



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

OCTOBER 20, 2009

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 September 15, 2009.

APPROVAL OF WORK SESSION MINUTES

- Approval of the Work Session Minutes for August 4, 2009.
- Approval of the Work Session Minutes for October 6, 2009.

PUBLIC PARTICIPATION

PUBLIC HEARING

NEW BUSINESS

St. Barnabas Episcopal Church Addition - An application has been filed by Marcia Ledford of St. Barnabas Episcopal Church for an Amended Final Site Plan approval of a proposed Addition on the following described parcel of land: Tax Code: #06-06-13-201-017, 20500 W. Old US 12, Chelsea, MI.

Chelsea Town Center - Renamed Palmer Park Center - An application has been filed by Biff Weber of 222. S. Main St., Chelsea for Preliminary Site Plan approval of a proposed Chelsea Town Center on the following described parcel of land: Tax Code: # 06-06-13-150-006 thru 06-06-13-150-012, 1188-1196 S. Main St., Chelsea, MI.

DISCUSSION

REPORTS

ADJOURNMENT

**PLANNING COMMISSION MEETING MINUTES
OCTOBER 20, 2009, 7:00 P.M.
BOARD ROOM
WASHINGTON STREET EDUCATION CENTER
500 WASHINGTON ST., CHELSEA, MI**

Members Present: Chairman-George Kinzer, Peter Feeney, Chris Pick, Casey Blair, Darlene Stanley, Rita Holmes, Jack Garland, Rik Haugen

Members Absent: Ann Valle

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

CALL TO ORDER

Chairman George Kinzer called the meeting to order at 7:00 p.m.

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes from September 15, 2009.

A motion was made by Chris Pick, supported by Casey Blair to approve the Planning Commission Minutes for September 15, 2009. 8 ayes, 1 absent, 0 no. Motion passed.

APPROVAL OF WORK SESSION MINUTES

- Approval of the Work Session Minutes for August 4, 2009.
- Approval of the Work Session Minutes for October 6, 2009.

A motion was made by Casey Blair, supported by Jack Garland to approve the Planning Commission Work Session Minutes of August 4, 2009. 8 ayes, 1 absent, 0 no. Motion passed.

A motion was made by Peter Feeney, supported by Rik Haugen to approve the Planning Commission Work Session Minutes of October 6, 2009. 8 ayes, 0 no, 1 absent. Motion passed.

PUBLIC PARTICIPATION

Chairman George Kinzer opened and closed Public Participation. No audience participation.

NEW BUSINESS

St. Barnabas Episcopal Church Addition - An application has been filed by

Marcia Ledford of St. Barnabas Episcopal Church for an Amended Final Site Plan approval of a proposed Addition on the following described parcel of land: Tax Code: #06-06-13-201-017, 20500 W. Old US 12, Chelsea, MI.

Carl Schmolt went over his report and City Engineer Chris Linfield reviewed the plan, and had no comments.

Petitioner Marsha Ledford of 959 Sherman Street in Ypsilanti commented that the addition is being added to accommodate parishioners who are disabled and are not able to use restrooms that are now located on another floor!

Jim Drolett said that while the addition is quite small, it exceeds what is allowed in the Ordinance for staff approval and is being sent to the Planning Commission. It is around 590 square feet.

Jack Garland asked if there will be any outside lighting. Ms. Ledford said there is lighting over the entrance.

A motion was made by Chris Pick, supported by Casey Blair to approve the St. Barnabas Episcopal Church site plan based on successful completion of any notes in the staff review reports, supported by Darlene Stanley. 8 ayes, 1 absent. 0 no. Motion Carried.

Chelsea Town Center - Renamed Palmer Park Center - An application has been filed by Biff Weber of 222. S. Main St., Chelsea for Preliminary Site Plan approval of a proposed Chelsea Town Center on the following described parcel of land: Tax Code: # 06-06-13-150-006 thru 06-06-13-150-012, 1188-1196 S. Main St., Chelsea, MI.

Carl Schmolt went over his report and commented that there are not enough required trees on the site. The Planning Commission asked Steve Brouwer to try to fit as many of the required trees on the lot, and that any that will not fit, need to be banked for future development. Rik Haugen suggests a visual buffer such as evergreens between this building and the bowling alley.

Rik Haugen also suggests taking out the south bay in the parking lot so you get a continuous area. The commissioner also suggested placing a landscape island that would give more room to add canopy trees. The petitioner will take a look at that. He did say they do have a problem with grade.

Christine Linfield went over her comments. There was discussion that a large tree along Manchester Road may have to be removed to put in sidewalks. Another option would be to move the sidewalk. Carl Schmolt suggests we could wait and do as part of a program.

Stever Brouwer of A.R. Brouwer discussed the project. The Planning Commission

asked about stormwater runoff and Mr. Brouwer stated that adjacent property used to be a land fill and so they are not able to discharge any water on that site. The contamination goes down about 18 feet. All storm water has been routed in another direction.

Steve Brouwer said that the site will be built one building at a time but noted that all the site work will still have to be done at once. Carl Schmult suggests we do this in phases. The first phase could have all the site work and the first building. The additional buildings will have to be done on a separate site plan. It will be clearer as to what is being built and when.

Darlene Stanley asked to have bicycle racks installed for employees. Steve Brouwer said that would not be a problem.

Rita Holmes asked about the height of the retaining wall and Mr. Brouwer said it was two or three feet high.

A motion was made by Casey Blair to approve the preliminary sight plan subject to notes from the City Engineer and City Planner, supported by Peter Feeney. Motion passed.

DISCUSSION

Casey Blair asked where we were at with our recommendations to City Council regarding chickens in the City. George Kinzer said he will be doing this, and that he has been out of town.

Capt Meetings, Chairman George Kinzer attended the latest Capt/Dart meeting where he said that they will be studying transportation needs! They plan to recruit an intern to help with this process due to budget cuts at the County level.

ADJOURNMENT

A motion was made by Chris Pick, supported by Rik Haugen to adjourn the regular Planning Commission Meeting at 8:00 p.m. 8 ayes, 0 no, 1 absent. Motion passed.

Respectfully, Submitted



Karon R. Barbour
Technical Administrative Assistant

PLEASE SIGN IN

PLANNING COMMISSION MEETING
OCTOBER 20, 2009

NAME

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Kathy O'Connell

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Bill Stein

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