



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

DECEMBER 18 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 November 20, 2007.

APPROVAL OF SPECIAL MEETING MINUTES

- Approval of the Special Joint Meeting Minutes with City Council for December 4th, 2007.

PUBLIC PARTICIPATION

PUBLIC HEARING

- **Comprehensive Plan – Final Draft**

OLD BUSINESS

- **Federal Screw Building Rezoning Request** - 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 & RS-3 to C-2 in the area described as: Tax Code # 06-06-12-435-005 - 425 Congdon, 06-06-12-435-015- 500 S. Main St., And 06-06-12-435-016- 416 S. Main St., Chelsea, MI Commonly known as the Federal Screw Plant and adjoining residential property.
- **Landscape Standards**

NEW BUSINESS

- **Heritage Pointe Extension** – A request has been made by Steve Tracy for a one year extension on Phase 2B of Heritage Pointe which expires 12/24/07.

DISCUSSION

REPORTS

ADJOURNMENT

**PLANNING COMMISSION MINUTES
DECEMBER 18 2007, 7:30 P.M.
BOARD ROOM
WASHINGTON STREET EDUCATION CENTER
500 WASHINGTON ST., CHELSEA, MI**

Members Present: Chairman-Chris Rode, Planning Commissioner's, Jack Garland, Ann Valle, Casey Blair, Chris Pick, Joel Abramson, Peter Feeney, George Kinzer

Members Absent: Rik Haugen

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

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 7:35 P.m.

APPROVAL OF MEETING MINUTES

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

A motion was made by Peter Feeney, supported by Chris Pick to approve the Minutes for November 20, 2007. 7 Ayes, 0 No, 2 Absent. Motion passed.

APPROVAL OF SPECIAL MEETING MINUTES

- Approval of the Special Joint Meeting Minutes with City Council for December 4th, 2007.

A motion was made by Ann Valle, supported by Casey Blair to approve the December 4th Special Meeting Minutes. 7 Ayes, 0 No, 2 Absent. Motion passed.

PUBLIC PARTICIPATION

Chairman Chris Rode opened and closed Public Participation.

PUBLIC HEARING

- **Comprehensive Plan – Final Draft**

Brad Strader and Robert Cramer from LSL gave a power point presentation on the Comprehensive Plan. Chairman Rode noted that we have been working on this draft for over 1 year.

Chairman Rode opened the Public Hearing.

Jim Machnik of 1231 Gene Drive was concerned that we did not follow the vision statement from the 2000 plan, and also did not mention the townships. He thinks we should have better dialog with the townships and is concerned about their density shown in their plan.

He is also concerned that there is too much text and it needs to be less rigid so that when we come up against something like the Clock Tower there is more flexibility. He said the City revised the Master Plan for that development. Chairman Rode commented that the City is well within their rights to do that, and that there is a process for making these changes, and we didn't have any conception that McKinley Properties would decide to undertake that project.

Mr Machnik didn't feel he had any dialogue with the Planning Commission discussing his property in particular because he doesn't have cookie cutter property. He would like to have seen the density change because of the topography of his property. He would like to see the Planning Commission have a few more meetings and be given more opportunities. Lastly he commented that Page 77 was in poor taste when the plan uses language about the timing of rezoning. Robert Strader from LSL said that this is criteria by the courts.

Mayor Ann Feeney commented that she and the Zoning Administrator have concerns about Federal Screw and the Bookcrafters street properties as Mixed Use. They feel we should leave it light industrial and rezone it at a time when it is to be redeveloped. She is concerned it will limit the possibilities for those sites.

Larry Bean of 204 Washington Supports Mixed Use and feels that it falls into the character of the City. He would also like to see if the Planning Commission has any influence on the office buildings being saved. He also discourages rezoning the residential property to the north.

Hank Muir of 246 Harrison Street has only been here a short time and loves the City. Commented that he brought a bus full of people on a day trip to the Chelsea Grill and the Purple Rose and that many comments were made about how beautiful Main Street and the historic homes are. He would like to see it stay that way.

Bill Chandler of 3900 Queen Oakes was there to represent the Train Depot Board. They are in support of preserving older buildings that have historic or architectural significance. They feel that the two office buildings on the Federal Screw site should be saved. Robert Strader of LSL said there is language on Page 38 of the Comprehensive Plan in which we discuss historic preservation.

A resident asked about the McGibney property at 516 S. Main, and said that those owners asked for rezoning and the Planning Commission followed the plan and it was denied. How was the Planning Commission going to address that request in this plan? Chairman Rode showed him a copy of the downtown area, and that it is now shown as neighborhood commercial. That is a difficult site because it is a non conforming lot between two commercial buildings.

Tom Girard of 320 S. Main supports mixed use for the Federal Screw Property. He would also like to see a careful transition without destroying the character of the City. He also feels it makes more sense to consider the McGibney property to the south instead of rezoning the property to the north.

Jim Robbins of 117 Summit Street, complimented the planning commission on the job they have done. His back yard backs up to Federal Screw and supports mixed use. He also said that he would rather look at the existing building instead of a strip mall.

Darlene Stanly of 161 East Street agrees with mixed use.

