



CITY OF CHELSEA
PLANNING COMMISSION AGENDA
APRIL 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 March 18, 2008.

PUBLIC PARTICIPATION

PUBLIC HEARING

- **Magellan Development Co. Federal Screw 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 to PUD in the area described as: Tax Code 06-06-12-435-005, 425 Congdon and 06-06-12-435-015, 500 S. Main St., Chelsea, MI. Commonly known as the Federal Screw Plant.

OLD BUSINESS

- **Comprehensive Plan** – Final Draft.

DISCUSSION

REPORTS

ADJOURNMENT

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

Members Present: Chairman-Chris Rode, Jack Garland, Joel Abramson, Peter Feeney, Ann Valle, Chris Pick, Casey Blair, Rik Haugen

Members Absent: George Kinzer,

Others Present: Council Trustee-Cheri Albertson, City Planner-Carl Schmult, City Engineer-Christine Linfield, Planning & Zoning Administrator-Jim Drolett

CALL TO ORDER

Rik Haugen called the meeting to order at 7:35 p.m.

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for March 18, 2008. A motion was made by Ann Valle, supported by Chris Pick to approve the minutes of March 18, 2007. 7 ayes, 2 absent, 0 no. Motion passed.

PUBLIC PARTICIPATION

Rik Haugen opened and closed Public Participation. No participation.

PUBLIC HEARING

- **Magellan Development Co. Federal Screw 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 to PUD in the area described as: Tax Code 06-06-12-435-005, 425 Congdon and 06-06-12-435-015, 500 S. Main St., Chelsea, MI. Commonly known as the Federal Screw Plant.

Rene Papo of Magellan Development Co. gave a brief explanation of the new plans for Federal Screw which includes 5 buildings with an internalized parking lot with 130 parking spaces, and Brownfield redevelopment. They plan to put in a bank and a possible restaurant with other retail and residential space above the buildings in the back. In preserving some of Federal Screw's history, the petitioner has hired a local metal worker who will be part of the demo process and will choose metal from the old buildings that will be used in some of these projects. Those projects include metal

sculptures which will be put in a small park area with seating, decorative bike racks using some of the same steel. In addition they plan to put information placards on Main Street, and a safe door that is in one of the old buildings will be saved and put it in the new bank branch. In addition they plan on making it a green project and recycle whenever possible.

The Chairman arrives at 7:40 p.m.

Carl Schmult went over his report, which suggests this is a land use plan and not a preliminary site plan. Carl suggests the Planning Commission needs to make a decision on setbacks, which does not meet the Ordinance, and parking. 175 versus 138. The petitioner cannot include the 8 spaces on Congdon towards their requirement. Parking spaces are 9 feet wide and required is 10. You can recommend to City Council that the parking spaces be reduced and that the width be reduced under 15.09 and suggests each Planning Commissioner read that section. It is the only way in which that can be done under those findings. Other comments from his report are that a bank with a drive thru requires a lot more pavement than parking spaces. Work needs to be done regarding 50 foot truck access making wide turns that could potentially back up traffic on Main Street. Some of the trees in the south west corner are on, or close to the lot line and could be damaged. Underground utilities and grading could destroy the trees and that should be looked at.

Chris Linfield said that most of her comments were the same as Carl's but added that there is a 18 foot storm line running east and west through the property and that would have to be moved. It would have to be in a 20 foot easement. Utility location and storm can not be located under buildings or landscape islands. Anything within the M-52 right-of way will have to be approved by MDOT including sidewalks. Need to show movability of trucks and fire trucks. Also where is the entrances for the residential units going to be, on Congdon or internal? That will make a difference in movability for rescue units etc. Congdon Street is also in bad condition and that will have to be looked with the additional traffic.

Rene Papo agreed to comments and will look at traffic and driveways. What they are looking for tonight is relief from parking and setbacks which will help dictate the site plan. Papo suggests that they feel their parking will work. Based on their past 25 years of experience and the two projects in town, they believe the parking provided is sufficient.

Chairman opened the Public Hearing

- John Frank, 138 E. Middle St. Founder of Preservation Chelsea – Read a letter regarding the importance in seeing prehistoric character preserved. He suggests the developer contact an architect who is an expert in prehistoric preservation in an effort to save two buildings on the site.

- Jan Bernath, 238 Harrison St.- Suggests there are historic elements that could be included in the design. Ms. Bernath attended Chelsea's envisioning session that included 60 people where historic preservation was an important issue. Heritage tourism is another reason to restore those buildings. There are 4 routes in Washtenaw County and none of them go through Chelsea. While she appreciates some of Magellan's attempts at sculptures and saving some of the artifacts, she would rather see some of the buildings on site restored.
- Kathy Gourley, 12665 Mckinley Heights read a letter from William Chandler President of the Chelsea Depot Association which suggests an important aspect of our Master Plan should be to maintain historical buildings.
- Jim Myles, 118 E. Middle Street, owner of Chelsea Victorian Inn and Member of Preservation Chelsea wants in the record he feels we need more interest in preserving our unique turn of the century buildings and character and charm. He asks that as stewards of our City to include historical architectural elements into our developments. He suggests that the Planning Commission has the ability to put conditions on a PUD and would like the buildings to be restored and preserve the uniqueness that is here. He asked Rene Papo to include this in his site!
- Jan Loveland, 130 S. East Street and principal of Cranesbill Books read a letter circulated and signed by some business owners in town. The letter stated they are business owners and have concerns that this development would be a glaring exception to south Main Street breaking up the pleasing series of older homes and that the creation of retail will cause traffic problems and congestion. Foot traffic would also be affected. Lastly they feel precedence is being set with commercial property along Main Street.
- Cathy Carter, 402 S. Main suggests that when you have an adjoining residential property you really need the setback separating commercial from residential. How do you buffer with landscaping with a house that is sitting on a hill overlooking the parking lot. Parking is also a concern. She said the CCA is now using much of the on street parking that Federal Screw used and it is very important that the parking calculations are correct and kept onsite.
- Berrit Roebuck, resident feels it's very wasteful to demolish these buildings and we should be able reuse them.
- Kathy Clark, 475 Glazier representing Chelsea Historic Society re-read a letter from December 18th from president Tom Diab owner of the Chocolate Gourmet Café urging the preservation of the 1925 office building facing Congdon, and the 1917 building facing Main St.
- Jane Creswell, 131 E. Middle would like to see more buildings preserved. She said her husband works in the Old Welfare Building and that the people that he brings to that site comment on our old buildings and how nice Chelsea is.

