



# CITY OF CHELSEA

PLANNING COMMISSION AGENDA  
MARCH 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 February 21, 2006.

## PUBLIC PARTICIPATION

## PUBLIC HEARING

- The rezoning of the following parcels from from Sylvan Township AG to RS-2.

06-06-01-300-021	06-06-01-300-006	06-06-01-400-004
06-06-01-300-019	06-06-01-300-008	06-06-01-400-007
06-06-01-300-020	06-06-01-300-009	06-06-01-400-008
06-06-01-300-028	06-06-01-300-022	06-06-13-400-002
06-06-01-300-026	06-06-01-300-011	06-06-13-100-002
06-06-01-400-039	06-06-01-300-012	06-06-12-200-003
06-06-01-400-037	06-06-01-300-013	
06-06-01-300-029	06-06-01-300-014	
06-06-01-300-025		

- The rezoning of the following parcel from Sylvan Township AG to MU-1.

06-06-13-300-015

- The rezoning of the following parcels from Lima Township AG-2 to RS-2.

06-07-18-200-009  
06-07-18-200-011  
06-07-18-200-001

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

**Members Present:** Chairman Chris Rode, Joel Abramson, Ann Valle, Casey Blair, Peter Feeney, George Kinzer, Chris Pick, Walter Bolt (arrived 9:05)

**Members Absent** Rik Haugen

**Others Present:** Planning & Zoning Administrator - James Drolett,  
City Trustee - Cheri Albertson

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

**Jim Machnik**

**CALL TO ORDER**

Chairman Rode called the meeting to order at 7:32 P.M.

**APPROVAL OF MEETING MINUTES**

- **Meeting Minutes** - Approval of the Meeting Minutes for February 21, 2006.

A motion was made by Ann Valle, supported by George Kinzer to approve the Planning Commission Minutes for February 21, 2006 as written. 6 Ayes, 3 Absent, 0 No. Motion passed.

Chris Pick Arrived 7:34

**PUBLIC PARTICIPATION**

Chairman Rode opened and closed Public Participation. No comments were made.

**PUBLIC HEARING**

- **The rezoning of the following parcels from from Sylvan Township AG to RS-2.**

06-06-01-300-021	06-06-01-300-006	06-06-01-400-004
06-06-01-300-019	06-06-01-300-008	06-06-01-400-007
06-06-01-300-020	06-06-01-300-009	06-06-01-400-008
06-06-01-300-028	06-06-01-300-022	06-06-13-400-002
06-06-01-300-026	06-06-01-300-011	06-06-13-100-002
06-06-01-400-039	06-06-01-300-012	06-06-12-200-003
06-06-01-400-037	06-06-01-300-013	06-06-01-300-029
06-06-01-300-014	06-06-01-300-025	
  
- **The rezoning of the following parcel from Sylvan Township AG to MU-1.**

06-06-13-300-015

- **The rezoning of the following parcels from Sylvan Township LR to RS-2.**  
 06-06-13-200-015  
 06-06-13-200-013  
 06-06-13-200-014
  
- **The rezoning of the following parcel from Sylvan Township AG to C-4.**  
 06-06-13-100-007
  
- **The rezoning of the following parcels from Sylvan Township AG to C-3.**  
 06-06-13-300-016  
 06-06-13-400-003
  
- **The rezoning of the following parcels from Lima Township R1-A to RS-2.**  
 06-07-18-200-004      06-07-18-200-008  
 06-07-18-200-006      06-07-18-200-007
  
- **The rezoning of the following parcels from Lima Township AG to RS-2**  
 06-07-18-200-001      06-07-18-200-011      06-07-18-200-009

Jim Drolett gave a brief overview why these parcels are being rezoned at this time. This property was brought into the City from the Townships and needs to be rezoned to City Zoning. Mr. Drolett tried to keep the zoning to a designation shown on the Comprehensive Plan for Future Land Use, which was adopted in 2000.

