



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

NOVEMBER 20 2007

7:30 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 for November 20, 2007.

PUBLIC PARTICIPATION

PUBLIC HEARING

- **Federal Screw Building Rezoning Request** - 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. 79). The requested change would revise the Zoning Map from I-1 & RS-3 to C-2 in the area described as: Tax Code # 06-06-12-435-005 - 425 Congdon, 06-06-12-435-015- 500 S. Main St., And 06-06-12-435-016- 416 S. Main St., Chelsea, MI Commonly known as the Federal Screw Plant and adjoining residential property.

OLD BUSINESS

- **Tree Ordinance**
- **Landscape Standards**

DISCUSSION

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes
November 20, 2007
7:30 P.M.
Board Room
Washington Street Education Center
500 Washington St., Chelsea, MI

Members Present: Acting Chairman George Kinzer, Jack Garland, Ann Valle, Chris Pick, Joel Abramson, Peter Feeney, Casey Blair, Rik Haugen

Members Absent: Chairman Chris Rode

Others Present: Planning & Zoning Administrator - James L. Drolett, City Planner-Carl Schmult, Council Trustee-Cheri Albertson

Others Absent: City Engineer – Christine Linfield (not necessary for her attendance)

CALL TO ORDER

Acting Chairman George Kinzer called the meeting to order at 7:32 p.m.

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for October 16, 2007.

A motion was made by Ann Valle, supported by Christopher Pick to approve the Minutes of October 16, 2007. 7 Ayes, 0 No, 2 Absent. Motion passed.

PUBLIC PARTICIPATION

Acting Chairman George Kinzer opened Public Participation. John Frank, a resident of Chelsea read a letter regarding the loss of many of the historic buildings over the years. His concern is that we will lose our historic value if we do not do something to try and preserve these historic buildings instead of knocking them down. He is asking the Planning Commission to re-ask City Council for a historic district. Acting Chair closed the Public Participation.

PUBLIC HEARING

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S. Main St., Chelsea, MI Commonly known as the Federal Screw Plant and adjoining residential property.

Rene Papo from Magellan properties gave his presentation on what he would do with the site if it were rezoned to C-2. He gave a brief history and said that he thought the first building was built in 1910 and the last building in 1940, and at one time they employed 1000 people. The site is contaminated but is available for Brownfield redevelopment funds to clean it up. He would like to build a cluster of 5 separate buildings with parking on the inside of the site with room for 132 cars. Mr. Papo said the development would include such establishments as stores, banks, offices and possibly a restaurant. This would increase taxable revenue for the City by about 10 times.

Carl Schmult read his report regarding the proposal. The request for C-2 zoning does not support what is in the current Comprehensive Plan nor is it consistent with the Comprehensive Plan that is about to be adopted, His opinion is that while the site it not viable any longer for Industrial and probably should be rezoned, it should stay consistent with your Master Plan. You either need to deny that request or change your Master Plan. In addition, based on the current Master Plan, and the one ready to be adopted, the rezoning should not include the residential parcel to the north. The Future Land Use map in both versions leaves that parcel residential. The applicant could apply for PUD zoning which would assure mixed use, have a specific layout, establish architectural features, and enhance the character and treatment of the edges of the site which abuts surrounding residences. If you allow C-2 zoning it does not necessarily mean you will get what is shown tonight. Anything under C-2 would be allowed. A decision will have to be made on what the Planning Commission and City Council want to do with the rezoning of both the residential property to the north, and the Federal Screw property. This should be done before the Comprehensive Plan is adopted. It is suggested that this be discussed at the Joint Meeting with City Council. There is a deed restriction between the old owners of Federal Screw and the purchaser Rene Papo which states that because of contamination no residential development can take place on site. Mr. Schmult said that the City's stand on this issue should not be based on a deal between two people. Yes there is contamination, but the possibility does exist that it could be cleaned up and used as residential.

George Kinzer opened the Public Hearing and the following residents made comment!

