



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

MAY 17, 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 April 19, 2005.

APPROVAL OF WORK SESSION MINUTES

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

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

- **Norfolk Development Rezoning Request** - 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 **MH-1** to **RM-2** in the area described as: TAX CODE #: 06-06-11-480-013. A 16.04-Acre parcel located on Cavanaugh Lake Road west of Cleveland Street

OLD BUSINESS

NEW BUSINESS

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes
May 17, 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, Ann Dilcher, George Kinzer, Chris Pick (arrived 7:34 p.m.), Rik Haugen (7:35 p.m.), Peter Feeney (arrived 8:00 p.m.)

Members Absent: Walter Bolt

Others Present: Planning & Zoning Administrator - James Drolett,
City Planner – Carl Schmult, 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 7:32 p.m.

APPROVAL OF MEETING MINUTES

- **Meeting Minutes** - Approval of the Meeting Minutes for April 19, 2005.

A motion was made by Ann Valle, seconded by George Kinzer to approve the regular meeting minutes for April 19, 2005. 5 Ayes, 4 Absent, 0 No. Motion passed.

Chris Pick arrived.

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – May 3rd Work Session was canceled.

APPROVAL OF AGENDA

Approved as submitted.

PUBLIC PARTICIPATION

Chris opened and closed public participation. No audience members.

PUBLIC HEARING

- **Norfolk Development Rezoning Request** - 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 **MH-1** to **RM-2** in the area

described as: TAX CODE #: 06-06-11-480-013. A 16.04-Acre parcel located on Cavanaugh Lake Road west of Cleveland Street

Rik Haugen arrived.

Shawn Lefere of Norfolk Development, 6360 Jackson Road, suite F, Ann Arbor, MI., would like to build multi-family condominiums on that 16-acre parcel which would consist of 8 units per building. The other portion of the development is on 150 acres in Sylvania Township and this parcel abuts that property. Mr. Lefere reported to the Planning Commission that Norfolk Development believes they meet the criteria necessary per our Ordinance. One thing that has changed from previous requests to rezone that land is the new public act allowing joint municipal planning. The City could use Sylvania Crossings as the requirement for a mobile home park. Norfolk Development will be working with Sylvania Crossings on that issue.

Chris Rode opened and closed the Public Hearing. There was no public in the audience.

A rezoning for this property has come before the Planning Commission in the past, and the Commission was advised by the Law office of Varnum and Riddering to keep MH-1 zoning on that piece of property to avoid being sued for exclusionary zoning. Chris Rode said that we do have new tools available such as new public acts but would like to get legal council before a decision is made. Chairman Rode asked Jim Drolett to set up a conference call between him and the attorney's office.

George Kinzer asked that when discussing this issue with the attorney, that Jim Drolett ask what would happen if we entered into an agreement with Sylvania Crossing which protected the City from being sued for exclusionary zoning, and then for some reason the property was rezoned perhaps in response to their law suit. What would be the position of the City then. Jim Drolett said they have asked that question, and he believes that phase I will stay as it is at Sylvania Crossing which consists of 100 or so units.

Chris Rode feels that this use is comparable to the Comprehensive Plans Future Land Use and to keep in mind that if we recommend approval, the plans could be different than what the Planning Commission was shown tonight, and that anything under that zoning designation would be allowed.

Peter Feeney arrived.

This development is close in size to Heritage Pointe with single family, multiple family and condo's. Chairman Rode was concerned because the major development is in the Township, and the smaller parcel is in the City, and the plans show them separated with no connection. Mr. Lefere said there would be an approximate 3-acre park with walking connections in the middle, and that most of the open space will be in the township. Chairman Rode was also concerned that the larger subdivision will have county roads, and the condominiums are private roads.

Mr. Lefere said that they have preliminary site plan approval on the entire site plan, and they will be going for final site plan on the southwest part of the development under phase I. There are 9 phases total in the township portion of this development.

Cheri Albertson arrived.

