

City of Chelsea Planning Commission

**AGENDA**

Tuesday, July 19, 2022 at 7:00 PM

Chelsea City Council Chambers

311 S. Main Street

*Remote option available for members of the public, commissioners must attend in person.*

1. Call To Order
2. Approval of the Agenda
3. Approval of the Meeting Minutes
  - a. Approval of the meeting minutes for April 19, 2022
  - b. Approval of the special work session minutes for June 21, 2022
  - c. Approval of the meeting minutes for June 21, 2022
  - d. Approval of the work session minutes for July 6, 2022 (Cancelled)
4. Public Comment (non-agenda items only)
5. Public Hearing
  - a. Spike Rezoning
  - b. Rode Special Land Use
6. Old Business
7. New Business
  - a. Spike Rezoning
  - b. Rode Special Land Use
8. Discussion
  - a. Staff Report
    - i. Upcoming Agenda Items
      1. Westchester Final Site Plan
    - ii. Local Updates
      1. Wolf Farms PUD/ PA 425
  - b. Commissioner Reports
9. Public Comment (agenda or non-agenda items)
10. Adjournment

**Zoom Information:**

Topic: Planning Commission

Time: Jul 19, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88167608948?pwd=b1FoVkl4RHYrMDc2U1ZhdHMzYWkxQT09>

Meeting ID: 881 6760 8948

Passcode: 166074

One tap mobile

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+13126266799,,88167608948#,,,,\*166074# US (Chicago)

Dial by your location

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+1 646 931 3860 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

Meeting ID: 881 6760 8948

Passcode: 166074

Find your local number: <https://us02web.zoom.us/j/kjET0A2jO>

**PLANNING COMMISSION MINUTES**  
**APRIL 19, 2022**  
**CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS**  
**311 S. MAIN STREET, CHELSEA, MI**

**CALL TO ORDER**

Chair Robinson called the meeting to order at 7:01pm.

Present: Claire Robinson (Chair), Vincent Elie (Vice Chair), Sarah Haselschwardt (Secretary), Julianne Chard, Marcia White, Jamie Lane, Cathy Scull, Heather Hunnell

Absent: Kyle Brayton

Others Present: Frank Martin, Jerry Olenik, Mark Heydlauff, Scott McElrath (Dangerous Architects), Julia Upfal (Community Development Director), Kate Mehuron (City Council Liaison), and Rachel Kapolka (Assistant Clerk).

**APPROVAL OF THE AGENDA**

MOVED by Haselschwardt, SECONDED by Scull to approve the amended agenda to change the work session minutes from April 4, 2022 to April 5, 2022. All Ayes. Motion Carried.

**APPROVAL OF MEETING MINUTES**

MOVED by Elie, SECONDED by Lane to approve the meeting minutes from January 19, 2022. All Ayes. Motion Carried.

MOVED by Haselschwardt, SECONDED by Lane to approve the amended work session meeting minutes with the following corrections, the deletion of the sentence, "Commissioners were in support of the Park Street concept" and the addition of (2) sentences, 1). "Is it consistent with the Master Plan to change zoning from these properties to R3" and 2). "Development appears to face away from adjacent streets. Is this consistent with the master plan and contextual with the neighborhood?" All Ayes. Motion Carried.

**PUBLIC COMMENT**

Several neighbors/residents expressed concerns for the Park Street concept noting property values, safety, noise, and aesthetics.

Rob Riemenschneider (Riemco) spoke on the history of the home and its ownership. He stated that what was presented was not a plan and an application has not been submitted. He welcomed a discussion with neighbors on concerns and ideas and is planning a public forum.

## **PUBLIC HEARING**

1. Special Land Use Permit – Culver's (Accessory Structures)
  - Chair Robinson opened the public hearing. There were no comments. Chair Robinson closed the public hearing.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

1. Special Land Use Permit & Site Plan Amendment – Culver's Restaurant
  - Staff Report – Julia Upfal
    - Reviewed items in staff report
    - Culver's to add (2) accessory structures as order booths
    - Improve efficiencies with the drive thru there
    - The cover sheet should be labeled as a Site Plan Amendment
    - Lot coverage continues to be compliant
    - Materials match existing building
  - Frank Martin / Jerry Olenik (Culver's)
    - Sensitive to materials, design and landscaping
    - Have been welcomed with open arms
    - Face to face drive thru will help with congestion and provide for a smoother flow

MOVED by Lane, SECONDED by White to approve the Special Land Use Permit and Site Plan Amendment for the addition of two 32 sq. ft accessory structures located at Culver's at 1610 S. Main St. contingent on all items in the staff report being addressed. All Ayes. Motion Carried

2. Combined preliminary and final site plan – Heydlauff's expansion
  - Staff Report – Julia Upfal
    - Reviewed items in staff report
    - Extension of existing showroom space
    - Extends through 107, 109 and 113 Main Street
    - PC to review request for reduction in first floor rear façade windows
  - Mark Heydlauff – Heydlauff's Appliances
    - 107 N. Main Street – future opportunity for expansion to the showroom
    - 1,000 sq. ft of retail store front show space
    - Design stand point – extend awning, new handicap entrance, brick color will match existing
    - Plan is to have it look like one building – windows will match
    - Reviewed new entrance details on floor plan with commissioners

Discussed elevation of awning, storefront building materials on both buildings, window panels. The slope of the sidewalk and possibly lowering the window sills was also discussed.

Commissioners reviewed Section 5.06 of the ordinance - Architectural Standards for Existing Uses – Section A4 and Section B regarding alignment and windows. Commissioner Haselschwardt noted language in this section that calls for trying to maintain the historic nature as much as possible and discussed the architectural features of the windows at the rear of the building.

Upfal indicated a note regarding the specific materials/colors for the rear of the building will need to be submitted.

MOVED by Haselschwardt, SECONDED by White to approve the combined preliminary and final site plan for the expansion of Heydlauff's, located at 107, 107.5, 109 and 113 N. Main Street contingent on all items in the staff report being addressed with the following additional waivers to be finalized with admin staff, 1). front facade glass area to be reduced as necessary due to structural infeasibility. 2). Allow less glass area at rear west elevation to be in proportion with the historic windows on the adjacent facades. 3). Allow awning slope that matches adjacent awning at 109, which is different than the requirement in the zoning ordinance. Staff to review finishes at rear of building. All Ayes. Motion Carried.

### **DISCUSSION**

- Staff Report - Upfal
  - Upcoming Agenda Items
    - 1). Westchester
    - 2). Livengood Properties, LLC – new building in industrial park (610 E. Industrial)
    - 3). Stafford Rezoning – from mobile to residential (Cavanaugh Lake property)
    - 4). Lincoln Pointe – 25 houses on Machnik Drive
  - Local Updates
    - City Manager search is ongoing
    - Main Street Park Alliance – proposal to be submitted to redevelop Federal Screw
    - Community Center Task Force – potential community center. There is a current survey on the City's website
    - Starbucks is under construction
- Commissioner Reports
  - ZBA – Cavanaugh Lake property rezoning
  - Transportation Working Group – WATS to appoint (2) new representatives.

### **ADJOURNMENT**

MOVED by Elie, SECONDED by White to adjourn the meeting. All Ayes. Motion Carried.

Meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Rachel Kapolka

Assistant Clerk

**PLANNING COMMISSION SPECIAL WORK SESSION MINUTES**

**JUNE 21, 2022**

**CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS**

**311 S. MAIN STREET, CHELSEA, MI**

Names of those Present: Claire Robinson (Chair), Vincent Elie (Vice-Chair), Sarah Haselschwardt (Secretary), Marcia White, Jamie Lane, Julianne Chard, Heather Hunnell

Members Absent: Cathy Scull, Kyle Brayton

Others Present: Jamie Gorenflo (McKenna), Bill Anderson (Atwell), David Wolf (Wolf Farms), Charlie Khon, Rachel Kapolka (Assistant Clerk), Kate Mehuron (City Council Liaison), Bill Ruddock (City Council)

Chair Robinson called the special work session to order at 6:00 pm.

**Public Comment:**

Three residents spoke on the proposed Wolf Farms PUD and expressed concern for traffic.

Duane Luick (Lima Township Supervisor) also expressed concern for the traffic and PUD's density.

**Wolf Farms**

- Introduction – Jamie Gorenflo
  - Purpose of the session – to give the applicant an opportunity to present to the Planning Commission what their current vision is, what the process has been so far, and what they are hoping to obtain from the city.
  - This is a discussion and for informational purposes only
  - Terms of 425 agreement have not been discussed
- Wolf Development – Bill Anderson (Atwell), David Wolf (property owner), Charlie Khon (real estate consultant)
  - Goal – 425 agreement between City of Chelsea and Lima Township
  - History – joint working session in 2017. Initial meetings with city and township took place regarding utilities, roads, and planning and zoning. A preliminary PUD was submitted and approved with Lima Township in March 2020. Next step was to finalize details.
  - Plan Overview
    - 46 acres, 172 homesites, 3 different housing products
    - Connection to Cambridge Court – road looped internally

- 67 single family homes, 73 townhomes (2 story) and 32 attached ranch homes
- 4 open park areas, trails
- County drain
- (2) medical buildings – includes (10) acres of preserved woodland
- Suggested Changes – applicant discussed the following potential adjustments:
  - Flipping single family and ranch locations
  - Eliminating road connections to the north
  - Phasing – residential elements first
  - Converting pathway into roadway
- Reviewed illustrations of housing products with commissioners
- Discussed housing market, price points, square footage, and sidewalk locations

Work Session adjourned at 6:58 pm.

Respectfully Submitted,

Rachel Kapolka (Assistant Clerk)

**PLANNING COMMISSION MINUTES**  
**JUNE 21, 2022**  
**CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS**  
**311 S. MAIN STREET, CHELSEA, MI**

**CALL TO ORDER**

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

Present: Claire Robinson (Chair), Vincent Elie (Vice Chair), Sarah Haselschwardt (Secretary), Julianne Chard, Marcia White, Jamie Lane, Heather Hunnell

Absent: Kyle Brayton, Cathy Scull

Others Present: Danny Veri (Livonia Builders), Mark Melchi (AR Brower), Scott McElrath (Dangerous Architects), Ron Livengood (Livengood Properties), Jim Haeussler (Norfolk Homes), Amy Collins (The Collins Off Main), Jamie Gorenflo (McKenna), Kate Mehuron (City Council Liaison), and Rachel Kapolka (Assistant Clerk).

**APPROVAL OF THE AGENDA**

MOVED by White, SECONDED by Chard to approve the amended agenda to remove item 3a - the approval of the meeting minutes for April 19, 2022. All Ayes. Motion Carried.

**PUBLIC COMMENT**

None

**PUBLIC HEARING**

1. Westchester Preliminary PUD – Chair Robinson opened the public hearing. There was one public comment looking for more information on the final site plan. Chair Robinson closed the public hearing.
2. Lincoln Pointe Final Site Plan – Cluster Housing Option – Chair Robinson opened the public hearing. There was one public comment expressing concern for the amount of traffic and potential damage to Gene Drive. Chair Robinson closed the public hearing.
3. Stafford Rezoning – Chair Robinson opened the public hearing. There was one public comment stating a representative was available for questions. Chair Robinson closed the public hearing.
4. Clocktower Special Land Use – Chair Robinson opened the public hearing. There were no comments. Chair Robinson closed the public hearing.



**OLD BUSINESS**

None

**NEW BUSINESS**

a. Westchester Preliminary PUD Site plan

- Staff Report – Jamie Gorenflo
  - Norfolk is proposing to develop a 16-acre vacant parcel of land located along Cavanaugh Lake Road with (8) 3-story buildings that house 12 residential units per building for a total of 96 units. The applicant is also proposing to install a private roadway, associated infrastructure, detached garage units, on-site parking and interior sidewalks. Each unit has its own garage.
  - Mr. Gorenflo reviewed outstanding items listed in the staff report that applicant needs to provide.
- Norfolk Homes – Jim Haeussler
  - Addressed each item listed on the staff report. Many of the items have been submitted. Discussed parking, trash removal and trees.
- Discussion on #15 under recommendations on the staff report – location of proposed parking garages and #4 – additional trees to ensure proposed buildings will be screened. The tree fund was also discussed.

MOVED by Haselschwardt, SECONDED by Elie to recommend to City Council to approve the Westchester Preliminary PUD Site Plan pending requirements listed in the engineer report and the staff report, striking item #15 and replacing it with investigating the possibility of a tree fund donation in lieu of required number of trees. All Ayes. Motion Carried.

b. Lincoln Pointe Final Site Plan

- Staff Report – Jamie Gorenflo
  - Applicant is utilizing cluster development option
  - Reviewed recommendations in staff report
- Livonia Builders – Danny Veri
  - All documentation has been provided – including master deed and bylaws
  - This is a site condominium
  - Discussion on private vs public main for utilities
  - Applicant will be responsible for cleaning and repair of road if damaged

MOVED by Lane, SECONDED by White to recommend to City Council to approve the Lincoln Pointe Final Site Plan contingent on all recommendations in staff report and developer will be responsible for any damage made to Gene Drive. All Ayes. Motion Carried.

c. Stafford Rezoning

- Staff Report – Jamie Gorenflo
  - To amend the zoning map-rezoning of 1.66 acres from MH-1 (Manufactured Home) to R-1 (Single Family Residential). The address is 19990 Cavanaugh Lake. Owner, Thomas Stafford, has made the request.
  - Originally the property was rezoned incorrectly.

MOVED by Haselschwardt, SECONDED by Elie to recommend to City Council the approval of the proposed amendment to the zoning map of the 1.66 acres of parcel #06-06-11-480-015 from MH-1 (Manufactured Home) designation to R-1 (Single Family Residential). All Ayes. Motion Carried.

d. Clocktower Special Land Use

- Staff Report – Jamie Gorenflo
  - Previous location did not work out. The alternative location is the 3<sup>rd</sup> floor of Clocktower. Banquet halls are permitted in DT District as a special land use.
- The Collins Off Main – Amy Collins
  - Same thing as before just different address
  - Use existing parking location and looking into acquiring a trolley car.

MOVED by White, SECONDED by Lane to approve the Special Land Use proposal for 310 N. Main Street, Ste. 300 for the Collins project. All Ayes. Motion Carried.

e. Livengood Final Site Plan

- Staff Report – Jamie Gorenflo
  - Ron Livengood is proposing the construction of (2) warehouse buildings in the industrial park.
  - Reviewed recommendations in staff report and IMEG report
- Mark Melchi – AR Brower and Scott McElrath – Dangerous Architects
  - Small condensing units– will be screened with landscaping in front of building.
  - Reviewed illustrations with commissioners
- Discussed setbacks and mechanical equipment location – obtaining a possible variance or waiver.

MOVED by Haselschwardt, SECONDED by White to approve the Final Site Plan for Livengood Properties subject to the recommendation in the staff and engineering reports with the clarification to item #1 in the staff report on whether or not a variance or waiver is needed for the location of the mechanicals as proposed. All Ayes. Motion carried.

