



## CITY OF CHELSEA

### CHELSEA PLANNING COMMISSION NOTICE OF WORK SESSION

Notice is hereby given that the Chelsea City Planning Commission will hold a Work Session on **Tuesday, July 1, 2014 at 7:00 pm**, at the Chelsea Municipal Building (Council Chamber) located at 311 S. Main Street, Chelsea, Michigan.

The purpose of the meeting will be to discuss the following items:

**Magellan Properties Rezoning Request:** To amend the Chelsea City Zoning Ordinance (Ordinance No. 166) to 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.)

- Uses Allowed in Proposed PUD District
- Review & Discussion of Initial Draft of Findings
- Review & Discussion of Initial Draft of Resolution for Approval

Persons requiring reasonable accommodations due to disabilities in order that the meeting is accessible to them are requested to notify the Chelsea Planning Commission of such disability no later than five (5) business days prior to the date of the meeting.

George Kinzer, Chair

PLANNING COMMISSION MINUTES  
JULY 1, 2014  
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS  
311 S. MAIN ST., CHELSEA, MI

NAMES OF THOSE PRESENT: George Kinzer, Erik Larsen, Nick Helmholdt, Marcia White, Sarah Haselschwardt, Larry Ledebur, Cary Church,

MEMBERS ABSENT: None

MEMBERS VACANT: Two

OTHERS PRESENT: Cheri Albertson, Carl Schmolt, Christine Linfield, Rene Papo

George Kinzer called the meeting to order at 7:05 pm.

- **Magellan Properties Rezoning Request:** To amend the Chelsea City Zoning Ordinance to 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).

Uses Allowed in PUD District

Discussion started with the uses listed under Office District (O-1).

Larry Ledebur asked what Essential Services means. Carl Schmolt said that it is defined in Article 2 of the zoning code. Larry Ledebur recommended adding a reference to section 2.02.

Sarah Haselschwardt said she thought that sections 4, 5, and 6 of this were inappropriate for the site (funeral homes, child care centers, and small animal clinics). Members of the commission agreed.

Discussion continued with the uses listed under Neighborhood Commercial District (C-1).

Erik Larsen and Larry Ledebur asked for confirmation that these duplicates would not be included in the final definition. Christine Linfield clarified that no duplicates would be included in the final listing of uses for the PUD.

Carl Schmolt stated that designated sites for outdoor sales could be indicated on the site plan.

Sarah Haselschwardt suggested removing all special uses from this section (churches & other buildings for religious worship, government or community owned buildings not including schools, and child care centers). Some members of the planning commission were uncomfortable with the removal of the first two uses and no clear definition was found for "community-owned buildings."

Carl Schmolt clarified that there will be no "special uses" for this parcel. Larry Ledebur suggested rewording "buildings for religious uses" Carl Schmolt said that it is easier to defend existing language in the zoning ordinance.

Cheri Albertson mentioned that the word "church" is limiting in terms of its perspective and suggested revisiting this language in future updates to the zoning ordinance.

Several members of the commission agreed to revisit the above described uses at future meeting since no consensus was reached.

Discussion continued with the uses listed under General Commercial District (C2).

Erik Larsen suggested striking sections 7 and 9 from the permitted uses (lumberyards and funeral Homes). Members of the commission agreed.

Sarah Haselschwardt suggested striking section 6 of the permitted uses (clubs and lodges). Erik Larsen suggested revisiting this item.

The commission decided to strike special uses 1, 2, 3, 7 & 8 from the special uses listing (automobile service stations, hotels, small animal clinics, sale of new and used motor vehicles, and child care center).

No consensus was reached about sections 4, 5, and 6 (drive in businesses not including eating and drinking establishments, churches & other buildings for religious worship, government or community owned buildings not including schools). Members of the commission agreed to revisit these items at a later time.

Discussion continued with the uses listed under Restricted Commercial District (C4).

Larry Ledebur asked about the definition for "merchandise which is not mobile" as listed under section 3 of permitted uses. Nick Helmholdt stated that uses described in earlier sections such as "indoor retail sales establishments" was much broader in its scope than this statement and that he was comfortable striking this use. Members of the commission agreed.