Chairman Rode opened the Public Hearing and noted that as a Planning Commission body, they are responsible for making recommendations to City Council, but that the ultimate decision is made at the Council level. It is this bodies job to hold the Public Hearing, and make those recommendations to City Council.

Resident Tim Dark who owns parcel # 06-07-18-200-009, 14285 E. Old US 12 has requested that his property be zoned RS-3. It was scheduled to be rezoned from Lima Township AG to RS-2. Mr. Dark feels this is a chance to increase his property value and commented that he granted Chelsea Fairways easements and would like to get a little back.

Chad Janicevics who owns parcel 06-06-13-100-002, 14300 Old US 12 submitted a memo to the Planning Commission requesting that his property be rezoned to RS-3 instead of RS-2. George Kinzer asked if the Janicevics are requesting the RS-3 designation because of the hospital. Mr. Janicevics said that was part of the reason, but that the property has been used as a two family residence for as long as he has owned it. Marge Mastie said that she thinks that parcel might be under a covenant that can't be broken that went with a division of the land. There might be a deed restriction that doesn't allow two family. Mr. Janicevics property has always had a two family use and Chairman Rode does not have a problem with that upzoning.

The Planning Commission asked Jim Drolett what the difference was between RS-2 and RS-3. He said RS-2 is Single Family, and RS-3 is Two Family. This designation allows for single family and two families. The lot size and setbacks are the same but you have to provide additional parking if used as Two Family.

Marge Mastie from 06-07-18-200-004 said she supports the rezonings, and she also supports Tim Dark's request who lives across the road.

Chairman Rode Closed the Public Hearing.

The Two Parcels in question (Tim Dark & Chad Janicevis) were pulled so that a new Public Hearing can be held and further information can be gathered before a recommendation can be made.

A motion was made by Peter Feeney to recommend to City Council the rezoning of the parcels as per the agenda with the exception of 06-06-13-100-002 and 06-07-18-200-009. Peter Feeney withdrew his motion.

A motion was made by Peter Feeney, and supported by Ann Valle to recommend to City Council that the following parcels be rezoned as proposed:

- **from Sylvan Township AG to RS-2.**  
06-06-01-300-021    06-06-01-300-006    06-06-01-400-004    06-06-01-400-037  
06-06-01-300-019    06-06-01-300-008    06-06-01-400-007    06-06-01-300-029  
06-06-01-300-020    06-06-01-300-009    06-06-01-400-008    06-06-01-300-025  
06-06-01-300-028    06-06-01-300-022    06-06-13-400-002    06-06-01-300-013  
06-06-01-300-026    06-06-01-300-011    06-06-12-200-003    06-06-01-300-014  
06-06-01-400-039    06-06-01-300-012
  
- **from Sylvan Township AG to MU-1**    06-06-13-300-015
  
- **from Sylvan Township LR to RS-2**  
06-06-13-200-015  
06-06-13-200-013  
06-06-13-200-014
  
- **from Sylvan Township AG to C-4.** 06-06-13-100-007
  
- **from Sylvan Township AG to C-3**  
06-06-13-300-016  
06-06-13-400-003
  
- **from Lima Township R1-A to RS-2**  
06-07-18-200-004    06-07-18-200-008  
06-07-18-200-006  
06-07-18-200-007
  
- **from Lima Township AG-2 to RS-2.**  
06-07-18-200-011  
06-07-18-200-001

**Cheri Albertson arrived (7:55 p.m.)**

7 Ayes, 2 Absent, 0 No. Motion passed.

Two parcels were taken out for a new Public Hearing next month. They are 06-06-13-100-002 and 06-07-18-200-009. Tim Dark and Chad Janicevis own these parcels.

## OLD BUSINESS

- Comprehensive Plan Update - Strader Group - Chapter 2 Review

Brad Strader and Caryn Wenzara went through the first review of Chapter 2 and discussed some of the changes that were made, along with some of their findings such as household growth has gone down and that our housing value is at, or below, what is available in the county.

