

PLANNING COMMISSION MINUTES
FEBRUARY 22, 2017
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA MICHIGAN

NAMES OF THOSE PRESENT: Erik Larsen (Vice Chair), Steven Parker, George Olsen, Peter Shaw, Geoffrey Voshel, Robert Dean and Claire Robinson.

MEMBERS ABSENT: Larry Ledebur (Chair), Sarah Haselschwardt (Secretary)

MEMBERS VACANT: None

OTHERS PRESENT: Cheri Albertson (City Council Liaison), Christine Linfield (City Staff), Sean Lefere (Norfolk Homes)

CALL TO ORDER

Vice Chair Larsen called the meeting to order at 7:00 pm.

APPROVAL OF THE AGENDA

MOVED by Olsen, SECONDED by Shaw, to approve the agenda as presented. All ayes. Motion Carried.

APPROVAL OF MEETING MINUTES

MOVED by Olsen, SECONDED by Voshel, to approve the meeting minutes for 1/18/17 as presented. All Ayes. Motion Carried.

MOVED by Shaw, SECONDED by Dean, to approve the work session meeting minutes for 2/7/17 as presented. All Ayes. Motion Carried.

PUBLIC HEARINGS - Vice Chair Larsen introduced the Norfolk petition to rezone 16.04 acres on Cavanaugh Lake Road (Parcel 06-06-11-480-013) from MH-1 (Mobile Home Residential District) to RM-2 (Multiple-Family Residential District High Density). The public hearing was opened and then promptly closed due to no attendance from the public.

UNFINISHED BUSINESS – None

NEW BUSINESS – Norfolk Rezoning

Christine Linfield went over her staff report and the past history of the rezoning request. Sean Lefere from Norfolk Homes also gave a brief presentation.

Vice Chair Larsen then took the Planning Commission thru the review criteria listed in Section 13.06 (Chelsea Zoning Ordinance No. 166) *Findings Required for a Zoning Map Amendment*.

MOVED by Robinson, SECONDED by Olsen, that the Planning Commission make a recommendation to the City Council that they consider conditioning the rezoning recommendation from MH-1 to RM-2 upon legal review of Section 13.06B of possible exclusionary zoning due to the close proximity of the Sylvan Crossing development. All Ayes. Motion Carried.

DISCUSSION

Ms. Albertson reported on items from the latest City Manager's report. In particular, she highlighted the redevelopment of the old Shumn's property and the redevelopment of the Palmer Lot.

Ms. Linfield commented that there will be a work session on Tuesday, March 7th to continue the discussion on the draft master plan. She also commented that staff has received a site plan for the redevelopment of the old Shumn's property.

PUBLIC PARTICIPATION – None

ADJOURNMENT

MOVED by Olsen, SECONDED by Voshel, to adjourn the meeting. All Ayes. Motion Carried.
Meeting adjourned at 7:33 pm.

Respectfully Submitted,



Christine Linfield,
Planning, Engineering, Zoning & Comm. Dev. Dir.

PLEASE SIGN IN
City of Chelsea
Planning Commission Meeting
Wednesday, February 22, 2017

NAME (Please Print)

ADDRESS

SEAN LEFEBRE - NorCollie Homes

6178 Jackson Rd Suite D
Ann Arbor MI 48103



CITY OF CHELSEA

PLANNING COMMISSION AGENDA
Wednesday, February 22, 2017 7:00 pm.
Chelsea Municipal Building (Council Chambers)
311 S. Main Street, Chelsea, MI

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MEETING MINUTES

Approval of the Regular Meeting Minutes for 1/18/17
Approval of the Work Session Meeting Minutes for 2/7/17

PUBLIC HEARING – Norfolk Rezoning Request

The Chelsea Planning Commission shall hold a public hearing, as the statute in such case provides, to review the petition filed by Norfolk Development to amendment of the Chelsea City Zoning Ordinance (Ordinance No. 166). The requested change would revise the Zoning Map from **MH-1 (Mobile Home Residential District)** to **RM-2 (Multiple-Family Residential District High Density)** in the area described as:

TAX CODE #: 06-06-11-480-013
A 16.04-Acre parcel located on
Cavanaugh Lake Road West of
Cleveland Street

Open the Public Hearing
Close the Public Hearing

NEW BUSINESS

Norfolk Rezoning Request

DISCUSSION

PUBLIC PARTICIPATION

ADJOURNMENT



CITY OF CHELSEA

**NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT
TO
CITY OF CHELSEA ZONING ORDINANCE**

Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 166). The requested change would revise the Zoning Map from **MH-1 (Mobile Home Residential District)** to **RM-2 (Multiple-Family Residential District High Density)** in the area described as:

TAX CODE #: 06-06-11-480-013
**A 16.04-Acre parcel located on Cavanaugh Lake
Road West of Cleveland Street**

The aforesaid hearing will be held in the City Council Chambers, Chelsea Municipal Building, 311 S. Main Street, Chelsea, Michigan on **WEDNESDAY, FEBRUARY 22, 2017 at 7:00 p.m.**

The petition, as filed by **NORFOLK DEVELOPMENT** of Sylvan LTD, and is on file in the office of the Planning and Zoning Department, 305 S. Main St., Suite 100, Chelsea and may be examined prior to the date of the hearing.

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

CHELSEA CITY PLANNING COMMISSION
Larry Ledebur, Chair

CITY OF CHELSEA
CHELSEA, MI 48118

CITY OF CHELSEA, WASHTENAW COUNTY, MICHIGAN APPLICATION NO. 17-01

APPLICATION FOR ZONING ORDINANCE AMENDMENT

PLEASE TYPE OR PRINT (if additional space is needed, use back side)

A. MAP CHANGE

1. Application is hereby made by: Name (s) NDC of Sylvan, LTD
Address: 8178 Jackson Rd, Ste D, Ann Arbor, MI 48103 Telephone: 734-545-8546
2. The applicant (s) is/are: the owner (s) of the property involved. () acting on behalf of the owner (s) of the property involved.
3. Address of property involved: CAVANAUGH LAKE RD
4. Name and address of property owner: NDC of Sylvan, LTD
8178 Jackson Rd, Ste D, Ann Arbor, MI 48103
5. Petitioners interest in property: Land Owner / Developer
6. Legal description & Tax ID# SEE ATTACHED
7. Zoning Change from MH-1 (Mobile Home Res Dist) to RM-2 (Multi-Family Res Dist-High Density)

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY showing existing and proposed building and structures, types thereof and their uses.

B. TEXT CHANGE (Not Applicable - Map Change Request Only)

1. Application is hereby made by: Name (s): _____
Address: _____ Telephone: _____
2. Proposed text change including Article and Section No. _____

I/we NDC of Sylvan, LTD do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date: 01/03/2017

Applicant (s)

signature

S. Zel

Vice President

SEAKI LEFERE

signature

City Clerk

signature

Laura Kaiser

Fee Received: \$ 1,100⁰⁰

Date Received: 1/4/17

Date forwarded to Planning Commission: _____

Over

NOTICE OF PUBLIC HEARING WAS PUBLISHED IN THE Chelsea Standard

Planning Commission : Month ____ Day ____ Year ____
City Council Month ____ Day ____ Year ____

B. COUNCIL ACTION

The Chelsea City Council having reviewed said application hereby:

() adopts Ordinance No. _____

() denies application. Such action being taken at a _____ meeting of the City Council held on _____

Date: _____

Clerk: _____



January 3, 2017

Planning Commission
City of Chelsea
305 S Main St, Ste 100
Chelsea, MI 48118

Re: Proposed Rezoning of Parcel 06-06-11-480-013

Dear Commissioners:

NDC of Sylvan, LTD, would like to formally request a zoning change of our 16 acre parcel along Cavanaugh Lake Rd, Tax Parcel ID 06-06-11-480-013, from its current zoning of MH-1 (Mobile Home Residential District) to RM-2 (Multiple Family Residential District – High Density), consistent with the City of Chelsea Comprehensive Plan Future Land Use Map (attached).

