



# CITY OF CHELSEA

PLANNING COMMISSION AGENDA  
FEBRUARY 21, 2006  
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 17, 2006.

## PUBLIC PARTICIPATION

## PUBLIC HEARING

- **Clock Tower Zoning Text Revision** - 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 Text with the following changes: **Add a new section 4.19 Central Business District – Mixed Use – CBD-MU.**
- **Clock Tower 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: **C-5 and I-1 to CBD-MU in the area described as: Tax Code # 06-06-12-111-001 thru 007, commonly known as the Clock Tower Complex North Main St. in Chelsea.**

## NEW BUSINESS

- **Clock Tower Zoning Text Revision – CBD-MU, C-6**
- **Clock Tower Rezoning Request - C-5 and I-1 to C-6 CBD-MU**

## DISCUSSION

## REPORTS

## CORRESPONDENCE

## ADJOURNMENT

**City of Chelsea Planning Commission Meeting Minutes**  
**February 21, 2006**  
**7:30 P.M.**  
**Board Room**  
**Washington Street Education Center**  
**500 Washington St., Chelsea, MI**

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

**Members Absent** Peter Feeney (approved), George Kinzer, Rik Haugen

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

**Others Absent:** City Trustee - Frank Hammer, City Engineer - Christine Linfield (It was not necessary for her to attend)

**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 January 17, 2006.

A motion by Ann Valle, supported by Casey Blair to approve the Planning Commission Minutes of January 17, 2006. 6 Ayes, 0 No, 3 Absent. Motion approved.

**PUBLIC PARTICIPATION**

Chairman Rode opened public participation. City Council Trustee Cheri Albertson noted that it was announced at the City Council Meeting that we were updating the Master Plan, and that these proceedings are open to the public, and all input is welcome. Chairman Rode closed Public Participation.

**PUBLIC HEARING**

- **Clock Tower Zoning Text Revision** - 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 Text with the following changes: Add a new section 4.19 Central Business District – Mixed Use – CBD-MU.

John Wyeth from McKinley Properties gave an explanation why they are asking for a new zoning district. The Clock Tower is a unique complex in the district, and the current zoning does not really match their needs. This zoning will address future gray areas for uses and signage, and allow for unique uses to bring people into that area.

Chairman Rode opened the Public Hearing, no comments were made and he closed the Public

Hearing.

John Wyeth handed out a conceptual photo showing where future signage might go based on the new zoning district.

Ann Valle made comments for Rik Haugen who could not be in attendance regarding architecture consistency. He though we needed to be more specific on the type of materials used, and architectural details. Jim Drolett said that our Design Standards address materials and colors.

Chris Pick thinks that the color of the signs in the Clock Tower complex should be consistent with the downtown area, and would help the Clock Tower have a connection with the City. Jim Drolett said that we have no restrictions on color. John Wyeth asks the question that if they are required to match the City's way finding sign and it changes, is the owner then responsible to change theirs and would they have to pay for it. He said they are looking at signs that are familiar with what exists in the City but as the developer he would like to have the option to choose signage.

Under permitted uses B-8, Chairman Rode asked if there was a discussion at the work session about adjacent residential parking. There is a sentence under B-8 that says "with onsite parking in or adjacent to the district". The Planning Commission decided to take out that part of the sentence.

John Wyeth asked for larger maximum lot coverage. Carl Schmult said that to give all the parking spaces needed, it diminishes the allowable lot coverage. Based on the numbers from the size of the building, and the 3 floors allowed we are already doubling the floor area ratio. Schmult said the Planning Commission could go up to 60 % if they wanted, but the developer would have to be able to provide the parking necessary, and there are also setback requirements. He went on to say that he is comfortable at the maximum floor area ratio of 1.00. The Planning Commission decided to allow the maximum lot coverage go to 60% and 1.00 on the floor area ratio.

Much discussion regarding signs. The Planning Commissions concern is that they will be allowed to have 4 huge signs and the Commission wants to maintain the pedestrian scale of the downtown district. The Planning Commission will allow a 75 square foot free standing sign on Main Street, and 40 square feet free standing sign on all side streets. John Wyeth said on the third story sign they were toying with 50 square foot signs and 5b of this new zoning designation currently says 40 square feet. The Planning Commission will allow 50 square feet of building identification signs per elevation, limited to 3 per building. Also 5-a. Tenant directory signs 3 per building.