Furthermore, the commission decided to strike sections 2 & 13 from the permitted uses (banks and savings and loan associations, lumberyards) and sections 1, 3, 4 & 7 from the special uses (automobile sales..., car wash, small animal clinics, sale rental & service of recreational vehicles).

#### Review and Discussion of Initial Draft of Findings

George Kinzer read aloud the Initial Draft of Findings

Carl Schmult mentioned that item #4 would include a much greater level of detail regarding the zoning of the site. Sarah Haselschwardt mentioned that she has remaining concerns regarding the side yard setbacks on the site which would impact the findings in item #4 of this memo.

Cherri Albertson clarified that construction traffic will use the entrance on Main street.

#### Review and Discussion of Initial Draft of Resolution for Approval

Carl Schmult clarified that the petition includes the area plan and this is considered the preliminary site plan.

Christine Linfield mentioned that the sidewalk repair on Congdon will remove the existing un-maintainable grass strip between the sidewalk and building.

Discussion returned to the Initial Draft of Findings. Sarah Haselschwardt raised item #4 - regarding the front setback and the fact that the planning commission must provide a reason for reducing the setback. Sarah Haselschwardt read from the city's zoning ordinance on the PUD sideyard requirements. She stated that several parts of this site do not conform to the standards laid out in the ordinance including building #1, all parking along north edge of parcel, the south parking side, and building #3. Sarah Haselschwardt said she is not comfortable allowing this without justification.

In addition, Sarah Haselschwardt said that she was uncomfortable with site circulation and the ability to support two way traffic. Christine Linfield stated that the site geometrics support two way

traffic.

Marcia White asked if traffic design was influenced by underground contamination. Carl Schmull clarified that the preservation of buildings 1 and 2 dictate these features.

Sarah Haselschwardt asked if the existing wall along Congdon street above grade could be removed to make the site more compatible with the residential neighborhood. Cary Church said that he supported keeping it in place to preserve the site's historic character. Nick Helmholdt said that he think it was compatible with the residential neighborhood. Erik Larsen pointed out that safety could be a concern for people using the parking lot in this corner of the site.

ADJOURNMENT

Meeting adjourned at 9:05 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Nick Helmholdt", with a long horizontal flourish extending to the right.

Nick Helmholdt  
Planning Commission Secretary

**CITY OF CHELSEA - PLANNING, ENGINEERING & ZONING DEPT.**

**TO:** Chelsea Planning Commission  
**FROM:** Christine Linfield, Planning & Zoning Administrator  
**SUBJECT:** 500 S. Main PUD Rezoning Petition – 07/01/14 Work Session Report  
**DATE:** 06/25/14  
**CC:**

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At the last Planning Commission meeting, Carl Schmult addressed in his report that the Planning Commission will need to consider the land uses that will be allowed in the proposed new PUD zoning district.

He recommended that both the Permitted and Special Uses from the O-1, C-1, C-2 and C-4 zoning districts be reviewed by the Planning Commission to determine which ones are appropriate for this site. The goal is to provide as many uses as possible that make sense for this location.

Attached, you will find the applicable sections of the zoning ordinance for review and consideration. We will be having an in-depth discussion on these uses at the work session, so please read prior to the meeting in order to provide guidance to staff on any uses that should be removed from the list.

## ZONING DISTRICT

### SECTION 4.11 OFFICE DISTRICT (O-1)

The Office District is designed principally for office use and those uses which are customarily associated with offices.



#### A. PERMITTED USES

1. Medical and dental offices or clinics.
2. Medical and dental laboratories.
3. Studio for professional work.
4. Offices of architects, engineers, surveyors, community planners, and other professions of a similar nature.
5. Offices of executives, administrative, legal, accounting, insurance, real estate and uses of similar nature.
6. Essential services.
7. On-site signs in accordance with the regulations in Article 6.
8. Assessory buildings, structures, and uses in accordance with Section 3.10.



#### B. SPECIAL USES

1. Banks, savings and loans, credit unions and similar financial institutions including ones with drive-through teller window facilities or automatic teller drive-through lanes. Canopy materials shall be consistent with the principal building. The canopy shall be no higher than the principal building.
2. Banking centers including ATM's (automatic teller machines) and twenty-four-hour ready tellers which are separate from a financial institution.
3. Business services such as mailing, copying, data processing and computer centers.
4. Funeral homes and mortuary establishments but not including crematoriums.
5. Child care center, subject to the conditions of Section 5.11.
6. Small Animal Clinics.

