolt (Arrived 7:48 p.m.)

Members Absent: None

Others Present: Planning & Zoning Administrator - James Drolett,
City Planner - Carl Schmult, City Trustee - Cheri Albertson,

Others Absent: City Trustee - Frank Hammer, City Engineer - Christine Linfield

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 March 15, 2005.

A motion was made by Chris Pick, supported by Ann Dilcher to approve the Planning Commission Minutes for March 15, 2005. 5 Ayes, 0 No, 4 Absent. Motion passed.

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – April 5 Work Session was cancelled.

PUBLIC PARTICIPATION

Chairman Rode opened and closed public participation. No audience members choose to speak.

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.

Chris Rode gave a brief overview of the request and said that this item had been tabled so that the rezoning request and site plan could be reviewed by our City Planner and City Engineer. City Planner Carl Schmult explained that his report was combined with Engineer Christine Linfield's, and was primarily on the site plan, while Jim Drolett's report is regarding the rezoning request. Earl Ophoff from Midwestern Consulting addressed some of the comments from that report. Mr. Ophoff asked that the City Planner and Engineer change their report comments addressing driveways. It states they should be concrete. He suggests that be

reworded for those who would like to upgrade to pavers. Carl Schmolt commented they could add the word concrete or better! We do not want asphalt. Mr. Ophoff also said they would put retaining walls in those spots where grading is an issue.

Chairman Rode read specific background information regarding PUD's from the Ordinance that was relevant from section 4-32 and Article 15.02 D Standards for Petition Review. The applicable areas were as follows:

Under 4-32

PURPOSE.

C. Pick said that under 4.32 number 4 from the Ordinance which encourages variety and design, the Commission has discussed in the past that the garages should be tucked behind the house and not in front as proposed. In addition, under number 5 where the Ordinance discusses recreational facilities, he feels that the open space proposed is not large enough to get much use.

Under Ordinance 4.32 number 6 where provisions of open space are discussed, Chairman Rode commented that the tradeoff for greater density is the benefit of a provision for more open space and feels this is one of the primary uses for a PUD. There is no trade off in his mind to recommend a PUD. Ann Valle added that there has been discussion about detention ponds not being part of open space as proposed.

DENSITY

When the previous owners of the Grant Street property accounted for the items in the Ordinance they tried to fit 12 homes on the property. There was skepticism at that time that 12 homes would fit on the site taking into account all of the other elements.

Casey Blair asked how many houses would be allowed under RS-2. C. Rode said overall 6 per acre, but you have to account for other items in the ordinance such as stormwater detention, set backs, streets, sidewalks, etc. For example when the calculations were done for Heritage Pointe based on the amount per acre, it gave the appearance that you would be able to fit in over 1000 homes. When it was done accounting for other items in the ordinance, they were able to put in 352 homes.

REQUIRED YARDS

Chairman Rode said if the PUD was recommended for approval we would have to grant relief from the setback requirements.

Much discussion ensued while going through 15.02 D the Standards and Regulations for Special Zoning Districts.

Jim Drolett suggested the property is low in some areas and we need to look at abutting properties. Should a detention pond be looked at in the lower areas so that the neighboring properties do drain. Winston Boyer whos property abuts this development was in the last meeting to discuss this. Earl Ophoff said that it is an Engineering issue and would have to be looked at. The detention pond is designed per Washtenaw County Drain Standards and said it was not really an issue.

Chairman Rode added that the reason that we are trying to avoid more private streets and why the street standards were changed, was because of problems that were created from private streets. In the Street Standards it does say to try to avoid private streets. Residents are going to want streets plowed like all other streets in the City.

Chris Pick said that regarding density, the previous petitioners were asking for 12 homes, and this site plan shows 14. He does not feel there are enough reasons to allow a PUD and that the the only advantage he can see is the road stub to the north, and with that being a private street, he's not sure it's a tie in for a public street.

Ann Dilcher feels the space was maximized for the number of units and not for the landscape and setbacks, etc. George Kinzer said that his biggest objection is Density!

Casey Blair asked City Planner Carl Schmult if the PUD could be granted with a different site plan showing fewer homes. Carl said that was not possible because you had to consider both the PUD request and the Preliminary Site Plan as one.

PLANNING COMMISSION FINDINGS OVERVIEW - The finding discussions resulted in the following: The Planning Commission feels that the PUD request did not meet the requirements necessary or have enough benefits for the City for recommending approval of the PUD rezoning. The development is too dense, there is not enough open space, the open space shown is a detention pond, the street is private and under the new street regulations it states that we need to avoid that situation. While the development did meet the minimum requirements for space between houses for a PUD the Planning Commission had concerns that if those homes had a 2 foot roof overhang, you would only have 6 feet between houses. Drainage to abutting property could also be a problem.

A motion was made by Rik Haugen and supported by Ann Dilcher that because the Grant Street PUD does not meet the standards for the PUD petition and exceeds density capacity of the parcel in question, the Planning Commission recommends to City Council denial of the rezoning request. 9 Ayes, 0 No, 0 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 Ann Dilcher, supported by Ann Valle to deny approval of the Preliminary Site Plan. 9 Ayes, 0 No, 0 Absent. Motion passed.

REPORTS

- Chairman Rode attended the post office and the only ones that showed up were Mike Steklac, Ann Feeny and Chairman Rode were there and really nothing was accomplished because the others did not attend. A new meeting has been scheduled for Friday morning and there will be representatives from the post office and property owners. There are some sites that have been effectively eliminated. The laundromat building is no longer being considered.

The owner of that building was already in negotiations with another developer. The car dealership was also eliminated due to price.

- Ann Dilcher is moving to Ann Arbor and we will be losing her as a Planning Commissioner. She will stay till the end of her term in June.
- Jim Drolett said that he spoke with Brad Strader who said he would be willing to meet with surrounding townships. Jim suggested that the Planning Commission try to get moving on this regarding a regional plan.

ADJOURNMENT

A motion was made by Chris Pick supported by Peter Feeney to adjourn the meeting at 9:35 p.m. 9 Ayes, 0 No, 0 Absent. Motion passed.

Sincerely,



Walter J. Bolt
Planning Commission Secretary

PLEASE SIGN IN

PLANNING COMMISION MEETING

Date: APRIL 19, 2005

NAME (Please Print)

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