**changes that need to be made in Section 4.19 Central Business District – Mixed Use–CBD-MU**

**B-8** Take out the rest of the sentence after the word residential

**D-1** Allow 60% Maximum Lot Coverage

**I-1** Change the wording too: Each sign shall not exceed seventy five (75) square feet in area of M-52 for street frontage and not exceed 40 square feet on any

other road frontage. Each sign shall not exceed 15 feet in height on M-52, and shall not exceed 10 feet in height on any other road frontage. Each sign shall be set back at least 5 feet from the lot line.

**I-5 a** & limit of no more than 3 per building.

**I-5 b** 50 square feet and no more than 3 per building.

- **Clock Tower 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: C-5 and I-1 to CBD-MU in the area described as: Tax Code # 06-06-12-111-001 thru 007, commonly known as the Clock Tower Complex North Main St. in Chelsea.

Chairman Rode opened and closed public hearing. No comments were made.

#### **NEW BUSINESS**

- **Clock Tower Zoning Text Revision – CBD-MU, C-6**

A motion was made by Casey Blair to recommend to City Council they adopt the Central Business District Mixed Use to C-6, supported by Walter Bolt. 6 ayes, 0 No, 3 Absent. Motion passed.

- **Clock Tower Rezoning Request - C-5 and I-1 to C-6 CBD-MU**

A motion was made by Walter Bolt, seconded by Joel Abramson to recommend to City Council that they adopt the zoning change contingent upon the text change being approved. 6 Ayes, 0 No, 3 Absent. Motion passed.

#### **DISCUSSION**

Mike Spadafore and Frank Spadafore are the current owners of the Twisters Ice Cream Shop and wanted to discuss options for demolishing the current building and putting up a new one with a drive thru. This would also incorporate sidewalks, landscaping, a detention pond and closing one of the curb cuts. Under current zoning a drive through is not allowed. They are wondering what the possibility is to get the property rezoned to allow that. They would like to be able to stay open 12 months of the year.

Jim Drolett said the only district that allows drive in food service is C-3. Drolett suggests that the site could handle it, if prepared correctly, but didn't know if this is something the commission would allow. He thought that if this was presented as a PUD, it doesn't open up that whole district for that use.

Carl suggests the developer make sure you can make turns required by delivery trucks. Rode suggests the possibility of access to the park. You will also have to address the Gateway District Standards and the Commercial Design Standards.

Chris Pick suggests that you are going to have to design this in a way that walk up traffic and drive through traffic are not going to get in the way of each other and have small children walking in front of cars.

The Planning Commission members present felt that if done correctly, it might be a possibility.

### **REPORTS**

It was noted that a recommendation has been made by the Lima Planning Commission to rezone 200 acres of Gary Adams Property to their Township Board to PUD.

### **CORRESPONDENCE**

Resident Jim Machnik spoke up and had comments about the Master Plan Update. Chairman Rode said that this will be discussed at next months meeting, and that he is welcome to attend and bring up his concerns then.

The Planning and Zoning Office has received a formal response from Washtenaw County that they want to be part of the Master Plan Process, and we also received one from Sylvan Township that they would like to be informed as well.

Chairman Rode asked Karon Barbour to send away for a free citizen's planner kit that he has received documentation on.

### **ADJOURNMENT**

A motion was made by Ann Valle, seconded by Walter Bolt to adjourn the Planning Commission at 9:45. 6 Ayes, 0 No, 3 Absent. Motion passed.

Sincerely,

A handwritten signature in blue ink that reads "Walter J. Bolt". The signature is written in a cursive style.

Walter J. Bolt  
Planning Commission Secretary

Planning Commission Meeting

Feb. 21, 06

Michele Baker  
Louis Glahn  
JOHN WYETH  
Ron Kiel

Sign In

~~Michele Baker  
Louis Glahn  
JOHN WYETH  
Ron Kiel~~