## **DISCUSSION**

- a. Staff Report – Jamie Gorenflo
  - Upcoming Agenda Items
    - 1). Jess Spike – 3 properties are currently zoned as multi-family lots. Requesting a rezoning from R-3 to R-2 so duplexes can be built.
  - Local Updates
    - New City Manager
    - Federal Screw Property – the City has stated support for environmental testing
- b. Commissioner Reports
  - ZBA – none
  - Transportation Working Group – none

**ADJOURNMENT**

MOVED by Elie, SECONDED by White to adjourn the meeting. All Ayes. Motion Carried.

Meeting adjourned at 9:01 p.m.

Respectfully Submitted,

Rachel Kapolka (Assistant Clerk)



**MCKENNA**

July 13, 2022

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

Subject: **Request for Amendment to the Official Zoning Map: Rezoning of 0.69 acres from R-3, Multiple-Family Residential to R-2, Two-Family Residential**

Location: **Parcels: #06-06-12-325-025; #06-06-12-325-026; #06-06-12-325-027 (near Cleveland Street & West Middle Street)**

Petitioner: **Jess Spike, 6310 Werkner Road, Chelsea MI 48118**

Dear Commissioners,

The applicant, Jess Spike, has requested the rezoning of 0.83 acres (Parcels: #06-06-12-325-025; #06-06-12-325-026; #06-06-12-325-027) from R-3, Multiple-Family Residential to R-2, Two-Family Residential. The parcels have frontage along Cleveland Street and W. Middle Street, as evidenced in the below graphic. We have reviewed the proposed rezoning and offer the following comments for your consideration.



### **REVIEW CRITERIA FOR REZONING**

Section 16.04 of Chelsea's Zoning Ordinance gives the criteria for approving a rezoning.

**1. Whether the requested zoning change is justified by a change in conditions since the original ordinance.**

The Master Plan, adopted 2019, classifies the existing land use of these parcels as single family residential. The Future Land Use Plan calls for Multiple-Family Residential. Currently, the zoning

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

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designation of the parcels is R-3, Multiple Family Residential. The three parcels in the proposed rezoning are currently vacant (non-developed).

**2. The precedents, and possible effects of such precedents, which might result from approval or denial of the petition.**

The precedent of approving this rezoning would be correctly zoning properties that may have been overlooked in the past when crafting Chelsea's zoning maps. The city should look to rezone properties that are clearly zoned for a use that may never take place at the site, such as the subject parcels, due to zoning dimensional requirements: minimum lot size in square feet; minimum lot width; district setbacks from property lines.

The applicant has provided conceptual site designs for the two-family dwelling units and associated driveway/vehicle parking area. We noted during the review of this conceptual plan that had the proposed development consisted of multiple-family dwellings, additional requirements such as 150 square feet of recreational area would need to be provided per dwelling unit.

Additionally, parking requirements stipulate that 1.5 spaces be provided per unit in a multiple-family development as compared to the two (2) spaces required in a two-family development. From experience, we note that a multiple-family complex on this site may have limited parking availability due to the size of the subject site, which in turn would be a source of irritation to residents and management.

Denying this request may produce future constraints on development. In addition, due to the limited subject site of 0.83 acres, meeting all the requirements for a multiple-family dwelling complex may be impractical and necessitate the need for variances from the Zoning Ordinance.

**3. The capacity of the City of Chelsea or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.**

It's not anticipated the proposed rezoning will have significant effect on utilities and public services as the rezoning is to a use (two-family residential) that is less dense than what is currently permitted (multiple-family residential).

**4. Effect of approval of the petition on the condition and/or value of property in the City of Chelsea or in adjacent municipalities.**

Approving the proposed rezoning is not anticipated to affect the condition and/or value of property in the City of Chelsea or in adjacent municipalities.

**5. Relationship of the petition to the adopted Master Plan and general development plan(s) of other government units, where applicable.**

The existing land use, zoning and future land use designations for the site and surrounding parcels are summarized in the following table.

	Existing Land Use	Current Zoning	Future Land Use Designation
Site	Vacant (undeveloped)	R-3, Multiple-Family Residential	Multiple Family Residential
North	Single Family Residential	GI, General Industrial	Light Industrial



<b>South</b>	Chelsea Retirement Community	R-3, Multiple-Family Residential	Multiple Family Residential
<b>East</b>	Multiple-family residential dwelling.	R-3, Multiple-Family Residential	Multiple Family Residential
<b>West</b>	Chelsea Retirement Community	MI, Medical Institutional	Institutional

The Future Land Use Map designates the three (3) subject parcels as Multiple-Family Residential. Although the proposed Two-Family Residential District is not consistent with the Multiple-Family Residential land use designation, it seems improbable that the subject sites will be used for multiple family. This, in part, is due to the existing lot sizes of the three parcels, which do not conform to the standards of the existing zoning designation.

Therefore, we find that although the proposed rezoning isn't consistent with the future land use map, the rezoning of these three subject parcels would permit adaptive use of vacant land. Additionally, the rezoning would facilitate transitional use from multiple family to two family residences.

**6. Whether the petition is consistent with the zoning classification of surrounding land.**

The rezoning of the subject parcels would not be consistent with the zoning classifications of surrounding land. However, we note in our review that the subject parcels lack the 80 feet of required street frontage for the R-3 District. The rezoning request from R-3 to R-2 would bring the subject parcels into compliance with Section 3.06.A. of the Zoning Ordinance.

**7. Whether the property in the petition complies with the regulations of the zoning district requested.**

The subject parcels, if rezoned, would comply with the regulations of the zoning district being requested. Currently, the parcels do not comply with the existing zoning districts due to width being less than 80 feet.

**8. Whether the property is suitable in terms of its physical features and location for all uses that are permitted in the zoning district requested.**

The subject sites are currently vacant (undeveloped). All three subject parcels have frontage along a public roadway. The subject sites are believed to be suitable in terms of physical features and locations for the uses permitted within the proposed zoning district (R-2).

**RECOMMENDATION**

Based on the following findings, we advise the Planning Commission to recommend approval to the City Council of the proposed amendment to the zoning map of the 0.69 acres of parcels #06-06-12-325-025; #06-06-12-325-026; #06-06-12-325-027 from R-3, Multiple-Family Residential to R-2, Two-Family Residential, based on the following findings:

- 1) It's not anticipated the proposed rezoning will have an effect on utilities and public services as the rezoning is to a less intensive land use than is currently permitted under the R-3 District.
- 2) The subject parcels will comply with the regulations of the zoning district requested.

Please feel free to contact us with any questions.



