



## **CITY OF CHELSEA**

### **PLANNING COMMISSION AGENDA**

**SEPTEMBER 16, 2008**

**7:00 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 from 8.19.08

#### **APPROVAL OF WORK SESSION MINUTES**

- Meeting Cancelled

#### **PUBLIC PARTICIPATION**

#### **NEW BUSINESS**

- **Chelsea Shopping Center-** An application has been filed by LARS ASSOCIATES, LLC of CHELSEA SHOPPING CENTER for an Amended Final Site Plan approval of a proposed 1876 sq. ft. addition on the following described parcel of land: Tax Code: # 06-06-12-150-002, 1060-1100 S. Main St., Chelsea, MI

#### **OLD BUSINESS**

- **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)."

#### **DISCUSSION**

- **Washtenaw County Road Commission – Landscape Plan**
- **Palmer Lot**

#### **REPORTS**

#### **ADJOURNMENT**

**PLANNING COMMISSION MEETING MINUTES  
SEPTEMBER 16, 2008, 7:30 P.M.  
BOARD ROOM  
WASHINGTON STREET EDUCATION CENTER  
500 WASHINGTON ST., CHELSEA, MI**

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

**Members Absent:** None

**Others Present:** Council Trustee Cheri Albertson, Planning & Zoning Administrator Jim Drolett, City Planner-Carl Schmolt

**Others Absent:** City Engineer-Christine Linfield (it was not necessary for her attendance).

**CALL TO ORDER**

The meeting was called to order by Chairman George Kinzer at 7:02 p.m.

**APPROVAL OF MEETING MINUTES**

- Approval of the Meeting Minutes from 8.19.08

A motion was made by Chris Pick to approve the minutes of August 19<sup>th</sup>, 2008 with the two requested changes, supported by Ann Valle. 9 ayes, 0 no, 0 absent. Motion passed.

(Changes are bolded)

Page 3, 7<sup>th</sup> paragraph change the date in the motion from September 18<sup>th</sup> to the 16<sup>th</sup> (the correct date for the next Planning Commission meeting).

Page 3, last paragraph under Public Hearing and the Text Change. Change the last sentence to read: 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.**

Carl Schmolt arrives.

**APPROVAL OF WORK SESSION MINUTES**

- Meeting Cancelled – no minutes

**PUBLIC PARTICIPATION**

Jim Machnik asked for clarification on approving the area plan for Federal Screw and specifically asked if the setbacks were approved. Chris Rode said the area plan that we approved is required by the PUD Zoning District. It is not a preliminary site plan, it is an area plan and there is a difference.

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The area plan was approved, and the Planning Commission was approving the setbacks as set out in that plan, but a preliminary site plan still needs to be submitted. George Kinzer also noted that the plan footprint was addressed prior to the preliminary site plan process due to a requirement for Brownfield redevelopment.

Jim Machnik feels there is too much flexibility from the Planning Commission, in that they can allow flexibility on a site. It was again discussed with Mr. Machnik that PUD zoning is flexible. It is a negotiation between two parties in delivering what is best for that site, and it does allow for give and take on both sides.

George Kinzer said the Planning Commission makes a recommendation to City Council and they make the final decision. Mr. Machnik said the developer should go to City Council and ask for a set back change before going to the Planning Commission. Why put the developer through the whole process if the City Council is not going to approve that change. Peter Feeney said that if Mr. Machnik is not happy with the Ordinance, we are always willing to take input on changes that need to be made and look at them.

### **NEW BUSINESS**

- **Chelsea Shopping Center-** An application has been filed by LARS ASSOCIATES, LLC of CHELSEA SHOPPING CENTER for an Amended Final Site Plan approval of a proposed 1876 sq. ft. addition on the following described parcel of land: Tax Code: # 06-06-12-150-002, 1060-1100 S. Main St., Chelsea, MI

Mark Drane, Architect for the project, spoke about the facade renovations. That is really the only change being made, and will go from in front of the Chelsea Grill all the way to the Pamida entrance.

Carl Schmolt went over his report.

There is no time frame in the ordinance for applying for an amended final site plan even though this development was built many years ago. The ordinance says we can only do an administrative review of 200 square feet or less with no utilities. This renovation is about 1800 square feet and therefore has to come in front of the Planning Commission. Ann Valle suggests this is a good opportunity to make improvements to the rest of the facade as well. While Mr. Drane said more improvements have been discussed, they will have to wait for a second phase. They want to get the building fixed as soon as possible

A motion was made by Peter Feeney to approve the amended final site plan. supported by Chris Rode. 9 ayes, 0 no, 0 absent. Motion passed.