As the current Builder in Fieldstone Village II, we are seeing a high demand for a multi-family product that is high in density, and is consistent with the predictions of the City of Chelsea Comprehensive plan. Our project, which is the only active RM-2 property in the City at this time, is having tremendous success. In fact, in the last 7 months, we have sold and closed 11 of 12 units (the 12th unit is our model).

With our third building under construction and 50% sold out, only 30 units will be left until we're out of inventory. Once that happens, buyers looking for a high density multi-family product, will have to look outside of Chelsea for their next home. Sales projections indicate that this could happen within the next 18-24 months.

In keeping with the City of Chelsea Comprehensive and Future Land Use Plan and Map, approving this rezoning request will ensure that the demand for high density, condominium style living, will continue to be met in the City.

Thank you for considering our request, we would be happy to answer any questions that you might have.

Sincerely,

A handwritten signature in blue ink, appearing to read "S-Lefere".

Sean Lefere
NDC of Sylvan, LTD

LEGAL DESCRIPTION

Parcel 06-06-11-480-013

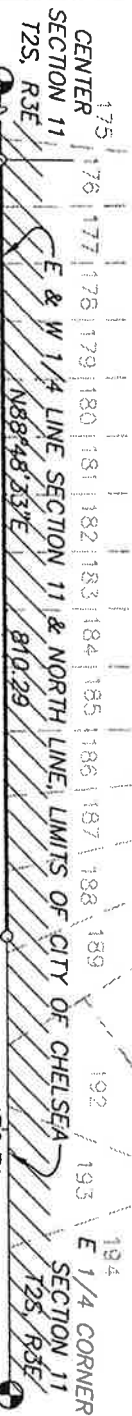
Commencing at the East 1/4 corner of Section 11, T2S, R3E, City of Chelsea, Washtenaw County, Michigan; thence S88°48'33"W 476.71 feet along the East and West 1/4 line of said Section to the POINT OF BEGINNING; thence S00°25'16"E 274.74 feet; thence N88°48'33"E 136.18 feet; thence S14°25'06"E 310.02 feet to a point on the Southerly right-of-way line of Cavanaugh Lake Road; thence along said Southerly right-of-way line S70°04'22"W 1083.77 feet; thence N00°24'32"W 924.72 feet to a point on the East and West 1/4 line of said Section; thence along said East and West 1/4 line N88°48'33"E 810.29 feet to the Point of Beginning. Being a part of the Southeast 1/4 of Section 11, T2S, R3E, City of Chelsea, Washtenaw County, Michigan and containing 16.01 acres of land, more or less. Being subject to the rights of the public over that portion of Cavanaugh Lake Road as occupied. Also being subject to easements and restrictions of record, if any.

FOR RE-ZONING PURPOSES ONLY

SR-1 (PUD)