Respectfully submitted,

**MCKENNA**

Jamie Gorenflo, ASLA  
Principal Planner

Kyle Mucha, AICP  
Senior Planner

CITY OF CHELSEA  
CHELSEA, MI 48118

CITY OF CHELSEA, WASHTENAW COUNTY, MICHIGAN APPLICATION NO. \_\_\_\_\_

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) JESS SPIKE  
Address: 6310 WERNER RD  
CHELSEA, MI 48118 Telephone: (734) 834-9914
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: NONE ASSIGNED / VACANT
4. Name and address of property owner: CAROLYN HARTFORD  
124 LINCOLN ST, CHELSEA, MI 48118
5. Petitioners interest in property: SIGNED PURCHASE AGREEMENT  
FOR PROPERTY - WILL BE THE DEVELOPER
6. Legal description & Tax ID# 06-06-12-325-025, 06-06-12-325-026,  
06-06-12-325-027
7. Zoning Change from R-3 to R-2

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

B. TEXT CHANGE

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

I/we JESS SPIKE do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date: 5/10/2022

Applicant (s) \_\_\_\_\_

signature

signature

City Clerk \_\_\_\_\_

signature

Fee Received: \$ 1,100.00

Date Received: 05/12/2022

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\_\_\_\_

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**B. COUNCIL ACTION**

The Chelsea City Council having reviewed said application hereby:

(    ) adopts Ordinance No. \_\_\_\_\_

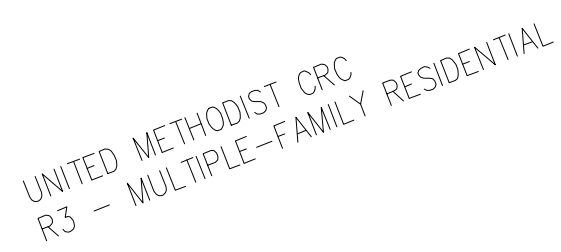
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(    ) denies application. Such action being taken at a \_\_\_\_\_ meeting of the City Council  
held on \_\_\_\_\_

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Date: \_\_\_\_\_

Clerk: \_\_\_\_\_



LOT 1 WIDTH:	66'-3"
NEW DUPLEX AREA:	1520 SF
NEW DRIVE AREA:	2000 SF
LOT COVERAGE:	18.3%
IMPERVIOUS RATIO:	0.42
LOT 2 AREA:	8,497 SF
LOT 2 WIDTH:	66'-8 1/2"
NEW DUPLEX AREA:	1520 SF
NEW DRIVE AREA:	1784 SF
LOT COVERAGE:	17.9%
IMPERVIOUS RATIO:	0.39
LOT 3 AREA:	7,794 SF
LOT 3 WIDTH:	66'-8"
NEW DUPLEX AREA:	1584 SF
NEW DRIVE AREA:	1660 SF
LOT COVERAGE:	20.3%
IMPERVIOUS RATIO:	0.42

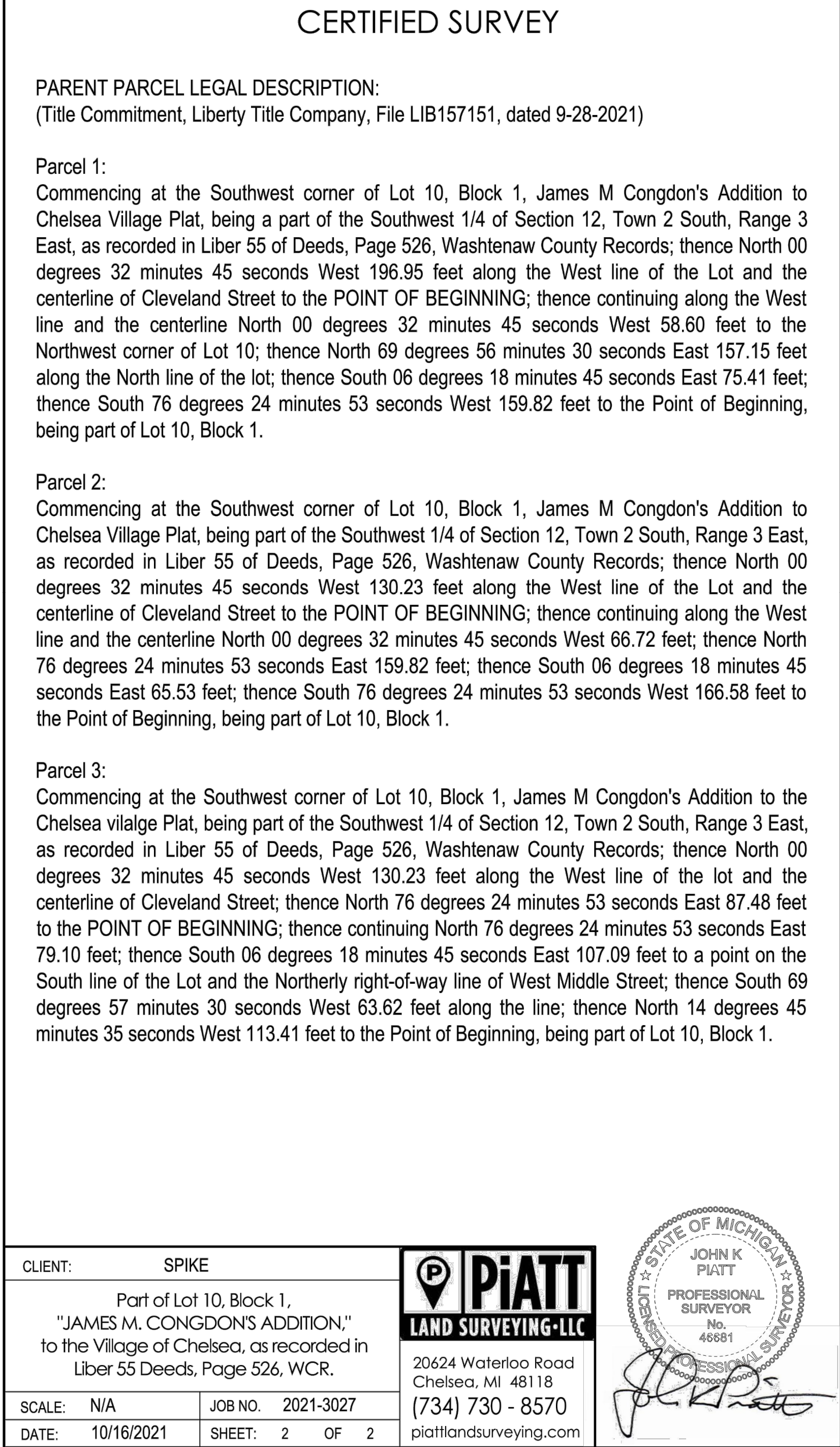
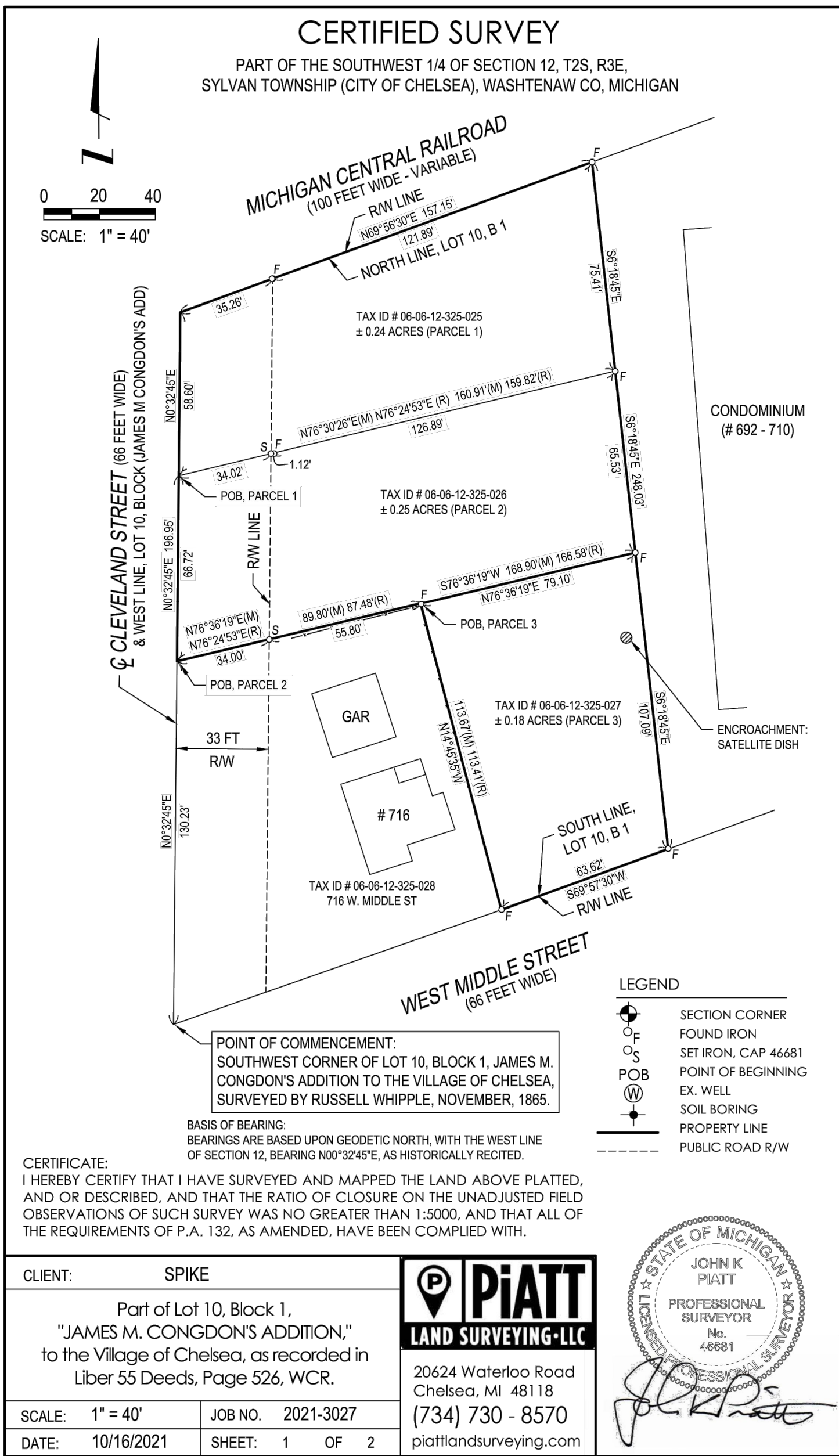
**SHEET INDEX:**

