



**CITY OF CHELSEA**  
**PLANNING COMMISSION AGENDA**  
**AUGUST 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 Special Meeting Minutes for August 5, 2008.

**PUBLIC PARTICIPATION**

**PUBLIC HEARING & NEW BUSINESS**

- **Washtenaw County Road Commission** - An application has been filed by the Washtenaw County Road Commission of 555 N. Zeeb Road, Ann Arbor, MI 48103 for a Special Land Use and combined Preliminary & Final Site Plan approval of a proposed Salt Storage Facility on the following described parcel of land: Tax Code: # 06-06-12-325-010, 630 W. Middle, Chelsea, MI

**PUBLIC HEARING**

- **Text Change** - Amend Article 7.05 D3, "In all C-1, C-2, C-3, C-4 and C-5 Districts, except for sites south of old U.S. 12 and the Gateway Overlay District, off street parking lots shall be located behind the front line of the principal building. For sites located south of Old U.S. 12 and in the Gateway Overlay District, parking is limited within the front yard to one (1) tier of parking (an aisle and two rows)."
- **Text Change** - Amend Article 4, Section 4.32 D2, "The Ground Floor Coverage (GFC) may be increased to not more than 25% for properties that are identified in the Master Plan as redevelopment sites, provided the Planning Commission finds that the increase will promote urban infill and redevelopment and mixed uses, if compatible with the Master Plan."

**DISCUSSION**

- **Start time of the Planning Commission Meetings**

**REPORTS**

**ADJOURNMENT**

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

**Members Present:** Vice Chairman-Casey Blair, Jack Garland, Darlene Stanley, Ann Valle, Rik Haugen, Chris Pick, Peter Feeney, Chris Rode

**Members Absent:** Chairman-George Kinzer

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

**CALL TO ORDER**

Vice-Chairman Casey Blair called the meeting to order at 7:35 P.M.

**APPROVAL OF MEETING MINUTES**

- Approval of the Special Meeting Minutes for August 5, 2008.

The following change needs to be made under new business. Under the amended final site plan for St. Mary's, the motion was supported by Ann Valle not Chris Pick.

A motion was made by Peter Feeney, supported by Jack Garland to approve the minutes with one change, 8 Ayes, 0 No, 1 Absent. Motion passed.

**PUBLIC PARTICIPATION**

Vice Chairman Casey Blair opened the Public Hearing.

John Frank of 138 East Middle Street is concerned that allowing parking in the front of the building is not safe for pedestrians walking. They have to cross the parking lot and moving vehicles. More seniors would walk if it were pedestrian friendly.

Jim Machnik, asked about Rene Papo's Federal Screw development. Did the developer justify the reduction in yard requirements, and if he did, what was that justification. Jim Drolett said that Federal Screw has not even been to the Planning Commission yet with a site plan and that they will have to address that at that time. The only thing that has been approved is an area plan. A Planned Unit Development allows the Planning Commission the flexibility of setting a reasonable setback.

Mr. Machnik said that he has not been happy with the way Gene Drive and Coliseum Drive turned out and would like to see the Planning Commission set up a committee to look into what went wrong. Mr

Machnik would like to sit in on the meetings, or on the committee.

Vice Chairman Casey Blair closed the Public Hearing

### **PUBLIC HEARING & NEW BUSINESS**

- **Washtenaw County Road Commission** - An application has been filed by the Washtenaw County Road Commission of 555 N. Zeeb Road, Ann Arbor, MI 48103 for a Special Land Use and combined Preliminary & Final Site Plan approval of a proposed Salt Storage Facility on the following described parcel of land: Tax Code: # 06-06-12-325-010, 630 W. Middle, Chelsea, MI

City Engineer Chris Linfield, and City Planner Carl Schmult read over their reports.

Mike Burnbeck with the WCRC said that they will be doing the site development in phases. They want to get started on the underground work with the anticipation that the salt building will be started in the spring. MDOT is participating in this development financially with the salt building. The current building holds 700 tons of salt. The new building will hold 700 tons of salt as well, but will also store all of the vehicles.

Casey Blair opens the Public Hearing and closes it. No comments were made.

Mr. Burnbeck said that they plan to bring in a landscape architect for the project. His concern is getting large trees on the site because they do not have a lot of room to work with, and also because the environment is so harsh. In the green areas they plan to have the soil tested to see what will work in those areas. They will keep in contact with staff and defer comments. The Planning Commission wants to see screening on the east and west property lines. In planting trees Mr. Burnbeck wants to make sure that safety is an issue so that drivers have ample clearance viewing for oncoming traffic. He also wanted it noted that both the east and west sides of the property have overhead utilities.

Peter asked if they are going to get funding to replace the fencing. Mr. Burnbeck said it may be something they have to deal with later next year. He said structurally it is good and maybe they can put some bindings through it that will make it look better. Joe Merkel Jr. commented that there is a company that will spray a similar product like a rhino lining on the fence, they cut all the ties away that are currently through the fence, remove it, paint it and replace it.

They did get preliminary approval from the drain commission today. The foreman on that site has been there for years and does not remember any underground wells, but they will do what is necessary if they come across them.

Regarding sidewalks, City Engineer Christine Linfield said there is one area she is concerned with on the east side, there is a lot of slope change and a hole in that spot. We will have to see how the southeast corner elevations work out to build that area up.