Kathy Clark – 475 Glazier who is from the Chelsea Area Historical Society, said she is interested in preserving Chelsea's past. She is hoping that a couple of the buildings could be saved. She brought some of the past artifacts that Federal Screw used to manufacture. Those items included a shoe brush from 1913, along with advertising shown, a railroad tie from the site (the inter urban ran through the property and the company was built over it), an Argus camera and a garden hose nozzle. In addition during WWII Federal Screw made nose cones for heavy artillery, and projectiles for machine gun belts, and won awards for these. Ms. Clark also brought along a bronze plaque that was awarded to Federal Screw from President Roosevelt.

Jan Burnath -- 238 Harrison Street is a lifetime resident. The high school that she went to was knocked down and now apartment buildings are there with no visible proof that it ever existed. She commented that she moved and came back because of all Chelsea has to offer. She passed out a history of Federal Screw to the Planning Commission. She would like to see the two Art Deco buildings along Main Street saved and asks Magellan Properties to adapt those buildings.

Kathy Carter – 402 S. Main feels that to give C-2 would negate all of the work on the Comprehensive Plan that was put together by the Planning Commission with input from the public. The City needs to be able to control some of the requirements like landscaping around abutting properties. She would like to see what was called out in the plan which is mixed use, neighborhood, and residential use.

Kathryn Horste – 114 N. East Street, Apt. 2 grew up at 112 W Summit Street. Ms. Horste passed out pictures of 2 of the buildings on site. She is a trained architectural historian and feels that because of their style, the way they were built, they are worth saving.

Mathilde McDaniels - 312 Congdon is against C-2 zoning.

Robert Shannon - 102 E. Summit is very discouraged we have lost so many of our old buildings. He does not agree with C-2 zoning and the property to the north should remain residential (lot 016). We need to see elevations and site plans.

Mike Jackson (Vogels and Fosters) and Gary Galvin (Chelsea Gallery) who are both business owners came to the meeting as representatives of the DDA who support economic development for our downtown.

Mike Kaiser - 415 S Main Street said that the property owners to the south failed in their effort to rezone their property because of the Master Plan, and that the property to the north should follow whatever is in our Master Plan. He is also concerned with the increase of the traffic this will cause on Main Street. This is one of the entrances to Chelsea and it should be impressive. He is against C-2.

Michelle McMellen - 232 Jefferson Wants our particular historic arts alliance base defined in the artistic culture. She would like to see Chelsea as part of a heritage driving tour that County Planners put together. This would bring tourists to town and maybe boost economy.

Ken Hurst - 408 S. Main Street Not opposed to development, he opposes the zoning.

Carrie Church - 533 N. Main member of the historical society would like to see some of the buildings preserved.

Adam Taylor - 1362 Carston Lane Spoke on behalf of the Stokers who were his grandparents and lived in the house to the north of the property which is now vacant. The Federal Screw property runs along the back of their property and he would like to see this part of the development. He wants to see this property go from residential to C-2. The property is in bad shape, and does not feel that renting is an option either.

Thea Picklesimer who accompanied her mother who live at 419 S. Main is concerned about traffic and lighting issues that this development will cause. She also commented that those representatives who spoke from the DDA do not live directly in the city.

Derek Vandebosch - 752 S. Main Street does not want the property to go to C-2.

Jackie Frank – 138 E. Middle has lived here for 16 years. We need to keep in mind how the Clock Tower has been developed and that there is a lot of commercial space available to the DDA to be rented out including loft space in that facility. She has spent much money along with many others to rehabilitate the old homes in this town and feels that we need to maintain this in redevelopment of the Federal Screw property. She wants to make sure that we see a continuation of everything that has been done in the City. She wants the developer to keep in mind our neighborhood and community, and that is what brings people here.

Dean Galison - 121 W. Summit who abuts Federal Screw is for redevelopment but not C-2.