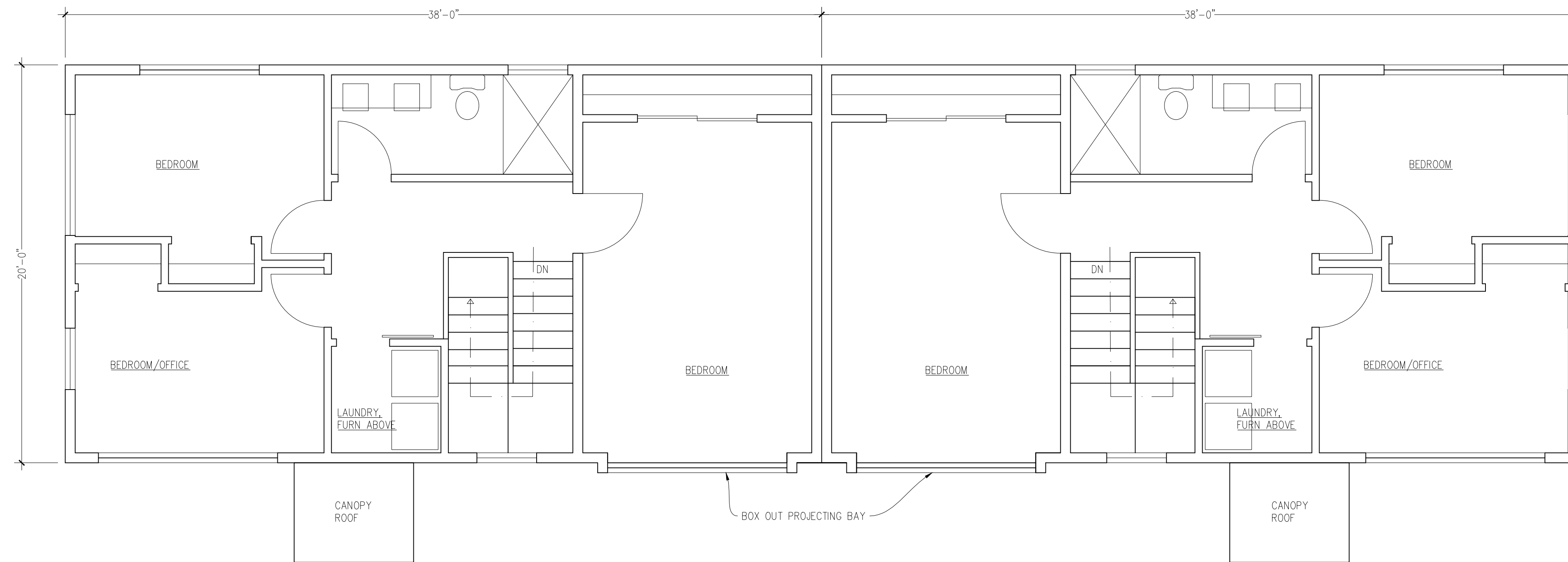
T-1	SITE PLAN AND SYMBOL KEYS
S-1	SITE SURVEY
A-1	PROPOSED PLANS – LOTS 1 AND 2
A-2	PROPOSED ELEVATIONS – LOTS 1 AND 2
A-3	PROPOSED PLANS – LOT 3
A-4	PROPOSED ELEVATIONS – LOT 3

