



CITY OF CHELSEA
PLANNING COMMISSION AGENDA
JANUARY 15 2008, 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 December 18, 2007.

APPROVAL OF SPECIAL MEETING MINUTES

- Approval of Work Session Meeting Minutes for January 8th, 2007.

PUBLIC PARTICIPATION

- **Presentation** – Jeremy McCallion – Washtenaw Country Brownfield's.

OLD BUSINESS

- **Comprehensive Plan** – Final Draft.
- **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.

NEW BUSINESS

- **2008 Planning Commission Dates Motion.**

DISCUSSION

REPORTS

ADJOURNMENT

**PLANNING COMMISSION MINUTES
JANUARY 15, 2008, 7:30 P.M.
BOARD ROOM
WASHINGTON STREET EDUCATION CENTER
500 WASHINGTON ST., CHELSEA, MI**

Members Present: Chairman-Chris Rode, Jack Garland, Ann Valle, Casey Blair, Joel Abramson, Peter Feeney, Rik Haugen, George Kinzer (arrives 7:40)

Members Absent: Chris Pick

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

Others Absent City Engineer-Christine Linfield (not necessary for her 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 December 18, 2007.

A motion was made by Ann Valle, supported by Rik Haugen to approve the meeting minutes of December 18, 2007. 7 Ayes, 2 Absent, 0 No. Motion passed.

APPROVAL OF SPECIAL MEETING MINUTES

- Approval of Work Session Meeting Minutes for January 8th, 2007.

A motion was made by Ann Valle, supported by Peter Feeney to approve the Work Session Minutes of January 8th, 2008. 7 Ayes, 2 Absent, 0 No. Motion passed.

PUBLIC PARTICIPATION

Chairman Chris Rode opened Public Participation.

- **Presentation** – Jeremy McCallion – Washtenaw County Brownfield's.

Mr. McCallion from Washtenaw County gave a general overview of the Brownfield Redevelopment program in Washtenaw County. What is Brownfield? Contaminated and functionally obsolete properties and properties where new development will not occur without financial assistance for cleanup (George Kinzer arrives).

Loan dollars do have to be paid back which is done thru Tax Increment Financing (TIF) capturing increased taxes to reimburse eligible costs for clean-up related activities. For example if you have a building setting idle and it brings in \$5k in taxes, but redeveloped brings in \$45k, you could use the \$40k towards the cleanup. Local government has to be willing to participate.

Cheri Albertson asked if you could use the Brownfield program on only privately owned property, or could you use them for a municipality. Jeremy said you could use them on a municipality, but you would not be able to take advantage of the TIF capturing since it includes municipality participation in collection of tax dollars.

Scott Mcalrath from Dangerous Architects asked if there were any examples of Brownfield's in Washtenaw County where the building was not removed. Jeremy could not think of any, he said most are removed.

Chairman Rode asked what we should have in our Comprehensive Plan to help for this type of redevelopment. Jeremy suggests having an action plan on the City's commitment to redevelopment of these properties, or a certain district, or a TIF District.

Zoning Administrator James Drolett asked how far into the site process does an applicant have to be before he can get the cleanup process started, Jeremy said they are going to want to see a site plan, or a site plan approval.

OLD BUSINESS

- **Comprehensive Plan** – Final Draft.

Chairman Rode will talk to Robert or Brad from LSL and ask if we have enough language in our Master Plan to cover Brownfield's and may put Brad Strader in contact with Jeremy from the County to make sure we have the correct language in the Master Plan. Cheri Albertson suggests we make it more of a policy statement rather than calling out certain areas.

The Chairman went over a list supplied by LSL going over all the requested changes in the Master Plan Draft from our last meeting.

Much discussion on the Future Land Use Map and that the land use in the central city just shows single family residential, 7500 square density. Jim Drolett said it should reflect current 2 family zoning. The Commission decided to leave it as shown.

Discussion about changing the Industrial Park description from Office Research Technology back to Industrial.

LSL wrote the Mixed Use Zoning text in a way in which you could pick what use to have in that zoning. Did the Planning Commission intend for that to be read that way or do they want residential part of mixed use. The Planning Commission agreed that they did intend for residential to be part of mixed use. Chairman Rode will ask Brad Strader why

his interpretation is different. Much discussion on whether we should change the mixed use designation for the Buchanan Street Building.

Shawn Lefere of Norfolk development spoke to the Planning Commission regarding 16 acres north of Cavanaugh Lake Road. The new language in the Comprehensive Plan says that the area they are interested in developing could be multiple family if the road is extended. This is part of a larger development in which the property currently is zoned mobile home. In 2005 Norfolk asked for a rezoning and they were asked to wait so the Planning Commission could get legal council because of exclusionary zoning. He is concerned because the Master Plan is calling for 10,000 sq. ft. lots compared to high density. They are proposing 80 condo units. Chairman Rode suggests talking to Brad to see what language can be put in the master plan to meet the transportation issues. They will try to get a couple other options. Overall they are looking at just under 400 homes/condos for the entire larger development.

- **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.

Rene Papo said they do not have a problem with putting in residential; it just depends on how the cleanup goes, and the cost to do that. They would like to do this as a PUD. He feels that if it gets cleaned up and the DEQ allows it, he thinks he can go to the previous owner and get that deed restriction removed. Rene does not know at this point what the costs are going to be. Due care for commercial redevelopment would be \$350,000.00. If they wanted to put in industrial again it would cost \$35,000.00.

Jeremy from Washtenaw County Brownfield's said that Mr. Papo is going to need to know what some of the numbers are before applying for Brownfield redevelopment funds. Having a better idea of the residential costs would be would help.

Rene Papo said they are withdrawing the request for C-2 in writing, they will resubmit with a PUD. They will remove the house to the north from the project because no one wanted the house in the project.

Mr. Papo was concerned that the PUD Ground floor coverage of 20% doesn't match other zoning designations. Zoning Administrator Jim Drolett and Planner Carl Schmult will check on that. If we are making the ground floor coverage more restrictive than we are not making that a very viable option.

Larry Bean – 204 Washington offers his services as a geologist with the Department of Environmental Equality and offers his help. He is available if anyone has questions, and said that asbestos and lead will not dictate taking the building down. If the Planning Commission would like to get in touch with him, he can be reached at 475-4648.

Scott McElrath from Dangerous Architects said that sometimes we cannot visualize preserving what an old building might look like. He passed out a drawing that shows what Federal Screw might look like redeveloped with some of the old buildings as part of the development.

Jan Bernath passed out a definition of Mixed Use Zoning by the American Planning Association which includes a residential component.

NEW BUSINESS

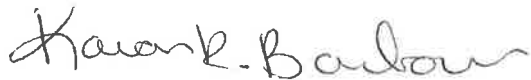
- **2008 Planning Commission Dates Motion.**

A motion was made by Ann Valle, supported by George Kinzer, to keep the Planning Commission Meetings on the third Tuesday of the month at 7:30 p.m., and the Work Session Meetings on the first Tuesday of the month at 7:00 p.m. as needed. 7 Ayes, 0 No, 2 Absent. Motion passed.

ADJOURNMENT

A motion was made by Casey Blair, supported by Rik Haugen to adjourn the regular meeting at 10:30 P.M. 7 Ayes, 0 No, 2 Absent. Motion passed.

Sincerely,



Karon R. Barbour
Planning and Zoning Technical Administrative Assistant