

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

CALL TO ORDER

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

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

Vacancy: One

Absent: Kyle Brayton, Jamie Lane

Others Present: Jess Spike, Chris Rode (Chelsea Animal Hospital), Jamie Gorenflo (McKenna), Kate Mehuron (City Council Liaison), and Rachel Kapolka (Assistant Clerk).

APPROVAL OF THE AGENDA

MOVED by White, SECONDED by Vince to approve the agenda for July 19, 2022. All Ayes. Motion Carried.

APPROVAL OF THE MEETING MINUTES

MOVED by White, SECONDED by Chard to approve the meeting minutes for April 19, 2022. All Ayes. Motion Carried.

MOVED by White, SECONDED by Elie to approve the work session minutes for June 21, 2022. All Ayes. Motion Carried.

MOVED by Haselschwardt, SECONDED by White to approve the meeting minutes for June 21, 2022. All Ayes. Motion Carried.

PUBLIC COMMENT

A resident from Cambridge Court expressed several concerns for the proposed Wolf Development.

Chair Robinson read a letter from a resident on E Old US 12 Hwy expressing concerns for the Wolf Development.

PUBLIC HEARING

1. Spike Rezoning – Chair Robinson opened the public hearing. There was one comment from a resident from Chelsea Townhome Association noting the close proximity of the property to the association property line and had several questions regarding the final site plan details. Chair Robinson closed the public hearing
2. Rode 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. Spike Rezoning
 - Chair Robinson recused herself from the discussion
 - Commissioners discussed their options for this agenda item:
 - Tabling the item to include more commissioners
 - Holding a second public hearing
 - Hearing the applicant presentation

MOVED by Haselschwardt, SECONDED by Hunnell to table consideration of proposed Zoning Map amendment for the .69 total acres for parcels 06-06-12-325-025, 06-06-12-325-026, and 06-06-12-325-027 from R-3, Multiple Family Residential to R-2, Two Family Residential until the next Planning Commission meeting of an unspecified date. MOVED by Haselschwardt, SECONDED by Hunnell to amend the last portion of the motion to read until the next Planning Commission meeting to be determined but not later than August 31st. (5) Ayes, (1) Recuse. Motion Carried.

- b. Rode Special Land Use
 - Staff Report – Jamie Gorenflo
 - Applicant is proposing a new location for a small clinic at 1513 S. Main Street.
 - Outgrown current facility
 - New location is directly next door to their existing location. Currently occupied by IHA.
 - Small animal clinics are considered special land use
 - There are no proposed modifications to any of the site improvements or exterior components of the physical building
 - Reviewed recommendations in staff report
 - Chris Rode – Chelsea Animal Hospital
 - Outgrown current space
 - Currently own both buildings
 - Discussed short and long term uses
 - Will continue to use both buildings

MOVED by Chard, SECONDED by White to approve the Special Land Use Application for 1513 S. Main Street, Parcel No. 06-06-13-450-010 to allow a small animal clinic within the T-2, Transition 2 (Mixed Use) District based on the findings outlined in the planner's review dated July 13, 2022 and compliance with the standards found in Section 11.06 of the Zoning Code. All Ayes. Motion Carried.

DISCUSSION

- a. Staff Report – Jamie Gorenflo
 - o Will continue doing Community Development Reports
 - o Upcoming Agenda Items
 - Westchester Final Site Plan – plan received preliminary approval at the city council meeting. Planning Commission to provide final approval.
 - Discussed Tree Fund Ordinance
 - o Local Updates
 - Wolf Farms presentation at city council meeting was informational and for discussion. There were public concerns regarding traffic.
 - Joint work session to discuss city wide traffic assessment
 - Bylaws and attendance practices for commissioners
- b. Commissioner Reports
 - o ZBA – none
 - o Transportation Working Group – Chard
 - Restart issues – more bike and pedestrian centered
 - Speed bumps vs speed humps
 - Freer Rd -separate traffic from bike lanes

PUBLIC COMMENT (agenda or non-agenda items)

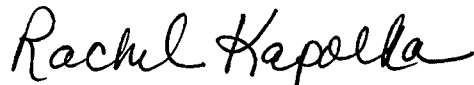
None

ADJOURNMENT

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

Meeting adjourned at 8:28 p.m.

Respectfully Submitted,



Rachel Kapolka (Assistant Clerk)