SHEET NUMBER

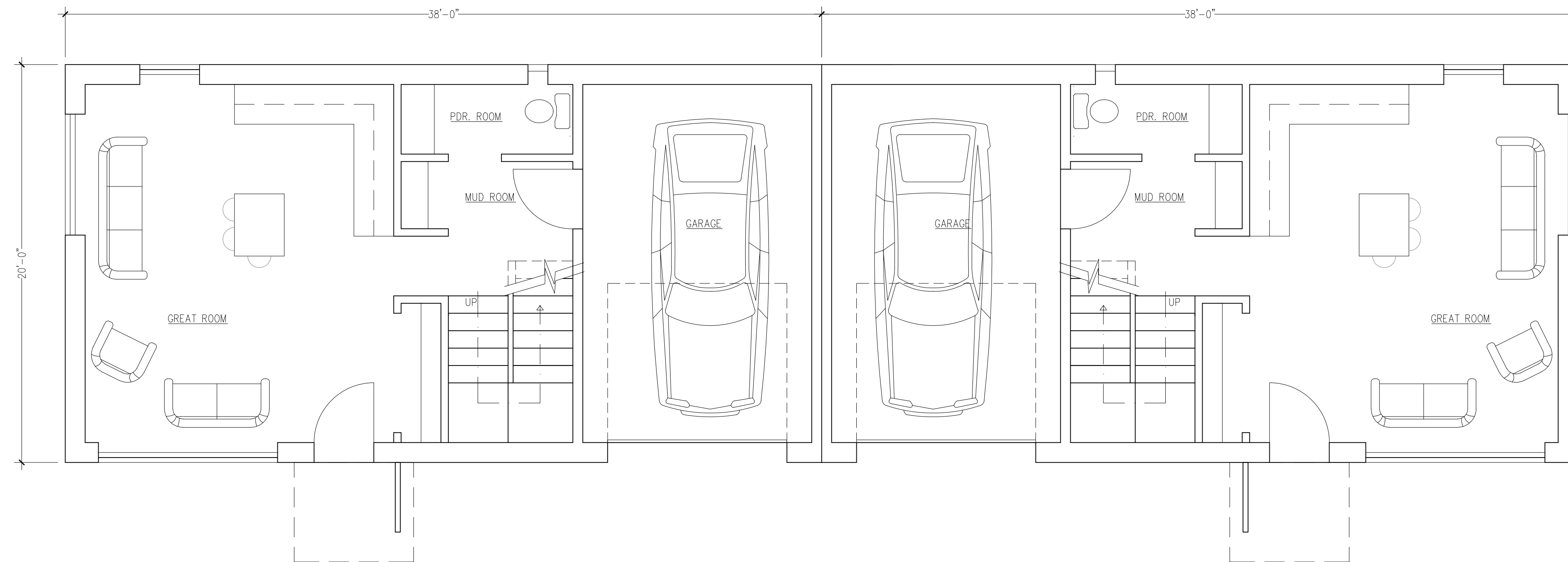
T1



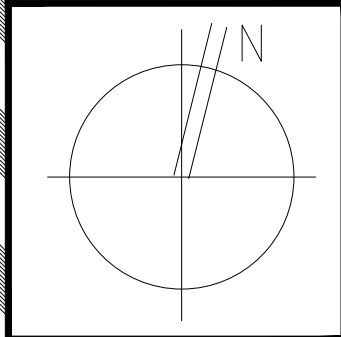
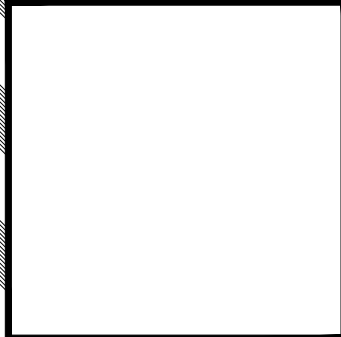




02 SECOND FLOOR PLAN - LOTS 1 AND 2  
A1 SCALE: 1/4" = 1'-0" 1520 SF FOR ENTIRE SECOND FLOOR  
SPIKE

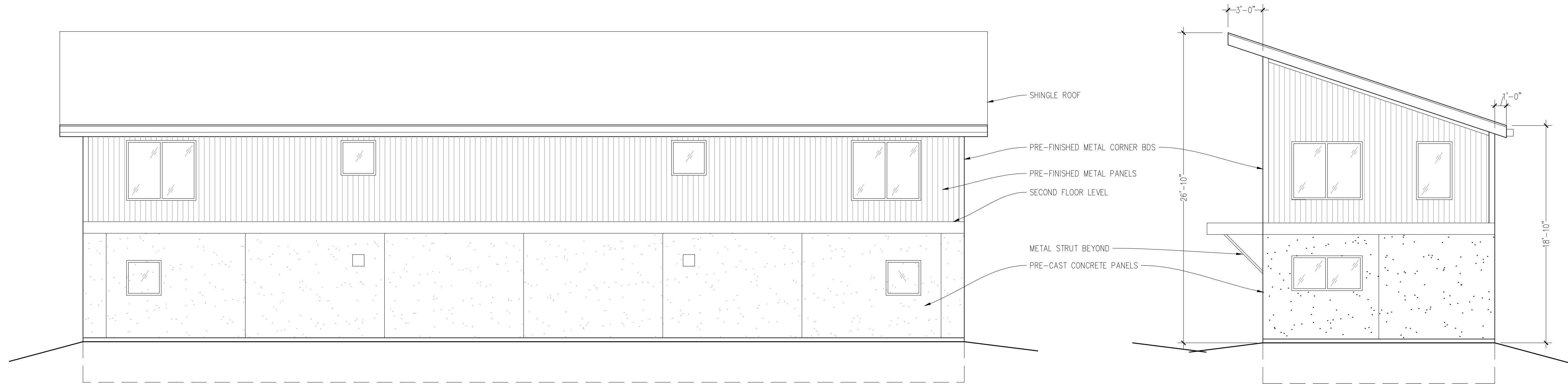


01 FIRST FLOOR PLAN - LOTS 1 AND 2  
A1 SCALE: 1/4" = 1'-0" 1520 SF FOR ENTIRE MAIN FLOOR INCLUDING  
GARAGE  
SPIKE



PROJECT ID	
SPIKE	
ISSUE	DATE
PD	10.27.21
PD	5.4.22
DD	5.27.22
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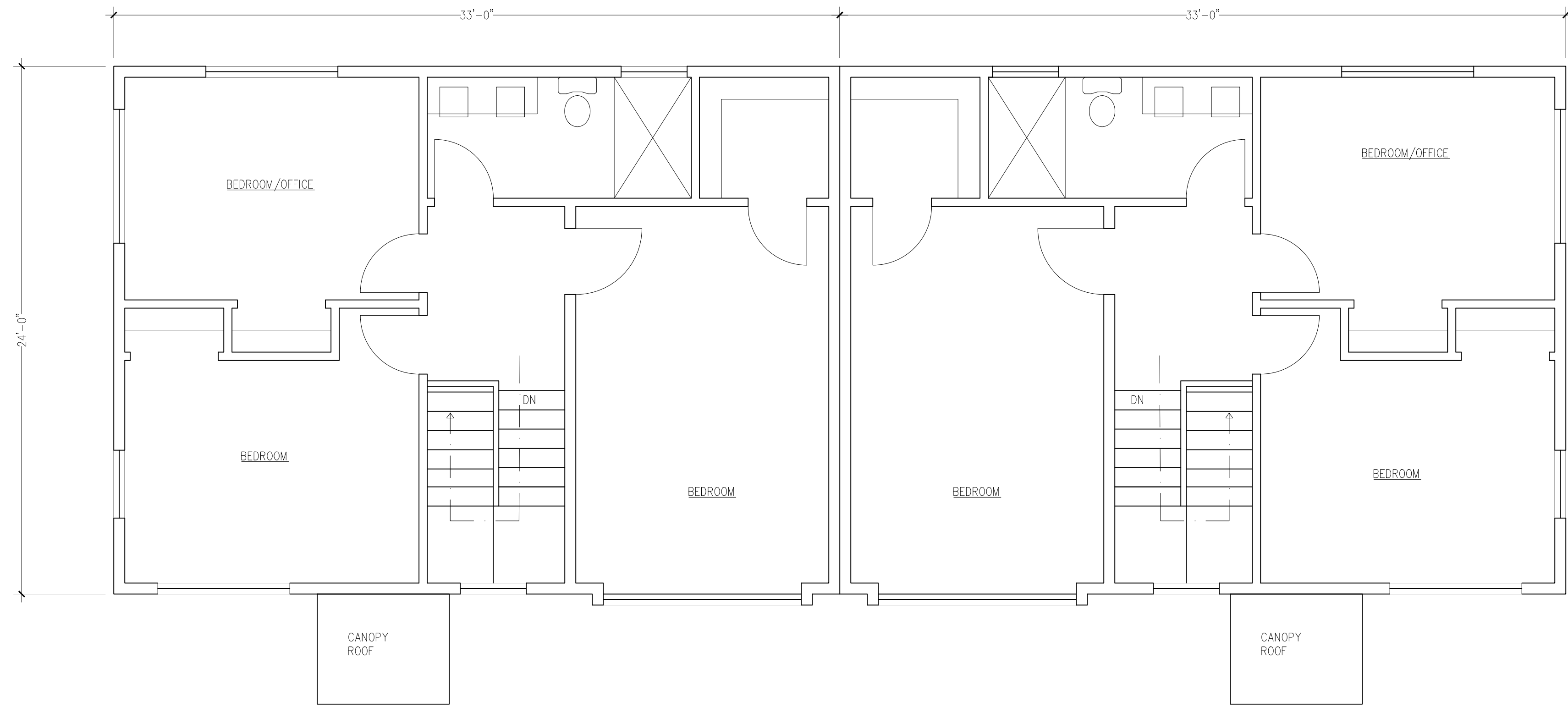
01 NORTH ELEVATION – LOTS 1 AND 2  
A2 SCALE: 3/16" = 1'-0"  
SPIKE

