



CITY OF CHELSEA

**PLANNING COMMISSION AGENDA
FEBRUARY 19 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 January 15, 2008.

APPROVAL OF WORK SESSION MINUTES

- Meeting cancelled

PUBLIC PARTICIPATION

OLD BUSINESS

- **Comprehensive Plan** – Final Draft.

DISCUSSION

REPORTS

ADJOURNMENT

**PLANNING COMMISSION MINUTES
FEBRUARY 19, 2008, 7:30 P.M.
BOARD ROOM
WASHINGTON STREET EDUCATION CENTER
500 WASHINGTON ST., CHELSEA, MI**

Members Present: Chairman-Chris Rode, Joel Abramson, Chris Pick, Ann Valle, Jack Garland, George Kinzer, Casey Blair (arrives 7:35) Rik Haugen, (arrives 7:35)

Members Absent: Peter Feeney (excused)

Others Present: Planning & Zoning Administrator - James L. Drolett

Others Absent City Engineer-Christine Linfield, City Planner-Carl Schmult (not necessary for their attendance), Trustee Cheri Albertson

CALL TO ORDER

Chairman Rode called the meeting to order at 7:38 P.M.

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for January 15, 2008.

A motion was made by Ann Valle, supported by Jack Garland to approve the Meeting Minutes for January 15, 2008. 6 Ayes, 0 No, 3 Absent. Motion passed.

APPROVAL OF WORK SESSION MINUTES

- Meeting cancelled

Casey Blair and Rik Haugen arrive.

PUBLIC PARTICIPATION

The Chairman opened and closed Public Participation. No public in the audience.

OLD BUSINESS

- **Comprehensive Plan – Final Draft.**

Much discussion regarding the Existing Land Use Map and the Cavanaugh Lake Road parcel that Norfolk would like to develop. Some time ago Norfolk submitted a rezoning request that the property be changed to Multiple Family. Because the Planning Commission was getting ready to revise the Master Plan they did not make a decision. One of the potential problems is the traffic this new development would cause and the Planning Commission would like to see North Street extended. On page

24 of the latest draft of the Master Plan under General Multiple Family there is language which discusses Cavanaugh Lake Road and traffic concerns and extending the road. It also discusses North Street on page 28. The Planning Commission was satisfied with the language in the plan.

Jim Drolett has concerns because Norfolk owns all the property to the west and that they can develop it without doing anything to the road and that we can't place conditions on the developer to extend a road off their site. We would need something in the Ordinance. Chairman Rode said that he hopes that the language would help in negotiating with the developer for traffic concerns. We need to get further advice from Council.

Chairman Rode pointed out that the site is currently zoned Mobile Home and someone could come in with more density than Multiple Family. Casey Blair asked if we would have Mobile Home zoning if we rezone that property on Cavanaugh Lake Road and are we protected against exclusionary zoning. The Chairman said we would not have a designation within the City, and when we asked for legal advice on this, we were told that for the best protection against exclusionary zoning you should have a parcel for mobile home, it should be on your Future Land Use Map and it should be in your Zoning Ordinance. George Kinzer said that there has been some planning understanding that Sylvan Townships Mobile Home Park could serve both parties zoned as Mobile Home that would cover all. Chairman Rode said that Council would have to be comfortable with this. It will ultimately be their decision. They will revisit this.

There is a discrepancy between the Future Land Use Map #2 (after page 20) it shows an area as Single Family, on page 28 it shows the same area as dark orange which is Multiple Family. On page 28 it should be yellow for Single Family.

On Map 2B Robert needs to add in Mixed Use in the legend.

Chairman Rode would like to see what Carl Schmolt thinks about showing the Office Designation at the corner of Lincoln and Main (McGibney's property) it is a non-conforming lot and is not big enough for office. Jim Drolett said that this parcel should have language in the Master Plan that it could be used for that if combined with other properties. It can still be used as residential even though it is a non-conforming lot. Ann Valle suggests that it should be Mixed Use as Federal Screw is. We could also put language in the Master Plan that says it could be Office, but that it could be Mixed Use if combined with the adjoining parcels that are Mixed Use. As a stand alone parcel lot we realize that it is non-conforming, but if adjoined with another parcel it could be rezoned. It needs further language.

The Chairman brought up the change in language on page 25 discussing the Federal Screw property. Development areas designated for Mixed Use should include both residential and business use. Much discussion on residential in a Mixed Use designation, and is that always the best option for all areas in the City such as the Buchanan Street

Property? The Chairman said we need to discuss how the Council would like to see the Buchanan Street Property in the Master Plan. LSL has not changed any of the wording.

Chris Pick departs at 8:30 P.M.

Rik Haugen said there are a lot of discrepancies under the Existing Land Use Map, There are sections that show no activity, multiple family parcels that show little houses and in other areas no houses, etc. It is inconsistent. Chairman Rode will ask what criteria LSL uses for no activity on the maps and discuss some of the other problems.

Karon will see if she can get the Chairman's marked up copy from Robert at LSL. He would like to check it against the new draft before the Work Session. Any other comments from the Planning Commission should be submitted at the next Work Session so we can finish this up at the next regular meeting.

DISCUSSION

Chairman Rode discussed the memo by Larry Bean that was in the packet, which discusses the DEQ and Federal Screw.

Casey Blair said that we still need to update the lot coverage square in the PUD section of the Ordinance. Planning and Zoning Administrator Jim Drolett said we can come in with a proposal to amend the Ordinance, or make the change in the new Ordinance. We will discuss it with Carl.

ADJOURNMENT

A motion was made by Casey Blair, seconded by Jack Garland to adjourn at 9:00 p.m. 7 ayes, 0 no, 2 absent. Motion passed.

Sincerely,



Karon R. Barbour
Planning and Zoning Technical Administrative Assistant