**ZONING DISTRICT**

**4.11 (B) Cont.**

**OFFICE DISTRICT  
(O-1)**

7. Studios for art, photography, music, dance and similar uses.

**C. REGULATIONS AND STANDARDS**

1. MINIMUM REQUIRED LOT AREA AND WIDTH - 10,000 square feet; 80 feet.
2. MINIMUM REQUIRED YARDS.
  - a. FRONT YARD - 30 feet.
  - b. SIDE YARD - 10 feet.
  - c. REAR YARD - 30 feet.
3. MAXIMUM LOT COVERAGE - 20%.
4. MAXIMUM FLOOR AREA RATIO - 0.20
5. MAXIMUM IMPERVIOUS AREA RATIO - 0.55.

## ZONING DISTRICT

### SECTION 4.13 NEIGHBORHOOD COMMERCIAL DISTRICT (C-1)

This district is designed to encourage planned and integrated groupings of stores that will retail convenience goods and provide personal services to meet regular and recurring needs of neighborhood residents. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.

#### A. PERMITTED USES

1. Personal services, including barber shops and beauty salons; medical and dental offices or clinics; dry cleaners and self-service laundromats; and sale and repair shops for watches, shoes, radios, and televisions.
2. Business services including banks, loan offices, real estate offices, and insurance offices.
3. Offices of an executive, administrative, or professional nature.
4. Retail sale of food, drugs, hardware, notions, books, and similar convenience goods.
5. On-site signs, only in accordance with the regulations in Article 6.
6. Essential services and structures of a non-industrial character.
7. Accessory uses and structures.
8. Outdoor sales & display pursuant to 5.13.

#### B. SPECIAL USES

1. Churches and other buildings for religious worship.
2. Government or community-owned buildings, but not including schools.
3. Child care centers, subject to the conditions in Section 5.11.
4. Banks, savings and loans, credit unions and similar financial institutions with drive-through facilities, provided that overhead canopies shall meet the setback regulations of this district. Canopy materials shall be consistent with the principal building. The canopy shall be no higher than the principal building.



## ZONING DISTRICT

### 4.13 (B) Cont.

### NEIGHBORHOOD COMMERCIAL DISTRICT (C-1)

5. ATM's (automatic teller machines) and twenty-four-hour ready tellers which are separate from a financial institution.

### C. REGULATIONS AND STANDARDS

1. MINIMUM REQUIRED LOT AREA AND WIDTH - 10,000 square feet; 80 feet.
2. MINIMUM REQUIRED YARDS.
  - a. FRONT YARD - 30 feet.
  - b. SIDE YARDS - 10 feet.
  - c. REAR YARD - 30 feet.
  - d. Off-street parking shall be permitted to occupy a portion of the required front yard if a minimum landscaped setback of twenty (20) feet is provided between the off-street parking area and the street right-of-way line.
  - e. Off-street parking shall be permitted in a required rear yard if a minimum ten (10) foot setback from the rear lot line is provided.
3. MAXIMUM LOT COVERAGE - 20%.
4. MAXIMUM FLOOR AREA RATIO - 0.20.
5. MAXIMUM IMPERVIOUS AREA RATIO - 0.55.

## ZONING DISTRICT

### SECTION 4.14 GENERAL COMMERCIAL DISTRICT (C-2)

This district is intended to encourage planned and integrated groupings of retail, service, and administrative establishments which will retail convenience and comparison goods and provide personal and professional services for the entire area and to accommodate commercial establishments which cannot be practically provided in a neighborhood commercial area.

#### A. PERMITTED USES

1. Any use permitted in the Neighborhood Commercial District.
2. Business schools; including dance schools, music schools, and art schools.
3. Indoor retail sales establishments.
4. Indoor commercial amusements and recreation services, including theaters, bowling alleys, and roller and ice skating rinks.
5. Establishments serving food and/or alcoholic beverages, but not including drive-in types.
6. Clubs and lodges.
7. Funeral homes and mortuary establishments not including crematoriums.
8. Printing establishments.
9. Lumberyards, provided all outdoor storage areas are screened by a wall matching the principal building materials so that material stored is not visible from a public street.
10. On-site signs in accordance with the regulations in Article 6.
11. Accessory uses or structures.
12. Essential services and structures of a non-industrial character.
13. Outdoor sales & display pursuant to 5.13.