02 EAST ELEVATION – LOTS 1 AND 2  
A2 SCALE: 3/16" = 1'-0"  
SPIKE

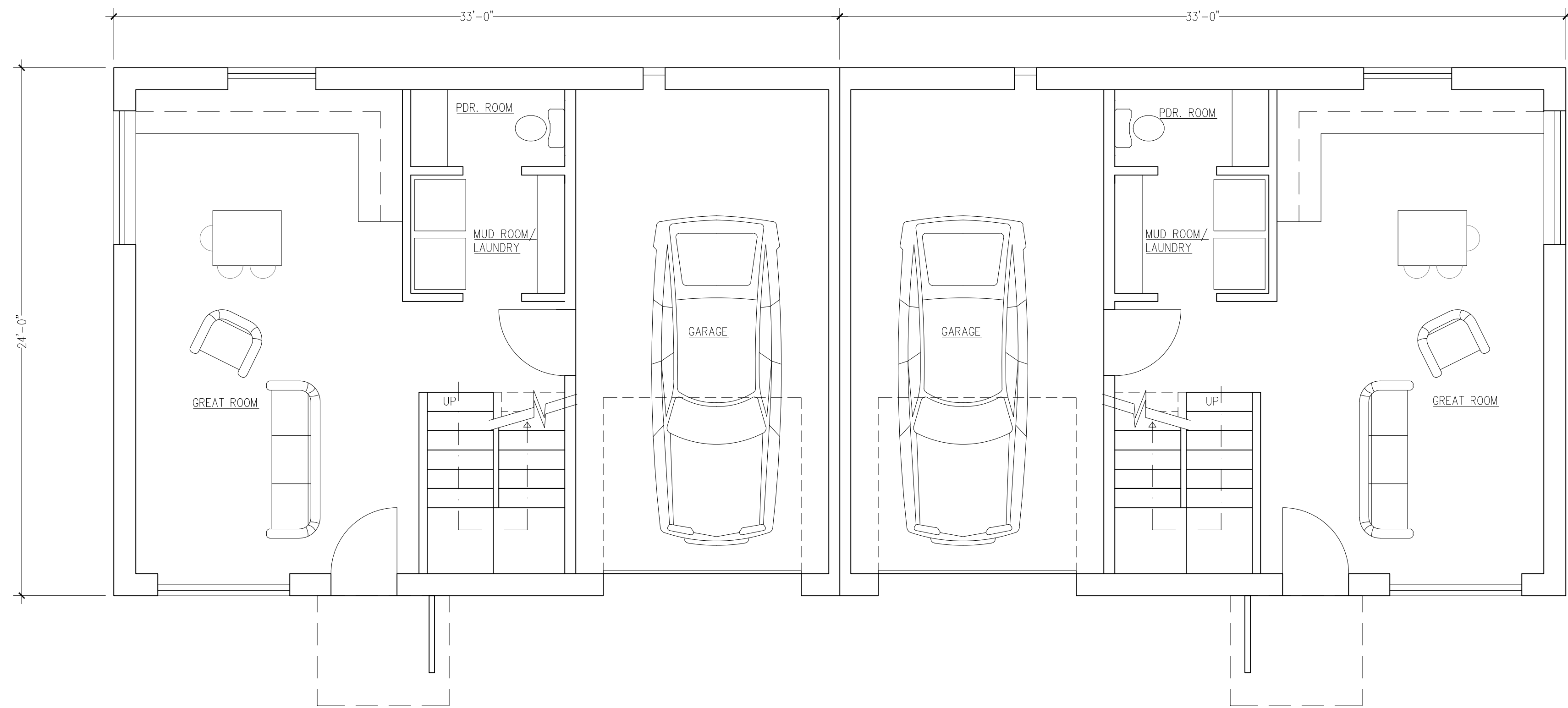


03 SOUTH ELEVATION – LOTS 1 AND 2  
A2 SCALE: 3/16" = 1'-0"  
SPIKE

04 WEST ELEVATION – LOTS 1 AND 2  
A2 SCALE: 3/16" = 1'-0"  
SPIKE



02 SECOND FLOOR PLAN - LOT 3  
A3 SCALE: 1/4" = 1'-0" 1584 SF FOR ENTIRE SECOND FLOOR SPIKE



01 FIRST FLOOR PLAN - LOT 3  
A3 SCALE: 1/4" = 1'-0" 1584 SF FOR ENTIRE MAIN FLOOR INCLUDING GARAGE SPIKE

DANGEROUS Architects, Pc.  
104 South Main Street  
Chelsea, MI. 48118  
734.475.3660  
WWW.DANGEROUSARCHITECTS.COM

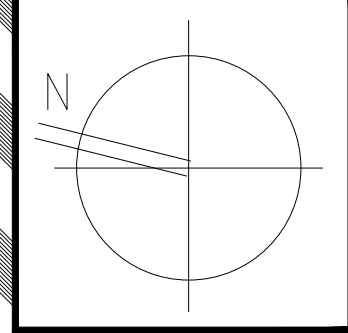
Copyright 2022, Dangerous Architects Pc.

BUILDER

CDS, INC.  
WERKNER ROAD  
CHELSEA, MI.

PROJECT

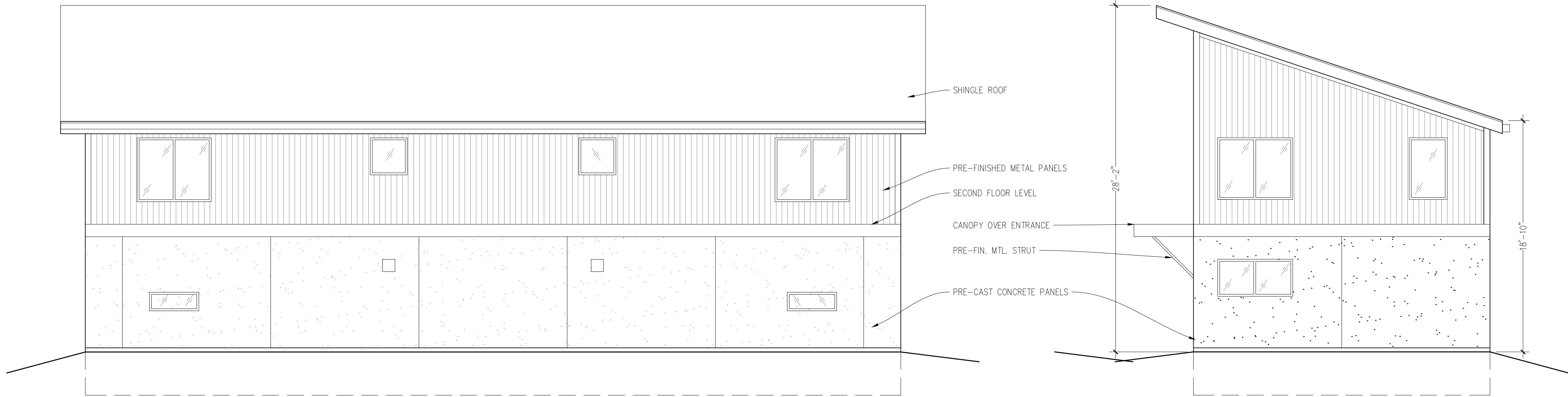
NEW DUPLEXES  
JESS SPIKE  
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CLEVELAND ST  
CHELSEA, MI 48118



