



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

AUGUST 15, 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 July 18, 2006.

PUBLIC PARTICIPATION

OLD BUSINESS

- **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**

REPORTS

CORRESPONDENCE

ADJOURNMENT



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AUGUST 15, 2006

7:30 P.M.

BOARD ROOM

WASHINGTON STREET EDUCATION CENTER

500 WASHINGTON ST., CHELSEA, MI

Members Present: Chairman Chris Rode, Joel Abramson, Casey Blair, Ann Valle, George Kinzer (arrived 7:35 P.M.), Chris Pick (arrived 7:35 p.m.)

Members Absent Rik Haugen, Peter Feeney, Walter Bolt

Others Present: Planning & Zoning Administrator - James Drolett, Trustee-Cheri Albertson, City Engineer -Christine Linfield, City Manager-Mike Steklac

Others Absent: City Trustee-Frank Hammer, City Planner-Carl Schmult

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 July 18, 2006.

A motion was made by Ann Valle, supported by George Kinzer to approve the minutes as written. 6 Ayes, 3 Absent, 0 No. Motion passed.

PUBLIC PARTICIPATION

Chairman Rode opened and closed Public Participation. No participation.

OLD BUSINESS

- **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

A motion was made by George Kinzer, supported by Casey Blair to remove Springfield Place from the table. 6 Ayes, 3 Absent, 0 No. Motion passed.

Earl Ophoff from Midwestern Consulting is back with the same plan. Mr. Ophoff commented that the biggest issue from previous meetings was the detention at the back of the property, and whether that needed to be in a general common area. There is a drainage easement along the west wide of the property, and the storm sewer runs along the north side of the property. City Engineer Chris Linfield said while that is true, there still is no access. Mr. Ophoff got an attorney's opinion on that subject who said that access did not need to be in a common area. Chairman Rode read a section from the County Drain Commissions Regulations that says a drainage easement is to be in a common area. In addition to that, it is our accepted practice in Chelsea. The basin itself needs to be on common property, as does access to that basin. City Engineer Christine Linfield asked if they had considered getting rid of lot 6, which would give them space for access, and stretch some of the lots. Earl Ophoff said that they could leave a wider area between two houses to access the easement.

Earl asked if it was possible to have the 66-ft road right of way narrower to give homeowners larger yards, or could they move the sidewalks closer to the road to give the yard a larger look. City Engineer Linfield said that the City couldn't reduce its standards, that 66 feet is the minimum. George Kinzer asked if they moved the sidewalk, how much green space would be between back of curb and the sidewalk. Earl Ophoff said 11 feet compared to 14 feet. They are also trying to avoid cars in the driveway hanging over the sidewalk. Casey Blair suggests moving the sidewalk on the first four lots that are tight, and then moving the sidewalk back to the required footage.

Chairman Rode said we also need to consider the same problem we had at Heritage Point, and that the developer would need to make it clear to homebuyers that decks cannot be built on the back of the property. Much discussion regarding lot size and that there are at least 4 lots that would not be able to have decks because of the rear yard setback thus creating a hardship from the get go. They would be able to have a flat slab of concrete.

A motion was made by Chris Pick to table the Springfield Place Preliminary Site Plan to the September Planning Commission Meeting, supported by Casey Blair. 6 Ayes, 3 Absent, 0 No. Motion passed.

The Planning Commission would like the petitioner to come back with another plan that shows 20-foot accesses either between lots 5 or 6, or 6 and 7. It needs to be common area for access back to the detention pond, which should also be common ground. There has to be material provided for lots 1-4 in particular on what can and cannot be done on that property. We can get this on next months meeting with the idea that Carl and Chris will only be able to do one review.

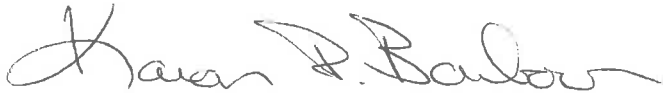
DISCUSSION

- **Sandwich Board Signs:** Sheri Albertson wants to make sure that when the Sandwich Board Sign recommendation comes in front of City Council, that it is a true representation from not only the Planning Commission, but includes the Advisory Committee input. Chairman Rode said they had representatives from the Advisory Committee at the April meeting and feels that what he has put together so far does do that. In addition, he intends to send the Advisory Committee a draft of the recommendation before it goes to council. Ms. Albertson also would like to see seasons addressed, and where and when you can have these types of signs. Planning & Zoning Administrator Jim Drolett said that the ordinance should say that City Council has the power to revoke the use of sandwich board signs at any time. A work session will be held the day after Labor Day, and the Planning Commission will discuss this topic further. Casey Blair will get in touch with Bob from the Chamber to come to the meeting and participate.
- **Tree Bank** - Chairman Rode had a conversation with Kathy Carter who used to sit on the Planning Commission regarding the tree saving portion in our Master Plan. She remembers that it was boilerplate info from either another city and/or Strader?

ADJOURNMENT

A motion was made by Casey Blair, supported by Chris Pick to adjourn the Planning Commission Meeting at 9:16 p.m.

Respectfully Submitted



Karon R. Barbour
Planning & Zoning Technical Administrative Assistant

PLEASE SIGN IN

PLANNING COMMISSION MEETING

Date: AUGUST, 15, 2006

NAME & COMPANY

Christine Linfield

EARL OFF

ADDRESS

City of Chelsea

MIDWESTERN CONSULTING LLC

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