



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

DECEMBER 20, 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 October 18, 2005.

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – Approval of Meeting Minutes for December 6, 2005

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

- **CHELSEA HOOVER BUILDING** – An application has been filed for Final Site Plan Approval will be considered by the Chelsea Planning Commission on Tuesday, December 20, 2005 at 7:30p.m. in the Board Room, Washington Street Education Center, 500 Washington Street, Chelsea, MI. TAX CODE: # 06-06-12-200-010 and 008, Located at the intersection of W. North St. and Hayes.

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes
DECEMBER 20, 2005
7:30 P.M.
Board Room
Washington Street Education Center
500 Washtenaw St., Chelsea, MI

Members Present: Chairman Chris Rode, Chris Pick, Ann Valle, Casey Blair, Walter Bolt, Peter Feeney, Joel Abramson

Members Absent Rik Haugen (excused), George Kinzer

Others Present: Planning & Zoning Administrator - James Drolett,
City Planner-Carl Schmolt

Others Absent: City Trustee-Frank Hammer, City Engineer – Christine Linfield
(excused), Trustee Cheri Albertson,

CALL TO ORDER

Chairman Rode called the meeting to order at 7:35 p.m.

APPROVAL OF MEETING MINUTES

- **Meeting Minutes** - Approval of the Meeting Minutes for October 18, 2005.

A motion was made by Chris Pick, seconded by Ann Valle to approve the Minutes of October 18, 2005. 7 ayes, 2 absent, 0 no. Motion passed.

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – Approval of Meeting Minutes for December 6, 2005

A motion was made by Ann Valle, supported by Chris Pick to approve the Work Session Minutes of December 6, 2005. 7 ayes, 2 absent, 0 no. Motion passed.

PUBLIC PARTICIPATION

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

NEW BUSINESS

- **CHELSEA HOOVER BUILDING** – An application has been filed for Final Site Plan Approval and will be considered by the Chelsea Planning Commission on Tuesday, December 20, 2005 at 7:30p.m. in the Board Room, Washington Street Education Center, 500 Washington Street, Chelsea, MI. TAX CODE: # 06-06-12-200-010 and 008, Located at the intersection of W. North St. and Hayes.

City Planner Carl Schmolt read his report, and Jim Drolett went over City Engineer Christine Linfield's report who was out ill. Rik Haugen was not in attendance, but did want it noted that

the Sugar Maple trees listed on the site plan out in front should have at least 30 feet in spacing between them.

Jeff Hardcastle of Hardwood Solutions wants his building expanded to accommodate lumber for cold storage. The original site plan that was submitted was an addition of 12,000 square feet, he then changed that to 17,000 square feet. He wants to do a 5-year lease with an option to stay in town.

Jim Drolett said there are a lot of issues that need to be worked on. There are encroachments on utility easements and there is an electrical sectionalizer that is in the driveway and needs to be moved. It was also recommended that no sidewalk be put in on the West Side of Hayes Street because of utilities.

Chairman Rode was concerned about approving the combined site plan with the amount of comments from both reports. Carl Schmolt said that if the Planning Commission would like to see the changes that need to be made, then the petitioners will have to come back in front of the Planning Commission again. If you are comfortable with having the Engineer do it without seeing the changes, then you can approve it.

A motion was made by Peter Feeney to approve combining the preliminary and final site plan, supported by Casey Blair, 7 Ayes, 0 No, 2 Absent. Motion passed.

A motion was made by Walter Bolt to approve the preliminary and final site plan contingent on all comments being satisfied from Chris Linfield and Carl Schmolt's reports, and the suggested 30 foot spacing per Rik Haugen's statement on the Sugar Maple trees. 7 ayes, 0 no, 2 absent. Motion approved.

DISCUSSION

- Peter Feeney attended a presentation on walkability and bikability. He suggests that there were several good ideas regarding where to lock bikes, constructing sidewalks so people in wheelchairs have access, etc. City Manager Mike Steklac was also in attendance.
- Jim Drolett said that we have gotten the signed contract from Strader and will be sending out our notice of intent to redo our Master Plan.
- Jim Drolett, Ann Feeney, and Mike Steklac met with John Wyeth of McKinley Properties to see what he felt like they needed in regards to zoning with the possibility of zoning the Clock Tower separately.

ADJOURNMENT

A motion was made by Peter Feeney, seconded by Casey Blair to adjourn the regular Planning Commission Meeting at 8:30 p.m. 7 ayes, 2 absent, 0 no. Motion passed.

Respectfully Submitted,



Walter J. Bolt

Planning Commission Secretary