Chris Pick departs 8:45 p.m.

The Chairman closed the public hearing. He thanked everyone for their comments. He wanted to acknowledge a letter from Fritz Wagner which was included in the packets asking that the property remain residential and not be rezoned to a PUD. The Chairman said to provide historic site preservation has been considered by the Planning Commission for more than 10 years. During that time they have put a lot of emphasis on policy documents and when reviewing site plans have provided tremendous emphasis on redevelopment such as the McKune house as part of the library redevelopment. During all of that time the topic of Federal Screw has come up numerous times but there has been no time they spoke of historic preservation of that site. Some of the building has even fallen down. The Chairman went on to say that he thinks it's fair to say that this particular applicant would see no reason for historic preservation of the building. In fact in 2000 when we updated Chelsea's Master Plan it was believed that the site would be residential and multifamily and even at that time the site would not make use of the industrial use of those buildings if Federal Screw were to leave. He also suggests that during the Public Hearing for the last Master Plan the property would be called out as mixed use with residential. When it was brought to the public it was never discussed by the citizens to preserve this site.

Peter Feeney suggests that he is sensitive to what we have heard here tonight and said that we all expect a lot from this site and puts it on the developer to have a facade that match's the character of the City.

Ann Valle agreed that we expect a lot since there is so very little building space left. She feels that we have the opportunity to ask the developer to use this façade. She asked if Rene has looked for tax monies for adaptive funds. Rene said that there are tax credits but no dollars, and that it is not feasible in this project. Those buildings are too small.

Rik Haugen suggests we watch setbacks because it is sandwiched in residential. He would like to see at least the building on Main St. restored because of the historical setback and to maintain architectural elements of what was there in the past.

Casey Blair is ready for all of the buildings to come down. He considers it to be ugly. He is glad that it is being redeveloped and hopes that the plan will fit into the downtown district and nestle in with the houses and compliment them.

Casey Blair departs at 9:20 p.m.

Jim Drolett said we need to get on target on this. Is the PC willing to reduce setbacks and parking spaces? Carl said uses change over time and parking will change because of use. The smaller the site the less opportunity you have for mistakes in parking calculation.

Rene said that based on his experience in 25 years of development feels there is enough parking. He said he has to provide enough parking spaces. Same amount of spaces for

the Chelsea Office Center and they have 50 % more in this project. Chelsea Courtyard is way over parked. Chairman Rode would still like to see a list of specific uses.

The Chairman would like to see a calculation broken down by use. Carl Schmult said that we base our parking on the ordinance which is calculated by use, they determined it on square footage and not use.

The Planning Commission discussed setbacks and that under a PUD is within there perview to give them relief from the setbacks. Rene Papo said that he has a 15 foot sidewalk with area for outdoor seating. Rene also discussed extensive landscaping to hide headlights. Setback on driveway to the south where there is a house there is a shared driveway and some of it is on FSW property. Rene said we would give them an easement.

Carl suggests the Planning Commission read the following sections before the Work Session. They should read 4.32g5 and 15.09 which discuss reducing parking requirements and width. Also you should have all of the findings in 15.2d before taking this to Council. In addition you have asked Jim Drolett and I to look at ground floor coverage. This petition is 23 % compared to 20%. In order to meet that, they would have to reduce the buildings by 3400 square feet total. Carl suggests this is a good example of the 20% being a good ratio. Carl suggests that if you keep it 20%. it would give more space to do some of these other things that are concerns for the Planning Commission such as parking and setbacks.

A motion was made by Rik Haugen to table the current site plan proposal till our next work session on may 6th seconded by Ann Valle, 6 ayes, 0 no, 3 absent. Motion passed.

OLD BUSINESS

- **Comprehensive Plan – Final Draft.**

This will be brought up at the work session and it will be voted on in May.

ADJOURNMENT

A motion was made by Peter Feeney, seconded by Jack Garland, 6 ayes, 3 absent, 0 no. Motion passed.

Respectfully Submitted,



Karon R. Barbour
Planning and Zoning Technical Administrative Assistant

PLEASE SIGN IN

PLANNING COMMISSION MEETING

APRIL 15, 2008

NAME & COMPANY

ADDRESS

John Langs
Rene Papp
~~Diane Walker~~
Robert Dahlem
JOHN FRANK
Marilyn Mink
Leslie Sures
Brenda Foster
Jan Cheswell
Robert Pierce
JAN Loveland
Kathy Carter
DARLENE STANLEY
Jim MYLES
Lisa Ollendörfer
ED FREUNDL

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131 E Middle
1570 Pierce Road

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1400 E MIDDLE ST
118 E MIDDLE ST.
A2 NEWS
CHELSEA STANDARD