### **OLD BUSINESS**

- **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)."**

Casey Blair said at the ZBA Meeting this came up for an appeal for Walgreen's. He relayed to the

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ZBA the Planning Commission's stance, and that no decision had been made. The ZBA unanimously approved the one tier of parking with two rows.

The Planning Commission asked about the Rich Gas Station and Jim Drolett said that the Walgreens developers have an option to purchase that property. The plan is to demolish the gas station. Most of the site would be a gateway plaza with benches and plantings but it looks as though they plan to move the building more to the east which puts some of Walgreen's on the new parcel. We will be re-noticing the Special Land Use because of the parcel added into the development. They will have to go back in front of the ZBA if the Planning Commission does not allow the text change.

They also plan to purchase property to the west of the development and build a 7200 square foot building. Both buildings will use the same driveways. They will be getting rid of 7 driveways, and creating two new ones.

Ann Valle asked what the reasoning was behind the Zoning Board of Appeals decision. Jim Drolett said it is a corner lot, which means you have two front yards and they could not have parking on either side. It also made tough traffic circulation on the site. There were also discussions about the fact that the other three corners have allowed this.

A motion was made by Chris Rode to recommend to City Council amending Article 7.05 D3, to read: "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), supported by Peter Feeney. 7 ayes, 2 no (Rik Haugen, Darlene Stanley) 0 absent. Motion passed.

## **DISCUSSION**

### **• Washtenaw County Road Commission – Landscape Plan**

Mike Burnbeck showed the Planning Commission a preliminary sketch of a Landscape Plan for the WCRC site and said that their landscape architect knows the harshness of the site, and this is the plan he recommends. He went on to say that his landscape architect looked at the east and west side of the property and because there is a barrier there right now, to add more to that would compromise what is already there. Casey Blair said he spoke with property owners to the west, and they do not want to have any of those trees removed. They propose putting ivy along the front of the fence as a natural barrier.

They also discussed putting in sidewalks with the City Engineer, and one of the options discussed was for the County to make an extension across the neighbor's sidewalk to the east when the City does. Currently there is no sidewalk there. There is a sidewalk to the west, but it starts about 6 houses down.

Rik Haugen suggested that a better species to grow on the fence would be Baltic Ivy or Virginia Creeper. In addition, he would like to see the trees they are putting along the detention pond used on the east side of the property to block the site from the residents. Chairman George Kinzer noted that when the petitioner comes back for final site plan approval they will need to include a landscape plan, a sidewalk plan, and lighting plan.

- **Palmer Lot**

Chris Rode said that an 8 acre parcel is up for sale which was formally the Bull Dog Car Wash and the Palmer Truck Lot. Chris thinks it bears some consideration and that not much discussion took place for this parcel during the Comprehensive Plan update. Planning and Zoning Administrator Jim Drolett said currently the parcel is zoned C-4 restricted commercial. He went on to say that there was a potential purchaser at one time to put in a tractor supply under a PUD but the purchaser lost interest. With a site that big Carl Schmult said that a 75,000 square foot building could fit. Polly's Country Market is only 45,000. Jim said that not all of that property is developable because of wetlands, and at one point a dump. He thought that only about 5 to 6 acres was developable.

### **REPORTS**

Chairman George Kinzer and Casey Blair attended the City Council Meeting where a proclamation was read thanking the Planning Commission for all of their hard work in getting the Master Plan adopted.

Cheri Albertson said that City Council will come before the Planning Commission for site plan review when the Police Department is added.

### **ADJOURNMENT**

A motion was made by Chris Rode, supported by Casey Blair to adjourn the regular Planning Commission Meeting at 8:45 p.m. 9 ayes, 0 no, 0 absent. Motion carried.

Respectfully submitted,



Karon R. Barbour  
Planning & Zoning Technical Administrative Assistant

**PLEASE SIGN IN**  
**PLANNING COMMISSION**  
**MEETING**  
**SEPTEMBER 16, 2008**

**NAME & COMPANY**

**ADDRESS**

MARK POZDANSKI - GRESHAMIAN SOCIETY

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