PROJECT ID	
SPIKE	
ISSUE	DATE
PD	10.27.21
PD	5.4.22
DD	5.27.22
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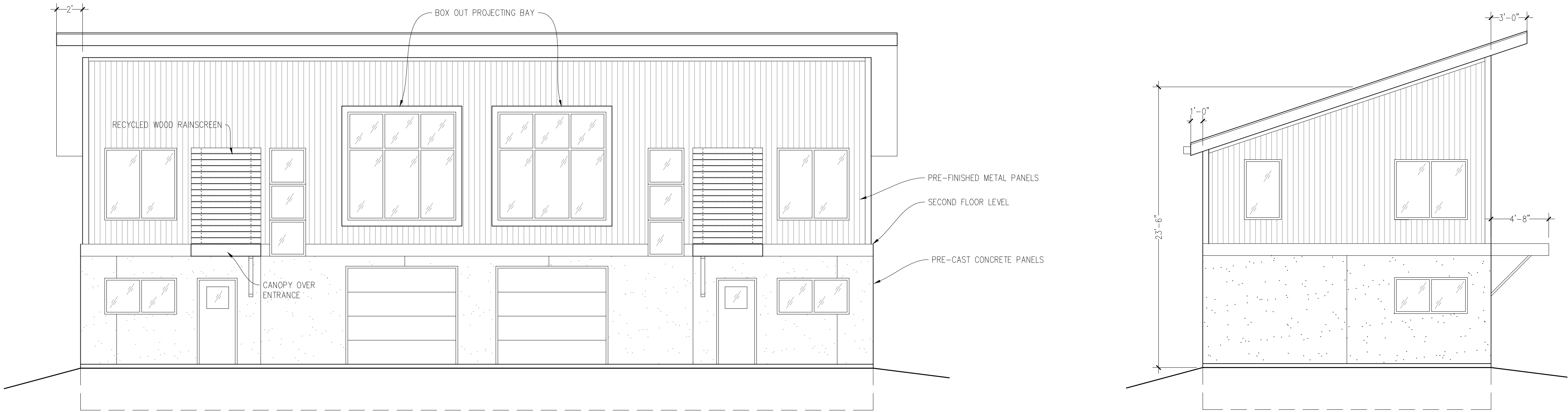
SHEET NUMBER

A3



01 EAST ELEVATION – LOT 3  
A4 SCALE: 3/16" = 1'-0"  
SPIKE

02 SOUTH ELEVATION – LOT 3  
A4 SCALE: 3/16" = 1'-0"  
SPIKE



03 WEST ELEVATION – LOT 3  
A4 SCALE: 3/16" = 1'-0"  
SPIKE

04 NORTH ELEVATION – LOT 3  
A4 SCALE: 3/16" = 1'-0"  
SPIKE



July 13, 2022

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

**Subject:** **SPECIAL USE REVIEW #1:** Rode  
Special Use application received June 1, 2022 ID: #06-06-13-450-010

**Location:** 1513 S Main Street (north of Jackson Street, east of North Main Street)

**Zoning:** T-2, Transistion-2 (Mixed Use)

Dear Planning Commissioners:

The applicant is proposing a new location for a small animal clinic at 1513 S. Main Street. Small animal clinics are permitted as a special land use in the T-2 District. The new location is directly next door to their existing location and the applicant is expanding their professional services. There are no proposed modifications to any of the site improvements or exterior components of the physical building.

#### **REVIEW COMMENTS**

We have reviewed the standards that must be met by the applicant in Section 11.06 of the Zoning Ordinance to receive Special Land Use approval and our own professional experience. We offer the following comments and suggestions for your consideration:

- 1. The proposed special use shall be compatible with and in accordance with the policies and objectives of the City's Master Plan.**  
The 2019 Master Plan designates this property as mixed use/ form based. The mixed use/ form-based category promotes a combination of uses with an emphasis on the physical form of the building and not so much on the uses it contains. Therefore, granting the Special Use would be consistent with the intent of the Master Plan.
- 2. The proposed special use shall promote the intent and purpose of this Ordinance, ensure that the use is consistent with the public health, safety, and welfare of the City, and comply with all applicable regulations and standards of this Ordinance.**  
It is not anticipated that the proposed use will have an effect on the environment, public health, safety, and welfare.
- 3. The proposed special use shall be designed, constructed, operated and maintained to be compatible with existing or planned uses of surrounding areas.**  
The proposed use will be incorporated into the existing building at 1513 S. Main Street, just south of the existing small animal clinic at 1475 S. Main Street and will be compatible with the surrounding areas.
- 4. The location and design of the proposed special use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation, types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points.**





The applicant has noted that the access to the proposed new location at 1513 S. Main Street has a shared driveway with the existing location at 1475 S. Main Street. Therefore, no negative traffic impacts are foreseen.

5. **The effects of the proposed special use on the natural environment shall be within acceptable limits in comparison to the effects that would result from uses permitted by right in the district.**  
The proposed use will not have an effect on the natural environment.
6. **The proposed special use shall be adequately served by public facilities and services. The special use shall not create additional public costs for facilities and services.**  
The proposed location is already adequately served by public facilities and services and the proposed use will not create additional costs for facilities and services.
7. **The proposed special use shall comply with all other applicable ordinances and State and Federal statutes and regulations.**  
There are no state and/ or federal statutes and regulations that would be relevant for the proposed use.

#### **RECOMMENDATION**

We recommend that the Planning Commission approve the Special Use as the proposal is in compliance with all the standards from Section 11.06 of the Zoning Ordinance.

Sincerely,

**McKENNA**

R. James Gorenflo, ASLA  
Principal Planner

Hunter Whitehill  
Associate Planner



City of Chelsea  
Washtenaw County, Michigan

**Application for Special Use Permit**

Application No: \_\_\_\_\_

Name(s): Paula and Chris Rode Phone: (734) 475-6341 Alt Phone: (734) 475-0615  
Address: 225 W. Middle City: Chelsea State: MI  
Email: cprode@comcast.net

**Check one:**

☒ Owners of the property ☐ Acting on behalf of the owner(s)

Address of property for Special Use Permit: 1513 S Main, Chelsea, MI 48118

Legal Description or Tax ID#: 8104006-06-13-450-010

This property is presently zoned as: T-2 (Transition-2)

**The proposed use(s) and nature(s) of operation is/are:**

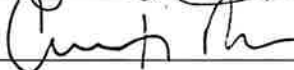
Small Animal Clinic. We wish to move from our current location (1475 S Main with shared driveway of subject property) to 1513 S Main. We have been in operation at 1475 S Main since 1995. Future operations will differ from current operations only in that we will not be "boarding" animals, but only housing medical patients when their treatment requires it.

*An accurate survey drawing of said property must be attached to this application. The drawing shall show all existing and proposed buildings and structures, the types thereof, their uses and the drawing scale.*

I/We do hereby swear that the above is true and correct to the best of my/our knowledge.

Signature: 

Date: 06/01/22

Signature: 

Date: 06/01/22

**For City Use Only**

Fee Received: \_\_\_\_\_ Date: \_\_\_\_\_ Received by: \_\_\_\_\_





3#6 AND #10 E.G.  
PP-A2.4.6

