



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

AUGUST 21, 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 July 17, 2007.

APPROVAL OF WORK SESSION MINUTES

- No Meeting

PUBLIC PARTICIPATION

DISCUSSION

- Tree Ordinance
- Discussion regarding outside comments about our draft of the Master Plan.

REPORTS/CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes
AUGUST 21, 2007
7:30 P.M.
Board Room
Washington Street Education Center
500 Washington St., Chelsea, MI

Members Present: Chairman Chris Rode, Ann Valle, Jack Garland, Peter Feeney Casey Blair, Chris Pick, Joel Abramson, Rik Haugen (arrives 7:40 p.m.)

Members Absent: George Kinzer

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

Others Absent: City Planner-Carl Schmult, City Engineer – Christine Linfield (Not necessary for their attendance)

CALL TO ORDER

Chairman Rode called the meeting to order at 7:34 P.M.

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for July 17, 2007

A motion was made by Ann Valle, supported by Chris Pick to approve the Minutes for July 17, 2007 as written. 7 Ayes, 2 Absent, No. Motion passed.

APPROVAL OF WORK SESSION

Work Session was cancelled.

PUBLIC PARTICIPATION

- Chairman Rode opened Public Participation. Rene Papo and John Langs from Magellan Properties gave a brief presentation on redeveloping the 2.5 acre Federal Screw site. They would like to develop an office and retail complex. They will make the buildings look 2 stories, even though they will only be one story to match downtown traditional architecture. They will be asking for a mixed use PUD and want to make sure that the Master Plan allows this use. Mr. Papo said it would probably be a 4 or 5 year build-out. They would like to make sure they have about 60% capacity before starting the next structure. He went on to say that the site has some contamination, but that it is eligible for Brownfield Re-development funds. He further explained that they would have to pay up front for the cleanup, and then the taxes they pay to the City would be returned thru Brownfield until they recoup that cost. Federal Screw has a deed restriction on the property for no residential use because of onsite contamination. They are ready to close on the building (Rik Haugen arrives 7:40 P.M.).

They also discussed purchasing the property to the north of Federal Screw and make that part of the development. This residential property would need to be rezoned as well for a Mixed Use/PUD. Ann Valle noted that she would not support the rezoning of that residential property. Someone asked about the property to the south of Federal Screw, and Mr. Papo said he had not enquired about it.

Cheri Albertson said that there are some items in that building that are worth keeping. Rene said that there is an old safe that would be a permanent structure in the lobby of the new bank and that his company would own any artifacts. Chairman Rode closed Public Participation.

DISCUSSIONS

- Tree Ordinance – We still need to have a meeting with Craig and Christine to get this finished up. The Planning Commission wants this on the October Meeting agenda and Chris Rode and Peter Feeney will plan to meet with Craig and Christine after the road projects are completed in mid September.
- Master Plan - Chris wants the Planning Commission to look at the county comments that were made along with the presentation tonight about future land use on the Federal Screw site and work on the draft of the Master Plan before the next Work Session in September. We need to give those changes to LSL after the next Work Session with the hopes that the Public Hearing can be on the November agenda. It was noted by the Planning Commission that many of the comments that were suggested by adjoining communities, are already included in the Master Plan. Karon will send Peter and Casey a pdf file with the March Draft.
- Cheri Albertson commented that establishing a Historical District would be in the City's best interest. It could keep MDOT from expanding our Main Street at some point in the future when funds were available for that type of project. Seven years ago the Central Business District signed a petition in opposition of this change.
- There was concern by some Council members of the requested use of a Brew Pub at the UAW site. One concern is the outdoor seating and the onsite manufacturing of beer. Jim Drolett said the project is on hold at this time because one of the partners has pulled out. Dave Hughes however is still trying to find another partner. Chris Pick noted that even though a brew pub is not allowed in that district with out a text change, a bar still is.

ADJOURNMENT

A motion was made by, Peter Feeney, supported by Chris Pick to adjourn the meeting at 8:40 p.m. 8 ayes, 0 no, 1 absent. Motion passed.

Respectfully Submitted,



Karon R. Barbour

Planning & Zoning Technical Administrative Assistant

