

PLANNING COMMISSION MINUTES
MARCH 21, 2023
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MI

CALL TO ORDER

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

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

Absent: Laura Baker

Others Present: Jose Luis Martin Esteban (Gestamp), David Straub (M/I Homes), Jerry Sosnowski, Adrianna Jordan, and Rachel Kapolka (Assistant Clerk).

APPROVAL OF THE AGENDA

MOVED by Elie, SECONDED by Haselschwardt to approve the agenda for March 21, 2023. All Ayes.
Motion Carried.

APPROVAL OF THE MEETING MINUTES

MOVED by Elie, SECONDED by White to approve the meeting minutes for January 24, 2023. All Ayes.
Motion Carried.

MOVED by Haselschwardt, SECONDED by Elie to approve the work session minutes for February 7, 2023.
All Ayes. Motion Carried.

PUBLIC COMMENT (non-agenda items only)

None

PUBLIC HEARING

1. Gestamp Expansion – 5800 Sibley Road (APN 06-06-12-200-024) – Preliminary and Final Site Plans
 - a. Chair Robinson opened the public hearing. There were no comments. Chair Robinson closed the public hearing.
2. Heritage Farms – APN 06-07-06-360-006 – Phase I Revised Final Site Plans
 - a. Chair Robinson opened the public hearing. There were no comments. Chair Robinson closed the public hearing.

3. Zoning Text Amendment for Article 7 - Landscaping

- a. Chair Robinson opened the public hearing. There were no comments. Chair Robinson closed the public hearing.

OLD BUSINESS

None

NEW BUSINESS

- 1. Gestamp Expansion – 5800 Sibley (APN 06-06-12-200-024) – Preliminary and Final Site Plans
 - a. Staff Report – Adrianna Jordon
 - i. 35,393 square foot addition on the south side of existing facility.
 - ii. Reviewed items to consider in the staff report including the storage of materials and waste receptacle enclosures/screening.
 - b. Jose Luis Martin Esteban - Gestamp
 - i. New expansion does not affect wetlands. A permit from Egle is not needed.
 - ii. Discussed details such as safety, noise level, and accessibility of the trash compactor with commissioners.
 - c. Commissioners discussed safety/placement of the trash compactor and accessing from the inside vs the outside. There was also discussion on the placement/relocation of trees.

MOVED by Lane, SECONDED by Elie to move to waive the materials storage screening requirements for SPR23-01, the Gestamp combined preliminary and final site plans, due to the building orientation and the presence of existing natural vegetation and wetlands that provides screening in accordance with Section 6.14 of the Zoning Ordinance Section. All Ayes. Motion Carried.

MOVED by Elie, SECONDED by Hunnell to move to waive the refuse screening requirements for SPR23-01, the Gestamp combined preliminary and final site plans, due to the building orientation and the presence of existing natural vegetation that provides screening in accordance with Section 6.14 of the Zoning Ordinance Section. All Ayes. Motion Carried.

MOVED by Haselschwardt, SECONDED by Elie to move to approve the Preliminary and Final Site Plans for SPR23-01 for the expansion of the Gestamp facility located at 5800 Sibley Road with the conditions detailed in the staff report and the movement of 10-15 trees to the north side of the property along Sibley Road. All Ayes. Motion Carried.

- 2. Heritage Farms – APN 06-07-06-360-006 – Phase 1 Revised Final Site Plans
 - a. Staff Report – Adrianna Jordan
 - i. Phase 1 = 48 units ranging from 7,200 square feet to 12,709 square feet located on the north side of Dexter-Chelsea Road.
 - ii. Water and sewer will connect from Heritage Pointe at Elm Street.
 - iii. Proposed revisions = reducing lot widths from 80 ft to 60 ft wide; reducing street trees to one tree per lot frontage; and various engineering modifications.
 - iv. The draft traffic study showed no recommendations for improvement. A right turn lane was suggested at the proposed entrance of Heritage Farms.
 - v. Density – the proposed base plan exceeds the 35% min floor area ratio – noted on plan.

- vi. Landscape requirements – The applicant submitted a revised landscape plan today. The plan is not included in the current package. Ms. Jordan reviewed frontage and site landscaping requirements with commissioners. She also noted that buffering and plant material details are needed. Staff to confirm the tree and shrub requirements have been met once revised plans are reviewed.
- vii. Preservation & Mitigation – tree calculation tables and preservation credits to be revised.
- viii. Reviewed recommended conditions with commissioners
- b. David Straub – MI Homes
 - i. Traffic study for the first phase was expedited
 - ii. Underground utilities
 - iii. Addition of tree and shrub plantings
 - iv. Jerry Sosnowski (landscape architect for Heritage Farms) spoke on the tree species in revised plan.

MOVED by Elie, SECONDED by Chard to table the Revised Final Site Plans for SP23-02 for Phase 1 of the Heritage Farms development located on APN 06-07-06-360-006. 6 Ayes, 2 Nays. Motion Carried.

- 3. Zoning Text Amendment for Article 7 - Landscaping
 - a. Staff Report – Adrianna Jordan
 - i. Reviewed major changes being proposed in packet.

MOVED by Hunnell, SECONDED by Elie to recommend to City Council for the proposed landscaping text amendments to Article 7 of the City of Chelsea Zoning Ordinance. All Ayes. Motion Carried.

DISCUSSION

- 1. Staff Report – Adrianna Jordan
 - a. Upcoming Agenda items
 - i. April meeting– Heritage Farms
 - ii. April work session – Public Noticing requirements
 - b. Local Updates
 - i. Rockwell Development next step – administrative site plan review
 - ii. City received the Trail Town Designation
- 2. Committee Reports
 - a. Transportation Working Group – Chard
 - i. Working on RFP's for traffic study
 - ii. Discussion on redeploying speed humps for Chelsea Pop
 - b. ZBA – none

PUBLIC COMMENT (agenda items)

None

ADJOURNMENT

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

Meeting adjourned at 9:09 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rachel Kapolka".

Rachel Kapolka (Assistant Clerk)