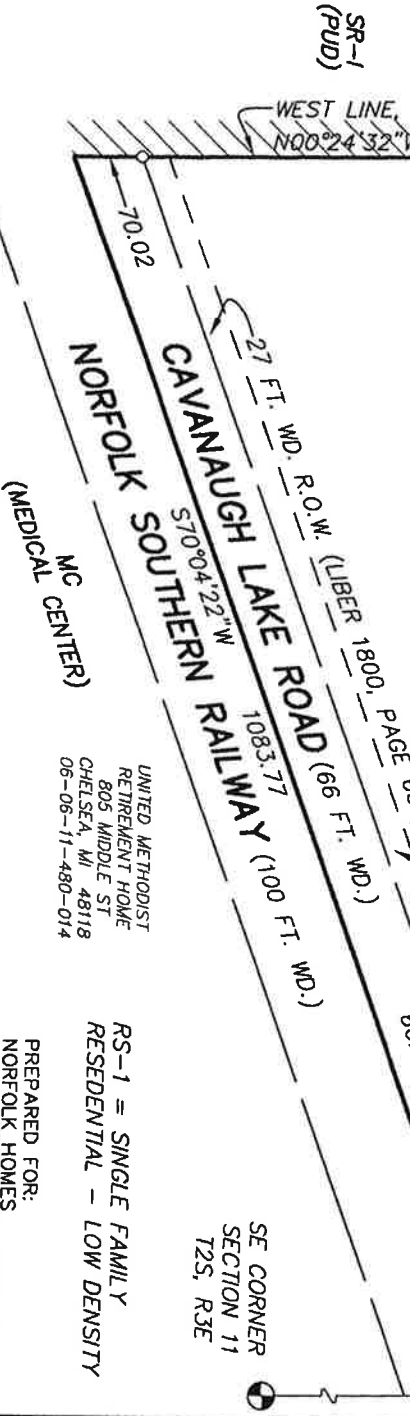
NDC OF SYLVAN LTD
8178 JACKSON RD, SUITE D
ANN ARBOR, MI 48103
F-06-11-100-005

PROPOSED WESTCHESTER FARMS



16.01 AC±
06-06-11-480-013
NDC OF SYLVAN LTD
8178 JACKSON RD, SUITE D
ANN ARBOR, MI 48103
(VACANT)

EXISTING ZONING = MH-1
(MOBILE HOME RESIDENTIAL)
PROPOSED ZONING = RM-2
(MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY)

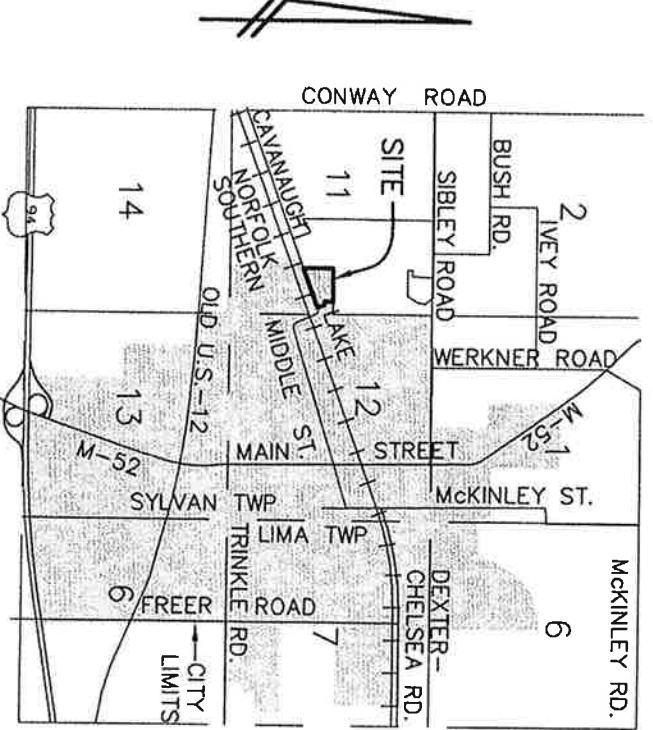


UNITED METHODIST RETIREMENT HOME
805 MIDDLE ST
CHELSEA, MI 48118
06-06-11-480-014

RS-1 = SINGLE FAMILY RESEIDENTIAL - LOW DENSITY
PREPARED FOR:
NORFOLK HOMES
8178 JACKSON RD, SUITE D
ANN ARBOR, MI 48103
TEL. 734-408-0777

DESCRIPTION

Commencing at the East 1/4 corner of Section 11, T2S, R3E, City of Chelsea, Washtenaw County, Michigan; thence S88°48'33"W 476.71 feet along the East and West 1/4 line of said Section to the POINT OF BEGINNING; thence S00°25'16"E 274.74 feet; thence N88°48'33"E 136.18 feet; thence S14°25'06"E 310.02 feet to a point on the Southerly right-of-way line of Cavanaugh Lake Road; thence along said Southerly right-of-way line S70°04'22"W 1083.77 feet; thence N00°24'32"W 924.72 feet to a point on the East and West 1/4 line of said Section; thence along said East and West 1/4 line N88°48'33"E 810.29 feet to the Point of Beginning. Being a part of the Southeast 1/4 of Section 11, T2S, R3E, City of Chelsea, Washtenaw County, Michigan and containing 16.01 acres of land, more or less. Being subject to the rights of the public over that portion of Cavanaugh Lake Road as occupied. Also being subject to easements and restrictions of record, if any.



