



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

APRIL 17, 2007

7:30 P.M.

BOARD ROOM

WASHINGTON STREET EDUCATION CENTER

500 WASHINGTON ST., CHELSEA, MI

CALL TO ORDER

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for March 20, 2007.

PUBLIC PARTICIPATION

OLD BUSINESS

- **Heritage Pointe Phase II B Site Plan Approval Extension** – The petitioner is asking for a 2 year extension on the final site plan approval for Heritage Pointe Phase II B. It is due to expire June 24, 2007, and they would like it extended for a period of 2 years to June 24, 2009.

PUBLIC HEARING

- **Chelsea Party and Project Rental Rezoning** - Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Map from I-1 to I-2 in the area described as: : Tax Code: # 06-06-13-275-002, 401 Old U.S. 12

NEW BUSINESS

- **Chelsea Party and Project Rental Special Land** - An application has been filed by Cristine Livengood of Chelsea Party and Project Rental for a special land use approval of a proposed party and equipment rental center, on the following described parcel of land: Tax Code: # 06-06-13-275-002, 401 Old U.S. 12.

DISCUSSION

- **Tree Ordinance**

PLANNING COMMISSION MINUTES
APRIL 17, 2007
7:30 P.M.
BOARD ROOM
WASHINGTON STREET EDUCATION CENTER
500 E. WASHINGTON ST., CHELSEA, MI

Members Present: Chairman Chris Rode, Chris Pick, Casey Blair, George Kinzer, Peter Feeney, Ann Valle, Walter Bolt (arrived 7:40) Rik Haugen, (arrived at 8:00)

Members Absent: Joel Abramson

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

Others Absent: City Planner-Carl Schmolt, City Engineer – Christine Linfield,

CALL TO ORDER

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

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for March 20, 2007

A motion was made by Chris Pick, supported by Ann Valle to approve the meeting minutes of March 20, 2007, 6 Ayes, 3 Absent, 0 No. Motion passed.

PUBLIC PARTICIPATION

Chairman Rode opened Public Participation. No comments made!

OLD BUSINESS

- **Heritage Pointe Phase II B Site Plan Approval Extension** – The petitioner is asking for a 2 year extension on the final site plan approval for Heritage Pointe Phase II B. It is due to expire June 24, 2007, and they would like it extended for a period of 2 years to June 24, 2009.

Attorney Scott Mirkes from Jackier Gould's office is requesting an extension for a period of two years for Heritage Pointe Phase II B. The economy is not good, and they have not found a buyer for Phase II B.

Chris Pick said that in the past we have allowed a 6 month extension. One of the reasons the Planning Commission does not want to grant a 2 year extension is because the whole PC board could change in that period of time, and new members would be unfamiliar with this project!

A motion was made by Peter Feeney to grant a 6 month extension for Heritage Pointe Phase II B supported by George Kinzer till December 24, 2007. 6 Ayes, 3 Absent, 0 No. Motion approved.

PUBLIC HEARING

- **Chelsea Party and Project Rental Rezoning** - Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Map from I-1 to I-2 in the area described as: : Tax Code: # 06-06-13-275-002, 20401 Old U.S. 12

Jim Drolett gave an overview of why the petitioner wants to go from I-1 to I-2. You cannot have retail sales in I-1, you can only do it under I-2 with a special land use. This also gets us a little closer to commercial use, and away from industrial use. Chairman Rode wants to clarify that this would be a rezoning of the entire property, and not a portion of it. Jim Drolett said that while that is true, everything being done on that property currently would still be allowed with the rezoning. Walter Bolt arrived

Cheri Albertson is concerned that the property owner is not on any of the paperwork and has not signed the request. City Council is going to be cautious if this comes in front of them without the approval of the landowner.

Chairman Rode opened the public hearing. Chairman Rode closed the public hearing. Rik Haugen arrives

Peter Feeney made a motion, supported by Casey Blair to recommend to City Council the rezoning of parcel # 06-06-13-275-002 from I-1 to I-2 of the property 8 Ayes, 1 Absent, 0 No. Motion passed.

NEW BUSINESS

- **Chelsea Party and Project Rental Special Land** - An application has been filed by Cristina Livengood of Chelsea Party and Project Rental for a special land use approval of a proposed party and equipment rental center, on the following described parcel of land: Tax Code: # 06-06-13-275-002, 401 Old U.S. 12.

Ron Livengood said that this building fit their needs in terms of storage and retail space. He said that the north edge of the building forward is for parking. Only thing outside would be 3 trailers. They would like an area to put things out for daily display. Mr. Livengood could not remember if the original application asked for 24 or 48 hour temporary display, but assured the Planning Commission that nothing would sit outside longer than what was asked for. There will be no overnight storage on the gravel strip. The proposed future area is the confines of the display area for daily display.

George Kinzer asked if they were planning on having big equipment such as cherry pickers. Ron Livengood said that they are not anticipating that, but if they did, they would be stored inside.

Hours of operation will be Monday thru Saturday, 8:00 a.m. to 6:00 p.m.

The question was asked if this special land use is limited to only to his business and if he expands that business into other parts of that building would it still apply. Jim Drolett suggests that the Planning Commission call out on the plan what areas are parts of the Special Land Use and if he expands Mr. Livengood would have to come back in. This way there is no confusion in the Special Land Use and both parties should sign it. Ron Livengood said they do have first rights of refusal for other parts of the building.

Peter Feeney departs at 8:15 p.m.

A motion was made to grant the applicant a Special Land Use as it meets the criteria in section 8.06 of the Zoning Ordinance and is subject to the following conditions: limit the storage of vehicles and equipment to areas that are paved as shown on the site plan with the exception of the triangular gravel lot on the Northwest corner, and the proposed future display area with pavers, supported by George Kinzer

An amendment to the motion was made to include the above motion, and that the light hours be limited from 6:00 a.m. to 10:00 p.m., and is subject to approval of the rezoning by City Council. 7 Ayes, 2 Absent, 0 No, Motion passed.

Ron Livengood said that there are lights in the back that are currently there, and that he would like to leave those on at night for security.

DISCUSSION

- **Tree Ordinance**

Chairman Rode said that Jim Drolett, Chris Linfield, and Craig Maier are working on the tree ordinance and it should be ready to put on our agenda for the May PC meeting. Steve Slain who is a resident and retired forester for the City of Ann Arbor has offered to review this for us.

Rik Haugen commented that it would be a lot simpler to handle this through City Standards and not in ordinance form instead of creating another level of bureaucracy. It seems like a cumbersome setup for the size of Chelsea, and these things are already being done. Walter Bolt does not agree, and thinks that it is a good idea to become a tree city. Chris Pick suggests we wait and get our comments from staff and then get PC input.

REPORTS

Comprehensive Plan - Carl Schnult, Chris Rode and Jim Drolett met yesterday to discuss the Comprehensive Plan. Carl has made comments about policies he wanted us to consider. Chairman Rode wants to use the Work Session in May to go through those comments and get any comments from LSL. Rode is going to a Planning Advisory Board Meeting for Washtenaw County where they are going to discuss our Comprehensive Plan, so he will have those comments to discuss those as well.

ADJOURNMENT

A motion was made by Casey Blair, supported by Rik Haugen to adjourn the meeting at 9:00 p.m. 7 Ayes, 2 Absent, 0 No. Motion passed.

Sincerely,

A handwritten signature in cursive script that reads "Karon R. Barbour".

Karon R. Barbour

