



CITY OF CHELSEA
PLANNING COMMISSION AGENDA

MAY 16, 2006

7:30 P.M.

404 WASHINGTON ST., CHELSEA, MI

(Same Building the Library is in)

CALL TO ORDER

APPROVAL OF MEETING MINUTES

- Meeting Minutes - Approval of the Meeting Minutes for April 18, 2006.

PUBLIC PARTICIPATION

NEW BUSINESS

- **Clock Tower – Amended Final Site Plan** -An application has been filed by Mckinley Associates of 320 N. Main, Ann Arbor MI 48104 for an Amended Final Site Plan approval of a proposed Clock Tower Site Redevelopment on the following described parcel of land: Tax Code: # FC-06-12-108-007, 008, 009, 011, 012, 013, 014, 015, 016, 031, 320 N. Main St., Chelsea, MI
- **Silver Maples – Preliminary Site Plan** An application has been filed by Jerry Wilczynski of Silver Maples for Preliminary Site Plan approval of a proposed 28 Apartment Unit Addition on the following described parcel of land: Tax Code: Part of # 06-07-18-210-002, 100 Silver Maples Drive, Chelsea, MI
- **Springfield Place (Formerly Westchester Place)– Preliminary Site Plan** An application has been filed by Master Key Northern Inc, of 2580 Ellsworth Rd., Ann Arbor, MI. 48108 for Preliminary Site Plan approval of a proposed 10 Unit Site Condominium Subdivision on the following described parcel of land: Tax Code: # FC 06-06-12-380-012, 3.26 acres located at the corner of Grant and Lincoln Streets, Chelsea, MI

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes

May 16, 2006

7:30 P.M.

Room 404

Washington Street Education Center
404 Washington St., Chelsea, MI

Members Present: Chairman Chris Rode, Joel Abramson, Casey Blair, Peter Feeney, Walter Bolt, Ann Valle (arrived 7:31), George Kinzer (arrived 7:34), Rik Haugen (arrived 7:34), Chris Pick (arrived 7:33)

Members Absent None

Others Present: Planning & Zoning Administrator - James Drolett, City Engineer – Christine Linfield, City Planner-Carl Schmult, Trustee Cheri Albertson

Others Absent: City Trustee-Frank Hammer,

CALL TO ORDER

Chairman Rode called the Meeting to order at 7:30 p.m.

APPROVAL OF MEETING MINUTES

Meeting Minutes - Approval of the Meeting Minutes for April 18, 2006.

A motion was made by Walter Bolt, supported by Peter Feeney to approve the Planning Commission Minutes of April 18, 2006. 5 Ayes, 4 Absent, 0 No. Motion passed.

PUBLIC PARTICIPATION

Chairman Rode opened the Public Hearing.

Resident Jim Machnik said he is not happy with the quality of the Council and Planning Commission Meetings when played on the Chelsea Channel and wants to see that improved. Mr. Machnik asked Chairman Rode where we were on the Master Plan schedule. Chairman Rode explained that we are supposed to be at task 5 but because of the loss of our Police Chief and Fire Captain we fell behind. We have gone thru tasks 1-3 and working on task 4. Lastly Jim Machnik would like to see more discussion on zoning and transportation issues and wants to see open discussion. Chairman Rode said that all meetings are open and advertised as required by law and that they are trying to get input from the general public regarding the Master Plan. He also noted that if Mr. Machnik has a problem with the video/audio quality of the meetings, that he should address City Council.

Chairman Rode closed Public Hearing

NEW BUSINESS

- **Clock Tower – Amended Final Site Plan** -An application has been filed by McKinley Associates of 320 N. Main, Ann Arbor MI 48104 for an Amended Final Site Plan approval of a proposed Clock Tower Site Redevelopment on the following described parcel of land: Tax Code: # FC-06-12-100-001, 002, 003, 004, 005, 006, 007, 320 N. Main St., Chelsea, MI

City Planner Carl Schmult and City Engineer went over their reports. John Wyeth said that they are now going to try and move vehicular traffic to create a thoroughfare to engage onto the Main Street Property. Mr. Wyeth mentioned that McKinley had permission to park on railroad property, and in return, McKinley agreed to build that property up so as not to have soil erosion.

The Planning Commission agreed that the dumpsters need to be placed at more of an internal site on the property. The concern is that it would be viewed from the railroad tracks and is directly across from the train station. Ann Valle suggests that the dumpsters be located together. McKinley's options are limited because of site and grading issues. It was also discussed that a retaining wall will be put up along the sidewalk to protect the sidewalk and curb. This is not on the current site plan.

A motion was made by Chris Pick, supported by Peter Feeney to approve the amended final site plan contingent on the satisfaction of notes contained in staff reports, and that the dumpster on the railroad side of the parking lot be eliminated from that location. 9 Ayes, 0 Absent, 0 No. Motion passed.

- **Silver Maples – Preliminary Site Plan** An application has been filed by Jerry Wilczynski of Silver Maples for Preliminary Site Plan approval of a proposed 28 Apartment Unit Addition on the following described parcel of land: Tax Code: Part of # 06-07-18-210-002, 100 Silver Maples Drive, Chelsea, MI

Jerry Wilchinski Executive Director of Silver Maples gave a brief presentation of the project. Carl Schmult and Christine Linfield went over their reports.