#### B. SPECIAL USES

1. Automobile service stations.
2. Hotels and motels.
3. Small animal clinics.

## ZONING DISTRICT

### 4.14 Cont.

### GENERAL COMMERCIAL DISTRICT (C-2)

4. Drive-in business services, but not including eating and drinking establishments.
5. Churches and other buildings for religious worship.
6. Government or community-owned buildings, but not including schools.
7. Sale of new and used motor vehicles.
8. Child care center, subject to the conditions of Section 5.11.
9. Banks, savings and loans, credit unions and similar financial institutions with drive-through facilities, provided that overhead canopies shall meet the setback regulations of this district. Canopy materials shall be consistent with the principal building. The canopy shall be no higher than the principal building.
10. ATM's (automatic teller machines) and twenty-four-hour ready tellers which are separate from a financial institution.
11. Manufacturing of beverages when assessorly to a bar, restaurant or lounge.

### C. REGULATIONS AND STANDARDS

1. MINIMUM REQUIRED LOT AREA AND WIDTH - 10,000 square feet; 75 feet in width.
2. MINIMUM REQUIRED YARDS.
  - a. FRONT YARD - 20 feet.
  - b. SIDE YARDS - 10 feet.
  - c. REAR YARD - 20 feet.
3. MAXIMUM LOT COVERAGE - 20%.
4. MAXIMUM FLOOR AREA RATIO - 0.20
5. MAXIMUM IMPERVIOUS AREA RATIO - 0.55.

## ZONING DISTRICT

### SECTION 4.16 RESTRICTED COMMERCIAL DISTRICT (C-4)

The purpose of this district is to maintain the M-52 corridor as an attractive, safe, and uncluttered entrance to the City, and to provide for those commercial and office uses which are suitable for the area. Those commercial activities which are permitted in the Highway Service Commercial District and are oriented primarily to serving the motoring public are not permitted in this district. Consolidations of commercial and office activities are encouraged with the intent of avoiding strip commercial development, lessening traffic congestion by reducing the number of commercial driveways and improving the safety and convenience of consumers. Yard, lot width, and other regulations of this district are designed to implement the intent and purpose of this district.



#### A. PERMITTED USES

1. Offices such as business, professional, advertising, real estate, insurance, medical and dental offices or clinics, administrative and uses of a similar nature.
2. Banks and savings and loan associations, but not drive-in types.
3. Stores and shops for the retail sale of merchandise which is not mobile, constructed, or prepared on the premises, such as drug store, hardware, gift shop, dry goods, supermarkets, appliance and furniture stores and uses of a similar nature.
4. Establishments serving food and/or alcoholic beverages but not including drive-in types.
5. Indoor commercial amusements and recreation services, including theaters, bowling alleys, and uses of a similar nature.
6. On-site signs in accordance with the regulations in Article 6.
7. Essential service structures of a non-industrial character.
8. Banquet, dance, lodge, and union halls, private clubs, and other similar places of assembly.
9. Personal services including barber shops and beauty salons.
10. Drycleaners and self service laundromats.

**ZONING DISTRICT**

**4.16 (A) Cont.**

**RESTRICTED COMMERCIAL  
(C-4)**

11. Business, vocational and technical training schools.
12. Fitness centers and health clubs.
13. Lumber yards, provided all outdoor storage areas are screened by a wall matching the principal building so that the materials stored are not visible from a public street.
14. Printing establishments.
15. Public and quasi-public institutional buildings, structures and uses.
16. Studios and schools for art, photography, music, dance and similar uses.
17. Accessory structures.

 **B. SPECIAL USES**

1. Automobile sales and services. Outdoor display of new and used automobiles may be permitted in the required front yard if all the following conditions are met.
  - a. The display area is setback at least 25 feet from the front property line.
  - b. The 25 foot wide or wider setback area is planted and maintained in grass or other landscaping material.
  - c. The display area has an appearance of a parking lot.
  - d. Moving or portable signs are prohibited.
  - e. Elevated display shall be prohibited. Outdoor display of new and used automobiles shall not be permitted in any other required yard.
2. Drive-up windows for financial institutions; ATM's (automatic teller machines) and twenty-four-hour ready tellers which are separate from a financial institution.
3. Car wash, but not including fuel dispensing, subject to the standards in Section 5.20, herein.
4. Small animal clinics.