LEGEND

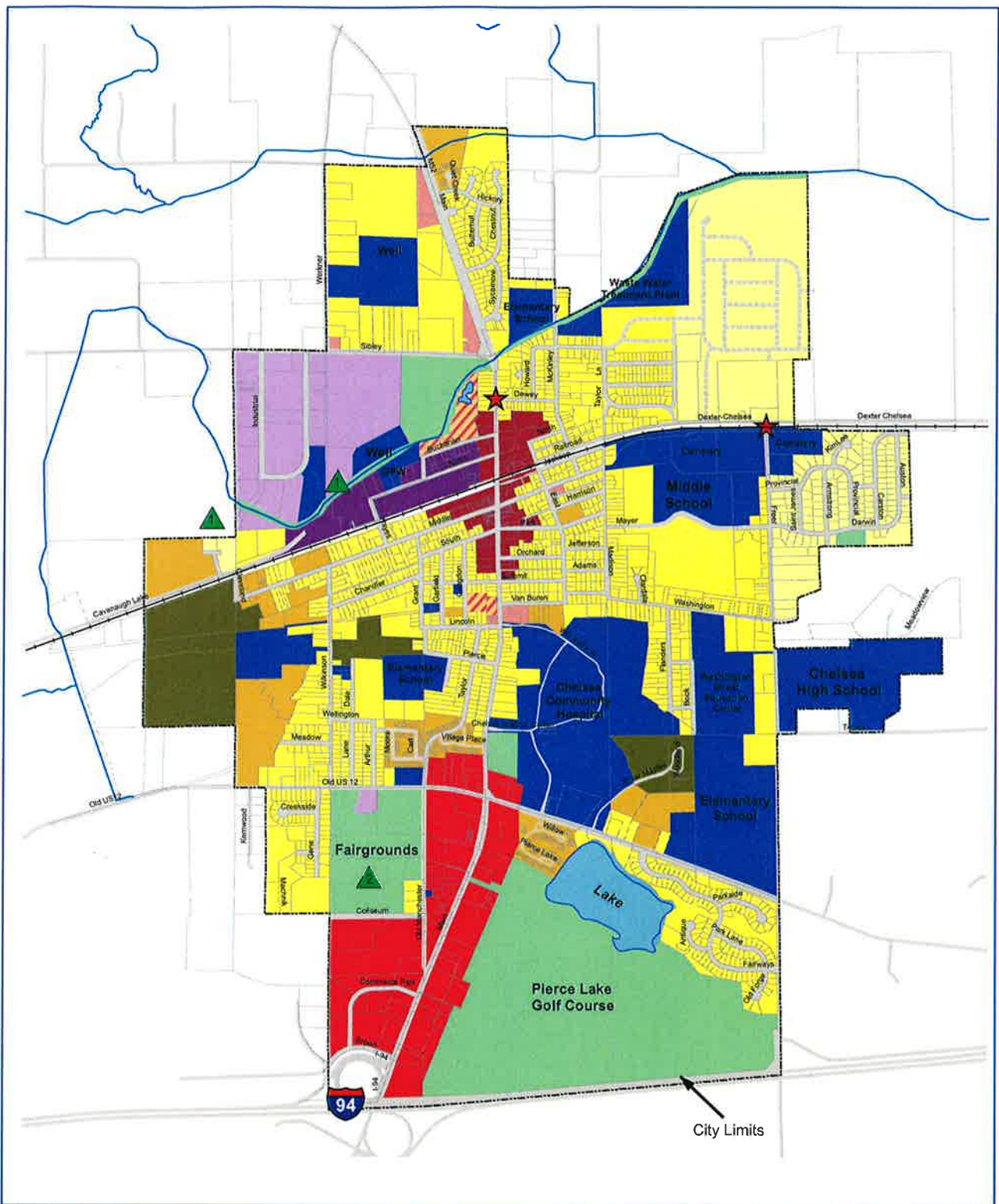
= SYLVAN TOWNSHIP

SCALE: 1 INCH = 200 FEET

PROFESSIONAL SURVEYOR NO. 24620

WASHTENAW ENGINEERING COMPANY
CIVIL ENGINEERS * PLANNERS
SURVEYORS * LANDSCAPE ARCHITECTS
3250 W. LIBERTY RD
ANN ARBOR, MICHIGAN 48103
TEL. 734-761-8800 FAX. 734-761-9530
WECO@WENOCO.COM
WWW.WASHTENAWENGINEERING.COM

CLIENT: NORFOLK DEVELOPMENT	SECTION 11
TOWN 2 SOUTH * RANGE 3 EAST	CITY OF CHELSEA
DATE 3-31-05	REV.
DRAWN ACT	JOB 30186
CHECK TJS	F.B. NONE
SHEET 1 OF 1	FILE NO. R-9149



Map 2: Future Land Use

(See Plan Text for Details)

- | | |
|--|---|
| Single Family Residential (10,000 s.f. min lots) | General Industrial |
| Single Family Residential (7,500 s.f. min. lots) | Institutional |
| Multiple Family Residential | Park Facilities |
| Senior Multiple Family Residential | Transportation |
| Neighborhood Office/Service Business | Water Bodies |
| General Business | Future Alternate Concept Areas |
| Central Business | 1. North Street Subarea |
| Mixed Use (Residential & Business) | 2. Fairgrounds Subarea |
| Light Industrial | (see text pp. 26-28 for detail) |
| | Potential Neighborhood Commercial Node Location |

City of Chelsea
Comprehensive Plan



1 inch equals 0.25 miles
0 0.25 0.5 Miles

Data Sources: Washtenaw County GIS
Program: Parcels, Centerlines, City
Boundary; LSL Planning: Existing Land Use



LSL Planning, Inc.
Community Planning Consultants

CITY OF CHELSEA - PLANNING, ENGINEERING & ZONING DEPT.

To: City of Chelsea Planning Commission
From: Christine Linfield
Subject: Norfolk Petition to Rezone from MH-1 to RM-2
Date: 2/17/17

The City of Chelsea has received a petition from Norfolk Development Corporation of Sylvan, LTD to rezone 16.04 acres on Cavanaugh Lake Road from MH-1 to RM-2. A rezoning petition is also an amendment to the zoning map and the procedures listed in Article 13, Amendments, (Chelsea Zoning Ordinance No. 166) must be followed.