Some of the comments from the Planning Commission are as follows:

- Chris Pick asked for a buildout estimate, and also asked if there was any data that showed trending values, and are houses appreciating faster or slower than other areas in the county. Brad said they would check, and provide what information they could.
- Chairman Rode said that Table 7 of the Residential Design Standards has no information after 2000. How do we blend the old and new.
- Regarding the changes to table 3, Joel Abramson feels that you will see more houses with children.
- George Kinzer said that the Public Facilities and Services section does not address public utilities. Caryn said they updated where we currently stand, but will be updated before the process is completed.
- Casey Blair would like to see more on the complete regeneration of the northern part of the City. That seems to be missing.
- Chairman Rode said that on Page 21 of the draft it discusses the Parks and Recreation Plan. We really don't have a plan, and we really want to fold that into this section of the plan.
- There is one Vision Statement that George Kinzer feels has changed (Third bullet) which is the natural greenbelt within the City Boundary. Mr. Kinzer feels that we need to work closer with the surrounding Townships for better cooperation.
- Last bullet point, Chairman Rode would like those statements expanded and explained. Better cooperation with schools and surrounding townships.
- Ann Valle feels that motorizing pedestrian plans and walkways needs to be moved more to the top. Joel Abramson is still concerned about transportation.

### **Walter Bolt arrived 9:05**

Caryn Wenzara mentioned popular trends in economics and suggests the Planning Commission might want to gear some land use decisions to allow some of these technologies to the Chelsea area to create jobs.

Brad asked the Planning Commission to go through Future Use and Vision Statements from page 1 and determine if there are some that are no longer relevant, or is something missing. He would like each Commissioner to circle the top 3 things and also complete the survey in the back. These

need to be turned into Karon Barbour by the middle of next week along with any comments. Brad said they would go through this at the next meeting.

In terms of residential design standards Brad Strader said that you can set up standards that require an administrative review for new homes and remodel projects but do you want to get into reviewing these types of things. Chairman Rode said that we are trying to provide our best defense in the language in the Comprehensive Plan.

Brad supplied some possible examples showing attached garages being either flush, or recessed. If you do this, the Planning Commission may need to give incentives for developers like giving higher density. Chairman Rode thinks we should look at all the options that were provided with possible incentives.

Future area land use was discussed. There is one area on the West Side that is multiple family and Mr. Strader thinks it should be single family. Chairman Rode said that at one time it was for a mobile home park. South of the tracks you might want to designate that as Senior. North of Sibley, new homes have been large on lots, and we need to change those. Mr. Strader asked who owned the wetlands by the school. They are owned by the school. Walter Bolt thought that some of that might have the potential for development. Brad suggests some form of commercial possibly on the north side so that everyone in town does not have to drive right through town, and down M-52 every time they need a gallon of milk for example.

Resident Jim Machnik feels that by the time public input is requested that many times it's set. Brad said we would have a Public Workshop in May to get reaction at that time.

Mr. Machnik said he would like to see some focus area to include the fair grounds, Gene Drive and Machnik Drive. The fairground is a great asset. He feels that the area needs to be zoned for Public Services and not zoned as residential. Also the second Phase for the Chelsea Springs Condos is going in right behind his house and that road ends 50 feet from Machnik drive. If those were to be connected it would go all the way through to Brown Drive.

#### **ADJOURNMENT**

A motion was made Walter Bolt, seconded by George Kinzer to adjourn the meeting at 10:45 p.m. 8 Ayes, 0 No, 1 Absent. Motion passed.

Sincerely,



Walter J. Bolt

PLEASE SIGN IN

Planning Commission Meeting  
Date: March 21 , 2006

**NAME (Please Print)**

**ADDRESS**

Tim Dack  
Cecil Jancevic  
David Mastie  
Marjorie Mastie  
RALPH FLETCHER  
Jennifer McArdle

14285 Old US 12  
14300 E. OLD US 12  
14490 E. Old US-12  
14165 OLD US 12  
Chelsea Standard