



**CITY OF CHELSEA  
PLANNING COMMISSION AGENDA**

**JUNE 20, 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 May 16, 2006.

**PUBLIC PARTICIPATION**

**OLD BUSINESS**

- **(TO BE RETABLED) 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**

- **Sandwich Board Signs**
- **Comprehensive Plan**

**REPORTS\**

**CORRESPONDENCE**

**ADJOURNMENT**

# **City of Chelsea Planning Commission Meeting Minutes**

**June 20, 2006**

**7:30 P.M.**

**Room 404**

**Washington Street Education Center**

**404 Washington St., Chelsea, MI**

**Members Present:** Chairman Chris Rode, Peter Feeney, Walter Bolt (arrived 8:10), Ann Valle, George Kinzer, Rik Haugen, Chris Pick

**Members Absent** Casey Blair, Joel Abramson

**Others Present:** Planning & Zoning Administrator - James Drolett

**Others Present:** Ed Greenleaf and Bob Pierce

## **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 May 16, 2006.

A motion was made by Chris Pick, supported by Rik Haugen to approve the Planning Commission Minutes of May 16, 2006. 6 Ayes, 3 Absent, 0 No. Motion passed.

## **PUBLIC PARTICIPATION**

Chairman Rode opened the Public Participation portion of the meeting. No response and Chairman Rode closed the Public Participation portion of the meeting.

## **OLD BUSINESS**

(Previously tabled) Springfield Place Preliminary Site Plan. A motion was made by Peter Feeney, supported by George Kinzer to remove Springfield Place from the table. 6 Ayes, 3 Absent, 0 No. Motion Passed.

A motion was made by Peter Feeney, supported by George Kinzer to retable the Springfield Place Preliminary Site plan until the next meeting. 6 Ayes, 3 Absent, 0 No. Motion passed.

## **Discussion:**

A discussion on the issue of sandwich board signs being permitted in the city was held. At hand was a draft of an ordinance given to the Planning Commission by the City Manager and City Council that would be an addition to the current City Sign Ordinance.

Chris Rode stated that the proposal addresses sandwich board signs in the Chelsea Business District and South Business District but permits in these two very different districts will require a document that is not one size fits all,

Jim Drolett added that liability insurance should indemnify the City in case of accident/injury caused by the presence of the signs. Jim also distributed a copy of Dexter Village's Sandwich Board Sign Ordinance.

8:10 p.m. Commissioner Bolt arrives.

Rik Haugen asked whether sandwich board signs are intended for pedestrian or vehicular traffic? Many cities that allow this type of signage restrict the placement of the signs away from driveways and the right-of-way.

Peter Feeney constructed the following table to help clarify the details of the issues:

<u>ISSUES</u>	<u>C-5 DISTRICT</u>	<u>OTHER BUSINESS DISTRICT</u>
• Intent	Pedestrian	Pedestrian
• Size	2. ft. x 4 ft.	3 ft. x 5 ft.
• Location	Within 2 ft. of the building	?
• Hours	During business	Hours for both
• Materials	Signs will be placed w/permission of building owner. An indemnity clause will be included in insurance	
• Number	One Sign per doorway	One sign per business if a freestanding sign does not exist.

Bob Pierce from the Chelsea Chamber of Commerce stated that the informational signs (a business directory) are being constructed in municipal parking lots. Ed Greenleaf remarked that he used his sandwich board for special events only. He does not have a freestanding sign at the bowling alley because there is no room in front of his establishment (due to his set back.) He noted that the city Manger's recommendation does not allow sandwich boards in the South Business District. Commission requested a legal opinion of whether or not zoning applies to signs on sidewalks. End of discussion.

Also noted by Jim Drolett: The recently enacted Zoning Enabling Act requires that one Planning Commissioner must sit on the Zoning Board of Appeals for a 3 year term.

**ADJOURNMENT**

A motion was made by Peter Feeney, supported by Rik Haugen to adjourn the meeting at 9:20 p.m. 7 Ayes, 0 No, 2 Absent. Motion passed.

Sincerely,



Ann Valle  
Acting Planning Commission Secretary