Noted in the reports is the placement of the sidewalks. Rick Meader from Washtenaw Engineering said they are looking at where the sidewalk should go. What they intend to do is move it away from the road, but they need to figure out a different pathway. Ann Valle asked if they have spoken with the hospital about connecting the sidewalks so that residents of Silver Maples could walk to the Wellness Center. This would also give them a connection to the medical complex. Mr. Wilchinski said they have had some preliminary discussions with the hospital regarding that issue, but said there is already a pathway that goes thru the woods to the hospital complex.

A motion was made by Peter Feeney to approve the Preliminary Site Plan contingent on the sidewalk issues being resolved, and the satisfaction of all issues in the staff reports, supported by Chris Pick. 9 Ayes, 0 No, 0 Absent. Motion passed.

- **Springfield Place (Formerly Westchester Place)– Preliminary Site Plan** An application has been filed by Master Key Northern Inc, of 2580 Ellsworth Rd., Ann Arbor, MI. 48108 for Preliminary Site Plan approval of a proposed 10 Unit Site Condominium Subdivision on the following described parcel of land: Tax Code: # FC 06-06-12-380-012, 3.26 acres located at the corner of Grant and Lincoln Streets, Chelsea, MI

Earl Opoiff from Midwestern Consulting and Developer Joe Grammatico gave a brief presentation of the project. Mr. Grammatico noted that he is the third person to try to develop this land and that there are sewer capacity shortages on the west side of town. He was not told this at the onset of site plan application. There are only 36 connections remaining and they are given on a first come first serve basis after final approval. He did not understand why he has to wait till final approval. Zoning Administrator Jim Drolett explained that there are only so many taps on the west side of town, and so many on the east side. We are restricted by the Vets Park Lift Station that supports the west side. We have 36 connections left, and 50 to 60 currently needed for those in the building phase. Fieldstone already has their final site plan and could come in at any time and get the rest that is available. City Engineer Chris Linfield said that they are looking at expanding and getting capacities freed up, but right now there is not capacity for this development. The east side has over 300 connections and will allow for the most of the developments currently in progress. Chris Linfield suggests the petitioner stay in contact with Mike Steklac to see where they are in the process. Mr. Grammatico said that he was told by the Manager that he will have capacity for his project and does not want to go any further with it. Council Trustee Cheri Albertson said the City Council is actively looking at solutions, and feels Mike Steklac would not have said that to the petitioner if he was not confident there was a solution to this problem.

There was much discussion regarding the detention area. Carl Schmult said that even though it is not spelled out in the ordinance, it is common practice that any detention facility basin that serves more than one lot be in a general common area and should be accessible. The City does not want to get in the drainage field business. We want it in a County Drain area so that the county takes care of it and not the City. The City's policy is to have detention in the drainage district. Attorney Dan Troyka from Conlin, McKenney, Philbrick, P.C.(representing the Grammatico's) said that the City of Chelsea's Ordinance does not say that the detention pond has to be in the general common element. Their legal position is that you cannot impose that requirement if it is not in the ordinance. It can't be forced into a general common element. The City's legal position is that the condominium statue does not prohibit the City from requiring the detention be in a general common area. Mr. Troyka agreed.

Carl is suggesting that the 25 foot maintenance buffer for the detention basin could protrude onto a lot providing that the maintenance basins be part of the yard. Earl Ophoff said they could either create a buffer to provide adequate spacing between houses for maintenance vehicles to access the detention basis from Lincoln Court, or would they be able to use the public utility easement that already runs along that property and would that be acceptable to use as a buffer. Chris Linfield said she would have to discuss the easement with the Public Works Department. Carl said that if you can make it the buffer wide enough between houses and give the residents enough of a side yard it could work, but he would rather they look at other options because it causes problems. Residents want to plant flowers, trees, etc. Casey Blair suggests that something should be written into the association saying that nothing can be planted in that location.

Jim Drolett asked the Planning Commission to really look at the site plan and the backyards. He is concerned that the backyards are not only going to have a steep drop off, but also are going to be close to the setback. There have been some real issues in other developments with people wanting to add decks in their backyard, and they can't because they would be in the setback.

A motion was made to table the site plan by Ann Valle, supported by Peter Feeney

An amended motion was made that we table the Springfield Place Preliminary Site Plan until the June 20, 2006 meeting by Ann Valle, supported by Peter Feeney. 9 Ayes, 0 No, 0 Absent. Motion passed.

REPORTS

Chairman Rode said that Washtenaw County Recreation invited the Planning Commission to a public workshop on May 20th.

The next meeting date between LSL and the Planning Commission was discussed to try and get the Master Plan back on schedule. The two dates that we will check with Brad Strader on are Monday, June 5 or Monday June 12. Chairman Rode will check with Brad Strader.

ADJOURNMENT

A motion was made by Rik Haugen, supported by Ann Valle to adjourn the meeting at 9:50 p.m. 9 Ayes, 0 No, 0 Absent. Motion passed.

Sincerely,



Walter J. Bolt
Planning Commission Secretary