The Planning Commission shall review the submitted petition and shall report its findings and its recommendations for action on the petition to the City Council following the public hearing. Staff has reviewed the petition and the information required in Section 13.05 has been submitted.

The Planning Commission shall report its findings and recommendations to City Council based on the minimum the items listed in Section 13.06 (A-H).

This is not the first request to rezoning this property. In fact, this parcel was last before the Planning Commission in 2007 and the item was tabled. The main issues at that time was that the Planning Commission was in the middle of working on the 2008 Comprehensive Plan (which designates this parcel as multiple family on the future land use map) and the discussion of possible future exclusionary zoning issues if the city did not have an area zoned mobile home that was large enough to build upon.

In order to successfully win an exclusionary zoning claim, a future developer would have to prove that there is a demonstrated need for a mobile home zoning district and that the land on which they want to build on is appropriate for that use.

Since that time there has been some planning understanding that the 350 lot mobile home development called Sylvan Crossing (located in Sylvan Township at the end of Brown Drive) would be adequate to fulfill the mobile home needs of the area. Sylvan Crossing was designed to be completed in three phases, with phase 1 (137 lots) starting in 2002. As of today, not all the lots in phase 1 have been sold and there has been no construction of phases 2 or 3.

It is staff's recommendation that if the Planning Commission is in favor of recommending the requested rezoning based on its findings in Section 13.06 (A-H), that the board consider conditioning the rezoning recommendation upon a legal review of possible exclusionary zoning issues due to the close proximity of the Sylvan Crossing development.