Rik Haugen said that this site is in a residential area and thought buildings could not be taller than 12 feet. Carl Schmult said that these are principal buildings, and not accessory structures, and are government buildings. It's a different issue if the standard use is a government building. The City has no limitation on coverage of the site under a residential district. Under the new ordinance we will have some limitations. Rik Haugen was not happy with the selection of trees that are being used on the site plan and asked for different species. He would like replacement of the box elders. He also wants substantial screening between this site and the residents. Chris Rode said we need to make it clear in our discussion that we are not counting trees twice for tree requirements.

Jack Garland asked if Washtenaw County was going to have funding from the state before they start this project. WCRC already has funding for the site improvements. The salt building is the only thing MDOT would be covering.

A motion was made to grant a special land use permit by Chris Rode subject to adequate screening from the residential neighborhood, supported by Peter Feeney. 8 Ayes, 0 No, 1 Absent. Motion passed.

A motion was made by Ann Valle to table the final site plan. Ann Valle withdraws her motion.

A motion was made by Peter Feeney to approve the Preliminary Site Plan subject to reports, supported by Chris Rode.

An amended motion was made by Peter Feeney to also include that the final site plan is to have a side walk plan, a landscape plan, and a lighting plan, supported by Chris Rode. 8 Ayes, 0 No, 1 Absent. Motion passed.

A motion was made by Chris Rode, supported by Chris Pick to table the final site plan until our September 16, 2008 meeting. 8 Ayes, 0 No, 1 Absent, motion passed.

### **PUBLIC HEARING**

- **Text Change** - Amend Article 7.05 D3, "In all C-1, C-2, C-3, C-4 and C-5 Districts, except for sites south of old U.S. 12 and the Gateway Overlay District, off street parking lots shall be located behind the front line of the principal building. For sites located south of Old U.S. 12 and in the Gateway Overlay District, parking is limited within the front yard to one (1) tier of parking (an aisle and two rows)."

Vice Chairman Casey Blair opens the Public Hearing.

A representative from Chelsea Pharmacy asked what the change was for this text change. He appreciates the uniqueness of the community and hopes that we don't throw away that investment.

John Frank asked what the rationale was for the text change. Chris Rode said that CVS was a compromise, but it is important to note historically it would have been difficult to bring CVS to the street frontage because of easements. The CVS plan had been considered prior to the Gateway Overlay District. There was no way to bring that building to the corner as what is requested in the gateway

overlay district.

Ann Valle said originally with the Gateway Overlay District we were trying to make a transition from general commercial into residential areas. We took a long time to craft this district. One of the things decided was that we didn't want a sea of cars in the front of the buildings. She feels that we are being hasty and should not make a quick decision on this.

Joe Merkel Jr. said there is already a buffer provided into residential areas with the park and the condo development. There are only 4 sites that have the potential for this use and everything in that area now has parking in front of them. Polly's, CVS, etc. Chris Rode said the idea was that we could improve on those sites in the future.

Chris Rode feels it is impractical to not allow this when you have everything else in all three directions that have allowed parking in the front. The one tier is an improvement over what the Chelsea State Bank and Polly's has. He also feels that any new development in that area is going to be that which is similar to what is there already.

It has been put in doubt the enforceability of the ordinance that is in place. Jim Drolett said this regulation is not part of the Gateway Overlay District but part of the parking ordinance. Peter Feeney wants legal council, if it is indefensible than it needs to be changed. Chris Pick asks the question, is it a significant risk, or a minimal risk. Carl brought up the point, why is the North side any different from the South side. To a judge you might have to explain that.

Vice chairman closes the public hearing.

Jim Drolett commented that this will be on the ZBA of appeals meeting agenda. Casey Blair will ensure that the ZBA has the PC comments from tonight's meeting and will be passed along, and that no decision was made.

- **Text Change** - Amend Article 4, Section 4.32 D2, "The Ground Floor Coverage (GFC) may be increased to not more than 25% for properties that are identified in the Master Plan as redevelopment sites, provided the Planning Commission finds that the increase will promote urban infill and redevelopment and mixed uses, if compatible with the master plan.

## **PUBLIC HEARING**

Casey Blair opened and closed the public hearing. No comments were made.

A motion was made by Peter Feeney , supported by Chris Rode to recommend to City Council the text change in article 4 under the Ground Floor Coverage as written, supported by Chris Rode 8 Ayes, 0 No, 1 Absent. Motion passed.

## **DISCUSSION**

- **Start time of the Planning Commission Meetings**

A motion was made by Chris Rode that we move our Planning Commission Meetings to a 7:00 pm start time effective September 18<sup>th</sup>, 2008 supported by Chris Pick 8 Ayes, 0 No, 1 Absent. Motion passed.

**ADJOURNMENT**

A motion was made by Chris Rode, Supported by Rik Haugen to adjourn the regular Planning Commission Meeting at 9:45 p.m. 8 Ayes, 0 No, 1 Absent. Motion passed.

Respectfully Submitted

A handwritten signature in cursive script that reads "Karon R. Barbour". The signature is written in black ink and is positioned above the printed name.

Karon R. Barbour  
Planning & Zoning Administrative Technical Assistant

PLEASE SIGN IN

**PLANNING COMMISSION MEETING  
AUGUST 19, 2008**

**NAME**

**ADDRESS**

JOHN FRANK

138 E MIDDLE ST

JIM HARMON

WCRC 555 N. ZEEB RD

MIKE BERNBECK

WCRC 555 N. ZEEB RD A<sup>2</sup>

JOSEPH MECKEL

20460 W OLDS 12 Chelsea 48168