**ZONING DISTRICT**

**4.16 (B) Cont.**

**RESTRICTED COMMERCIAL  
(C-4)**

5. Manufacturing of beverages when assessorly to a bar, restaurant, or a lounge.
6. Drive through windows for pharmacy/drugstores.
7. Sales, rentals and services of recreational vehicles. Display of recreational vehicles shall comply with the regulations in section 4.16 B(1) proceeding. (Amended by ord. no 166-2011-06 eff. 1-12-12).

**C. REGULATIONS AND STANDARDS**

1. MINIMUM REQUIRED LOT AREA AND WIDTH - 20,000 square feet; 100 feet.
2. MINIMUM REQUIRED YARDS.
  - a. FRONT YARD - 50 feet.
  - b. SIDE YARDS - 20 feet. Every lot or parcel shall be provided with side yards neither of which shall be less than twenty (20) feet.
  - c. REAR YARD - 35 feet. Double frontage lots which shall meet the requirements of a front yard for each street frontage.
3. MAXIMUM LOT COVERAGE - 35%.
4. MAXIMUM FLOOR AREA RATIO - 0.35.
6. MAXIMUM IMPERVIOUS AREA RATIO - 75%.
7. OUTDOOR STORAGE - Outdoor storage, display and sale of materials, machinery and merchandise is prohibited in this district except for new and used automobiles and truck(s) for sale when part of an automobile sales and service facility and except outdoor display and sales, as permitted in Section 5.13 herein.

## MEMORANDUM

**TO:** Chelsea City Planning Commission  
**FROM:** Carl V. Schmult, Jr., Professional Community Planner  
**DATE:** June 24, 2014

**RE:** 500 South Main PUD Rezoning Petition  
Initial Draft of Findings – For Discussion Only  
Ref. Sections 13.06 and 15.02D, Zoning Ordinance

1. Conditions have changed on the subject site since the property was zoned I-1. The former occupant, Federal Screw Works, vacated the site \_\_\_ years ago and most of the buildings have been removed. The site is still vacant. The current I-1 zoning does not permit a reasonable use under prevailing conditions. Therefore rezoning the property, as proposed in the petition, is necessary to encourage and permit redevelopment of the property in a manner that is compatible with the surrounding residential neighborhood.
2. Rezoning the property to the PUD district requested, and the property's subsequent development, is expected to stabilize the surrounding residential neighborhood by eventually removing an unsightly, derelict condition and creating a new activity center in its place.
3. The petition is consistent with the city's master plan as amended. The petition proposes uses that, located and arranged as proposed in the petition's area plan, will be compatible with the neighboring residences. The Planning Commission finds that orientation of commercial uses to Main Street and to the interior of the site, away from Congdon Street, is essential to compatibility with the residential neighborhood.
4. The PC finds that the development proposed in the petition is consistent with applicable provisions of the zoning ordinance.
5. The traffic study submitted by the applicant shows that the existing streets have capacity to serve the proposed uses. The existing water main in Main Street has sufficient capacity for the proposed development. The 4" main in Congdon Street is small by current standards and is old. It's eventual replacement will be caused by these two factors, not the development proposed in the petition. Sanitary sewer service is adequate. Storm water management on the site will be improved by addition of first flush capability, but provision of a complete storm water detention system is prevented by the presence of contaminated soils that resulted from the previous industrial operation. Fire access is provided by Main and Congdon Streets and by the internal driveways.
6. The site is to be developed as a condominium. A condo association will be created and will own and be responsible for maintenance and repair of all site areas and facilities.

