



# **CITY OF CHELSEA**

## **PLANNING COMMISSION AGENDA**

**APRIL 18, 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 March 18, 2006.

### **PUBLIC PARTICIPATION**

### **PUBLIC HEARING**

- The rezoning of one parcel from Sylvan Township AG to RS-3 in the area described as: Tax Code: 06-06-13-100-002, 14300 Old US 12, Chelsea, MI 48118
- The rezoning of one parcel from Lima Township AG-2 to RS-3 in the area described as: Tax Code # 06-07-18-200-009, 14285 E. Old US 12, Chelsea, MI 48118

### **NEW BUSINESS**

### **DISCUSSION**

- Comprehensive Plan

### **REPORTS**

### **CORRESPONDENCE**

### **ADJOURNMENT**

**City of Chelsea Planning Commission Meeting Minutes**  
**April 18, 2006**  
**7:30 PM**  
**Board Room**  
**Washington Street Education Center**  
**500 Washington Street, Chelsea, MI**

**Members Present:** Chairman Chris Rode, Joel Abramson, Ann Valle, Casey Blair, Pete Feeney, Rik Haugen

**Members Absent:** George Kinzer, Walter Bolt and Chris Pick

**Others Present:** Planning and Zoning Administrator – Jim Drolett  
City Trustee – Cheri Albertson  
Planning Consultant – Carl Schmolt

**Others Absent:** City Trustee – Frank Hammer  
City Engineer – Christine Linfield

Jim Machnik  
Mr. and Mrs. J. Mastie  
Mr. and Mrs. T. Dark  
Chad Janiecevics

**CALL TO ORDER**

Chairman Rode called the meeting to order at 7:30 PM

**APPROVAL OF MEETING MINUTES**

Approval of the Meeting Minutes for March 21, 2006

A motion was made by Peter Feeney, supported by Joel Abramson to approve the Planning Commission Minutes for March 21, 2006 as written. 6 Ayes, 3 Absent 0 No. Motion passed.

**PUBLIC PARTICIPATION**

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

**PUBLIC HEARING**

The rezoning of one parcel from Sylvan Township AG to RS-3.  
Tax Code 06-06-13-100-002, 14300 Old US 12, Chelsea, MI 48118 Owner Chad Janicevic

The rezoning of one parcel from Lima Township AG to RS-3.  
Tax Code 06-07-18-200-009, 14285 East Old US 12, Chelsea, MI 48118 Owner  
Tim Dark

Marge Mastie (14490 Old US 12) stated that 14300 Old US 12 is under a covenant (deed restriction) that keeps this property single family residential.

Jim Machnik of Gene Drive asked for the process of rezoning property to be reviewed for the audience.

Tim Dark of 14285 East Old US 12 requested that the commission consider RS3 zoning for his property in order that he may build two duplexes. He stated that 4 homes border the east side of his property and buildings are mixed on Old US 12, in general.

Marge Mastie states that she had no objection to RS-3 zoning across the street from her.

Chairman Rode left the meeting at 8:00 PM, turning over the chair responsibilities to Rik Haugen.

Jim Drolett stated that current use of the properties would be accepted within the proposed zoning categories.

Rik Haugen closed the Public Hearing.

A motion was made by Pete Feeney, supported by Rik Haugen to recommend to the City Council the rezoning of Parcel 06-06-13-100-002 from Sylvan Township AG-2 to RS-2.

5 Ayes, 4 Absent, 0 No. Motion passed.

A motion was made by Casey Blair to recommend to City Council rezoning of Parcel 06-07-18-200-009 from Lima Township AG-2 to RS-2. No support.

A motion was made by Peter Feeney, supported by Rik Haugen to recommend to the City Council the rezoning of Parcel 06-07-18-200-009 from Lima Township AG-2 to RS-3.

5 Ayes, 4 Absent, 0 No. Motion passed.

#### **NEW BUSINESS**

Change to Heritage Point PUD to adjust rear yard set back for 6 building sites.

Jim Drolett reviewed for the commission that Pulte Homes was requesting a change in the rear set back rule for six of their home sites in phase I of Heritage Point subdivision. One owner of one of these lots has built a deck in violation of building in the rear set back.

Representatives from Pulte Homes stated that this adjustment would be for these 6 lots only in phase I of the construction. They would build no more of these models, as the house and a large deck did not fit well on the lot size in the development.

Blueprints of the lots in question were reviewed.

Rik Haugen proposed adjusting the PUD in these 6 lots only to allow for a 10 foot deck to extend from the midpoint of the home to the rear of the lot. No more exceptions should be made regarding structures in rear set backs.

A motion was made by Casey Blair, supported by Rik Haugen to allow for modification of rear yard setbacks on lots 18,19, 33, 61, 48, 46 and 20 to allow for decks of 10 feet (measured from midpoint of back of house. See calculation by Jim Drolett (attached chart.)

5 Ayes, 4 Absent, 0 No. Motion passed.

#### **OLD BUSINESS**

Comprehensive Plan – In preparation for the work session on May 2 commissioners should focus on changes identified by Brad Strader in future land use. Commissioners should make comments, compare areas to current master plan and list areas of concern.

Jim Machnik asked about future plan for the Fairgrounds, requesting a change in use. Also consider, he asked, connections for Machnik Drive and the rezoning of his property on Gene Drive.

#### **ADJOURNMENT**

Motion to adjourn by Peter Feeney, supported by Joel Abramson.

5 Ayes, 4 Absent, 0 No. Motion passed.

Respectfully Submitted



Ann Valle  
Recording Secretary

STEN IN SHEET

PLANNING COMMISSION  
MEETING

APRIL 18, 2004

ADDRESS

NAME

410 TAYLOR LN. 14490 E. OLD US-12 482 Chantilly Lane	CHARLES FREDERICKSON MARJONIE & DAVID MASTIE BENJAMIN & DONG RATTIG DONG RATTIG MATT PARKER
14285 E. OLD US-12.	MIKE DALTON TIM & MARY ANN BARK CHAD JENNINGS PAUL SOUSA BILL CHRISTIE
360 THAYER Lane	
320 THAYER LN	