Jim Bail - 326 Congdon is a preservationist who is actively preserving the St Mary's Rectory home and encourages development but in a way that maintains the uniqueness of our community. He also supports a historic district.

All of the following residents said that they are opposed to C-2, but are for a PUD:

Warren McArther - 115 East Summit

Ruth Ann Steele - 127 W. Summit Street

Tom Girard - 320 S. Main

Fred Hoffman - 112 W Summit Street

George Kinzer closed the Public Hearing, Planning Commissioner's Peter Feeney and Chris Pick departs.

A motion was made by Jack Garland, supported by Joel Abramson to table the rezoning of this proposal to the next regular meeting . 6 Ayes, 0 No, 3 Absent. Motion passed.

Casey Blair leaves!

Carl suggests a resolution be drafted that should be taken prior to the meeting when going to City Council.

OLD BUSINESS

- **Tree Ordinance**

A motion was made by Ann Valle to forward the proposed Chelsea Tree Ordinance for review and recommendation to City Council that the ordinance be adopted, supported by Joel Abramson. 5 Ayes, 0 No, 0 Absent. Motion passed.

Cheri Albertson would like to see someone from the Planning Commission at the City Council meeting to let them know what the perks are for this.

- **Landscape Standards**

Rik Haugen will get changes to Karon by tomorrow morning.

A motion was made to table the Landscape standards until the next December meeting by Ann Valle, supported by Rik Haugen. 5 Ayes, 0 No, 4 Absent. Motion passed.

ADJOURNMENT

A motion was made to adjourn the regular Planning Commission meeting by Ann Valle, supported Joel Abramson 5 Ayes, 0 No, 4 Absent. Motion passed.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Karon R. Barbour".

Karon R. Barbour
Planning & Zoning Administrative Technical Assistant

PLEASE SIGN IN

PLANNING COMMISSION MEETING
NOVEMBER 20, 2007

NAME & COMPANY

ADDRESS

Fred Hoffman	112 W Summit
Wilma Picklesimer	419 S Main
Kathleen Clark	425 Glazier, P.O. Box 117
Janet Bernoth	238 Harrison Street
Robert Dahlem	253 Harrison Street
Deb Hubbard, Chelsea Childrens Co op	6755 Lingane, Chelsea
Michelle McClellan	232 Jefferson St
Jack Jackie Frank	138 E MIDDLE ST,
LISA BERTKE	249 EAST AVE, BRASS LAKE
JIM TAYLOR	7211 WERKNER RD
JOHN TAYLOR	416 South Main
Kathryn Horste	114 N. East St., Apt. 2
Tom Girard	3205 MAIN ST.
Kathy Carter	402 S MAIN
CAROLYN Hartford	134 LINCOLN
DEREK R. VAN DEN BOSCH	752 S. MAIN
Robert Shannon	102 E SUMMIT
Thomas Knox	409 S. Main St.
Carol Knox	409 S Main St.
Mike Lizer	415 S. Main St
ADAM TAYLOR	1362 CARSTON LN
Cottage Inn Pizza Karen + Sean	520 S MAIN
Kathy Ramos	416 Congdon
BARRET ROEBUCK	521 W MIDDLE
KATE ROEBUCK	521 W. MIDDLE
Bill Marsh	Brighton
Gene Morley	VALME
Don Limpert	Manchester
Gina Lentz	Manchester
Jim Halseand	manchester



NAME & COMPANY

AUBREY MARTINSON, CHELSEA CENTER
FOR THE ARTS

Brenda Foster

Beth Zimmerman

Maura Robbins

Mathilde McDaniel

Ken Hurst

GARY GALVIN

Bob Remenschneider

DAVID T. HOFFMAN

Keith Berry

ADDRESS

400 CONGDON, CHELSEA, 481

1379 Notten Rd.
711 Taylor St

117 W. Summit Street
315 Congdon St.
408 S. Main St.

115 S. MAIN

7191 Webb Shore Dr.
301 LINCOLN ST.

116 Pierce