Robert Shannon of 104 E. Summit commented that the person who bought that building knew the property was zoned C2. He is afraid that we won't be able to fill it up economically. He would rather see the historic buildings stay, knock the rest of it down and leave it until economic conditions are better, and does not support rezoning the Stoker property to the North, and how do we handle the increase in transportation. Commissioner Feeney mentioned that the City does not own that property, and that we are in a sensitive budget time.

Michelle McClellan of 232 Jefferson said that there are tax credits and some economic development incentives to keep historic buildings. She also supports mixed use.

Another resident commented that Magellan Properties is in a historic building in Ann Arbor and would like to see those two office buildings on the Federal Screw site saved.

Kathy Clark of Chelsea is here on behalf of the Chelsea Historic Society and read a letter by Tom Diab supporting saving those two Federal Screw office buildings.

Jan Bernath of 238 Harrison supports Mixed Use Zoning and said that she lived in a community where everything was zoned R-2. She felt that it declined the housing stock in the area because many of the old homes were converted into duplexes. She also said that a presentation was given at the library about incentives for saving old buildings. She passed out a copy to the Planning Commission.

A resident asked if Mixed Use has to include residential and Brad Stader said that it does not.

Rene Papo of Magellan Properties. Commented that he has lived and worked in Chelsea for the last 50 years and that their desire is to have nice development in Chelsea and said that one example of the work they did is the Chelsea Hospital which has become one of

the City's biggest employers. They also support Mixed Use. They are open to listen to the Planning Commission on what they would like them to do. They also own property in the Industrial Park, and he is concerned that the area is shown in the Comprehensive Plan as office/research/technology. It is an industrial park. Brad Strader said there is text in the plan that supports that. The text is still not clear and needs to be tweaked. Mr. Papo feels that it is a little arbitrary to have the Planning Commission ask him to take the house to the south but not the north.

Other issues discussed were as follows:

Norfolk Development submitted a letter asking about property along Cavanaugh Lake Road and that it is shown RS-1 and they would like to see it as Multiple Family for the possibility of future development. Brad Strader said that yes it is RS-1, but there is language in the plan that says if the road is extended, it could be Multiple Family. It is a possibility.

Mr. Palmer also sent a letter asking that their site along Manchester Road be Master Planned Commercial. It is right in the middle of Commercial and across from the fairgrounds. It is currently shown as residential.

Brad Strader said that there is something called the Corridor Improvement Act which is brand new and Brad would like to add that in the plan.

Planning and Zoning Administrator Jim Drolett said the whole downtown area is yellow in the Future Land Use Map and is shown as single family, our zoning map shows two family. Also there is also no designation for mixed use in the downtown future land use map.

Chairman Rode closed the Public hearing and said we have issues that still need to be addressed and that this plan probably will not be ready for adopting for at least two more meetings and invited the public to continue to participate.

OLD BUSINESS

- **Federal Screw Building Rezoning Request** - 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 & RS-3 to C-2 in the area described as: Tax Code # 06-06-12-435-005 - 425 Congdon, 06-06-12-435-015- 500 S. Main St., And 06-06-12-435-016- 416 S. Main St., Chelsea, MI Commonly known as the Federal Screw Plant and adjoining residential property.

A motion was made by Ann Valle, supported by George Kinzer to remove Federal Screw from the table. 6 Ayes, 0 No, 3 Absent. Motion passed

Peter Feeney departs.

Rene Papo asked the Planning Commission to discuss this issue at a Work Session. He would like clarification on which way to proceed. Since the normal Work Session would be January 1st, Chairman Rode suggests the following Tuesday January 8th at 7:00 p.m. Joel Abramson is the only one in attendance who said they could not make it on that day. Karon will need to email, and let everyone know that the date of the Work Session has changed.

Ann Valle asked for other examples of communities that were able to convert such a site into new development. Chairman Rode was going to speak with LSL to see if they could provide any information.

A motion was made by Ann Valle, supported by George Kinzer to table the rezoning request for Federal Screw until the January 15th Regular meeting. 6 Ayes, 0 No, 3 Absent. Motion passed.

- **Landscape Standards**

A motion was made by Ann Valle that we adopt the City of Chelsea Landscape Standards of December 18, 2007, supported by Joel Abramson. 6 Ayes, 0 No, 3 Absent. Motion passed.

NEW BUSINESS

- **Heritage Pointe Extension** – A request has been made by Steve Tracy for a one year extension on Phase 2B of Heritage Pointe which expires 12/24/07.

Planning and Zoning Administrator Jim Drolett said that we have already granted one 6 month extension on this phase. He suggests we ask for legal advice on how long the PUD should stand. Chairman Rode would like to have a discussion regarding site plan extensions.

A motion was made by Casey Blair that we grant a 6 month extension on Phase 2 B of Heritage Pointe that will take it to June 24, 2008, seconded by Jack Garland. 6 Ayes, 0 No, 3 Absent. Motion passed

ADJOURNMENT

A motion was made by Casey Blair, supported by Joel Abramson at 9:43 p.m. 6 Ayes, 0 No, 3 Absent. Motion passed.

Sincerely,



Karon R. Barbour
Planning and Zoning Technical Administrative Assistant

PLEASE SIGN IN

PLANNING COMMISSION MEETING
DECEMBER 18, 2007

NAME & COMPANY

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Gina Lentz Manchester Village Planning Commission

204 Washington, Chelsea

Larry Bean

319 Congdon, Chelsea

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CHELSEA STANDARD

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