



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

NOVEMBER 18, 2008

7:00 P.M.

WASHINGTON STREET EDUCATION CENTER, BOARD ROOM
500 WASHINGTON ST., CHELSEA, MI

CALL TO ORDER

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes from October 21, 2008

APPROVAL OF WORK SESSION MINUTES

- No minutes to approve. Work Session cancelled.

PUBLIC PARTICIPATION

PUBLIC HEARING

- Chelsea Pharmacy Zoning Ordinance Text Change Request
The requested change would revise the Zoning Text with the following change: amend Article 4, Section 4.16 B. 2. by adding "and Pharmacy/Drugstores."

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 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

OLD BUSINESS

- Walgreens: An application has been filed by Dino Giulietti of Ron Jona & Associates for a Special Land Use and Preliminary Site Plan approval of a proposed Walgreens Drugstore with a drive thru pharmacy on the following described parcel of land: TAX CODE: # 06-06-13-140-011, 012, 033, 016, 017, and 010, 20750 & 20460 Old US 12, Chelsea, MI

DISCUSSION

REPORTS

ADJOURNMENT

**PLANNING COMMISSION AGENDA
NOVEMBER 18, 2008, 7:00 P.M.
WASHINGTON STREET EDUCATION CENTER, BOARD ROOM
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, City Engineer-Christine Linfield

CALL TO ORDER

The meeting was called to order by Chairman George Kinzer at 7:03 p.m.

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes from October 21, 2008

A motion was made by Ann Valle, supported by Casey Blair to approve the minutes of October 21, 2008. 7 Ayes, 0 No, 2 Absent. Motion passed.

APPROVAL OF WORK SESSION MINUTES

- No minutes to approve. Work Session cancelled.

PUBLIC PARTICIPATION

The Chairman opened and closed Public Participation. No comments were made.

PUBLIC HEARING

- **Chelsea Pharmacy Zoning Ordinance Text Change Request**
The requested change would revise the Zoning Text with the following change: amend Article 4, Section 4.16 B. 2. by adding "and Pharmacy/Drugstores."

Chris Rode arrives (7:05)

Planning and Zoning Administrator Jim Drolett said that the text change would allow for a drive thru window at the southwest corner of Old US 12 and M-52. It is being requested in the old CVS building.

The Chairman opened the Public Hearing. No comments were made and the Chairman closed the Public Hearing.

A motion was made by Ann Valle to recommend to City Council to add Pharmacy/Drugstores as a Special Land Use in Article 4, Section 4.16 B.2, supported by Chris Rode. 8 Ayes, 0 No, 1 Absent. Motion passed.

Much discussion about what is expected of a monument sign from the Planning Commission and that Walgreens plans for a monument sign.

Ron Jona said that he hopes that the Planning Commission appreciates the fact that the corner gas station was purchased to make that area a plaza, and the whole corner will look much better than what is there right now.

Jack Garland asked if the truck turn around had been addressed on the site plan. Ron Jona said that they took the 40-foot truck and went with a wb60 truck on an internal circulation. Carl Schmult and Christine Linfield agreed that would be a Road Commission issue. Parking issues have been taken care of. Walgreens and the drive thru is a 24 hour pharmacy. Darlene Stanley is concerned about the noise level and asked what time trucks load, and unload. Ron Jona did not know the delivery schedule.

A motion was made by Casey Blair to approve the Special Land Use permit for a drive thru pharmacy for this property, supported by Chris Rode. 9 Ayes, 0 No, 0 Absent. Motion passed.

A motion was made by Casey Blair to approve the Preliminary Site Plan with staff comments being addressed, and that the developer meet with the Planning Commission at our Work Session to discuss signage and staff notes, supported by Peter Feeney. 9 Ayes, 0 No, 0 Absent. Motion passed.

DISCUSSION

Cheri Albertson asked the Planning Commission if the tree ordinance had come back to them yet. City Council has asked that it be sent back to the Planning Commission to address a tree bank as an ordinance. There are two separate issues at hand. One is a tree bank, and one is a tree board. The council is most interested in a tree bank at this time. George Kinzer asked if we needed a board since the Planning Commission does not have the ability to handle money. Jim Drolett said that responsibility would be given to administrative staff.

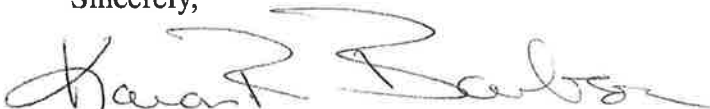
Chris Rode said that the Chelsea Area Planning Team was given a grant to work with adjacent municipalities. They will be having a meeting in December to discuss how the money will be used. George Kinzer would like to be in attendance. Peter Feeney thought it was December 15.

There will be a Work Session in December.

ADJOURNMENT

A motion was made by Chris Rode supported, by Casey Blair to adjourn the meeting at 8:40 p.m. 9 Ayes, 0 No, 0 Absent. Motion passed.

Sincerely,



Karon R. Barbour
Planning & Zoning Technical Administrative Assistant

PLEASE SIGN IN

PLANNING COMMISSION MEETING
NOVEMBER 18, 2008

NAME AND ADDRESS

ROB TORC / HOME TOWN PHARMACY, P.O. BOX 38, NEWERA, MI 49446
MIKE BERNBECK WCRC 555 N. ZEEB RD ANN ARBOR 48103
RON JONA RJA 29000 INKSTER #120 SFLD MI 48034
JERRI BOBBIO RJA 29000 INKSTER #120 SFLD MI 48034
Jane Hellen 20640 Sargent Chelsea 48118
Chris Crisenburg Jackson MI 49203