A motion was made by Casey Blair to table the site plan so that we may get legal council on issues regarding rezoning our only mobile home property in the City, and using Sylvan Crossing from Sylvan Township as our mobil home zoning, supported by Ann Valle. 8 ayes, 0 no, 1 absent. Motion approved.

Casey amended his motion to include that this be on our agenda at our next meeting, supported by Ann Valle. 8 ayes, 0 no, 1 absent. Motion passed.

DISCUSSION

There is a seminar on contract zoning to be held May 25th and will address the 3 public acts that took affect in January 2005. There is also a local workshop on Regional Planning on Tuesday May 31st sponsored by the County Planning Department.

Chairman Rode wanted to work on areas in the Master Plan that may need an analysis and possible changes to be considered because of changes in the City. For example, the 425 discussions between the townships and the City specifically mention a 100-acre parcel that a developer has an option on, and wants to build 700 homes. That parcel is in Lima Township at this time, and would come into the City unzoned. We need to have a section in the Master Plan that addresses planning for future land use for those properties that come into the city. We do not want to see a large parcel come into the city unzoned, and we have no plan for its use. Jim Drolett said that when negotiating the agreement, it must come into the City under the City zoning. Carl Schmult said that as a Planning Commission you are authorized under the Municipal Planning Act and can plan beyond your jurisdiction and is considered to be a sound planning practice. Cheri Albertson said they should also consider the West Side borders. There are concerns from the Planning Commission about fitting that many houses on that site. Peter Feeney suggests that we convey to the governments making this agreement the Commissions problems and concerns.

Chris Pick feels that we should have a joint work session and agree on some kind of process before entering the agreement. Chairman Rode suggests the joint work session to discuss the 425 agreement with 3 parcels and he said he would bring that up with the Mayor.

CORRESPONDENCE

- Ann Dilcher is leaving the Planning Commission and she was one of the Commissioners who had agreed to review the new City Ordinance along with Chris Pick, and Casey Blair. Friday was the available day to try and get with Carl Schmult to go over the Ordinance. Chris Rode would like to be a part of the meetings and Jim Drolett suggests Chairman Rode be a part of the meetings since he will be the person to go in front of City Council.
- Chairman Rode asked the Commission what areas they wanted to work on next. Ann Valle would like to see the Planning Commission start work on Residential Design Standards. Carl Schmult said that regarding Design Standards, the Planning Commission needs to put together a list of what they are trying to achieve, and then talk to different developers. Chris Pick would like to work on a tree bank system. The City Ordinance is missing numbers for

credits, and there is also no language in the Ordinance that discusses substituting trees that will fit for larger caliper trees. Chris asked Rik Haugen to work on the tree credit in our standards and he did agree to do that. Chris will speak with Walter to get the tree issue back on the front burner. Peter Feeney said that the most pressing item is the development going on in the surrounding townships, and what can we do to control that process. Rik Haugen said not only density, but also quality of the housing. Cheri Albertson said to consider roadways and traffic, which becomes very important as these developments occur.

- Jim suggests that the Planning Commission go to Council to suggest hiring a firm to update our Master plan. Jim also suggests that it involve the surrounding townships. Chris Rode will speak with the Mayor, Manager and Jim Drolett about a specific proposal and will also speak with the Mayor about having a joint work session to discuss this and the 425 agreement.
- Jim and Karon are to contact Chris Pick, Casey Blair, and Chris Rode when copies of the City Ordinance have been made so they can meet with Carl Schmult and Jim Drolett. Chris Pick suggests the second or third Friday after the ordinance is passed out.

ADJOURNMENT

A motion was made by Casey Blair, supported by Peter Feeney to adjourn the meeting at 9:30 p.m. 9 ayes, 0 no, 0 absent. Motion passed.

Sincerely,



Walter J. Bolt
Planning Commission Secretary

PLEASE SIGN IN

PLANNING COMMISSION MEETING

Date: MAY 17, 2005

NAME (Please Print)

ADDRESS

Alex Weddon

9730 BEZMAN RD