- 7.** The proposed public plaza will be improved with canopy trees, shrubs, and outdoor furniture to make it attractive for public use.
- 8.** The site will have two vehicular access points, one each on Main and Congdon Streets. The Main Street driveway will function as the primary point of access and egress. The traffic study shows that these two driveways will have capacity to meet the street peak hour traffic demands of the proposed development.
- 9.** The development is oriented toward Main Street and to the interior of the site, and away from Congdon Street. This design, and the uses permitted, is intended to minimize disturbance to the surrounding residential neighborhood.
- 10.** The existing sidewalk along Main Street will be replaced as part of development of the street frontage. Sections of the Congdon Street sidewalk will be replaced as part of the Congdon Street reconstruction, at the petitioner's expense. The internal pedestrian path system will connect the two street sidewalks with each building and the public plaza.



**MEMORANDUM**

**TO:** Chelsea City Planning Commission  
**FROM:** Carl V. Schmult, Jr., Professional Community Planner  
**DATE:** June 24, 2014  
**RE:** 500 South Main PUD Rezoning Petition  
Initial Draft of Resolution for Approval – For Discussion Only

**WHEREAS** The Chelsea City Planning Commission has reviewed the petition as required by Articles 13 and 15 of the Zoning Ordinance; and

**WA** The CPC has made findings by a separate resolution as required by the ZO;

**Now Therefore Be It Resolved** The CPC recommends that the Chelsea City Council approve the 500 South Main petition to rezone the property from I-1 to PUD;

**Be It Further Resolved** The area plan, dated \_\_\_ and consisting of \_\_\_ sheets shall be the area plan part of the approved petition;

**BIFR** The CPC hereby approves the area plan as the preliminary site plan for the entire property in the petition, said approval to be in effect only after the CC approves the petition;

**BIFR** The CC should attach the following conditions to its approval of the petition, said conditions to be part of the regulations of the approved PUD district:

1. A phasing plan for the entire property shall be submitted at the time the first site plan for development of the site is submitted for PC review. The phasing plan shall be approved by the PC before the Commission may approve any final site plan. No site work of any kind may commence on the property until after the Planning Commission has approved the phasing plan.
2. Condominium documents shall be submitted for approval by the City Council with the first final site plan for approval by the CPC. The documents shall be reviewed by the PC and the PC shall make recommendations thereon to the CC. No division of the property may be made until after the CC has approved the condo docs. The docs shall cover the entire property in the approved PUD district.
3. A structural review of the north retaining wall, by an engineer registered in the State of Michigan, shall be submitted to the City with the first final site plan for the property in the petition. The east segment of that retaining wall, north of proposed building #1, shall be replaced or repaired, based on said report, at the time of construction of proposed building #1 or immediately after failure of the wall, whichever occurs first. If

the petitioner still owns the adjacent property at the time of replacement or failure, grading on that property may be substituted for a retaining wall, upon approval by the City Engineer.

4. A grading plan for the entire property shall be submitted with the first final site plan for the property. The plan shall include existing contours at one foot intervals for the entire site, including existing pavement areas.

5. The petitioner shall replace the existing joint driveway opening on Main Street, at the SE corner of the property. The new driveway opening shall provide access only to the residential property adjacent to the south.

6. The petitioner shall replace the sidewalk along the property's Main Street frontage as part of the construction of either proposed building #1 or 2, whichever occurs first.

7. The petitioner shall pay the costs of replacing sidewalk sections along Congdon Street. The replacement shall be part the City's reconstruction of Congdon Street, a final site plan for use of either existing building #1 or 2, or construction of the parking lot and driveway south of building #1, whichever occurs first.

8. A final site plan shall be submitted for reuse of building # and/or 2, and shall show any site changes associated with reuse of these buildings.

9. The existing walls along Congdon Street shall be repaired by the petitioner as necessary, as part of the final site plan for each existing building. The canopy of existing building #1 shall be repaired, or replaced if repair is not reasonable. The treatment of these walls shall not exhibit any evidence of retail activity within the buildings to the Congdon Street frontage.

10. The petitioner shall be responsible for planting street trees along both street frontages. The plantings shall be part of the final site plan for each phase of development.

11. Construction traffic shall use only Main Street for all access or egress. Staging areas for materials, spoils, equipment, and employee vehicles shall located only on the property; such storage or parking shall be prohibited on any public street.

**BIFR** The petitioner shall enter into a PUD agreement with the CC before the CC approves the petition. The agreement should contain, at a minimum, the preceding recommended conditions of approval.

**BIFR** The PUD agreement should be entered into record before the CC approves the petition.