



CITY OF CHELSEA

CHELSEA PLANNING COMMISSION NOTICE OF WORK SESSION

Notice is hereby given that the Chelsea City Planning Commission will hold a Work Session on Tuesday, February 2, 2010, at 7:00 P.M. at the City Offices, 305 S. Main Street, Lower Level, Chelsea, Michigan.

The purpose of the meeting will be to discuss the following items:

- **Incubator Kitchen Language.**
- **Two rezonings on the upcoming February 16th Planning Commission Agenda.**
 1. **Wilkinson Street, vacant parcel # 06-06-12-360-032 rezoning from AG-1 to RS-2.**
 2. **City of Chelsea property at 305 S. Main, parcel # 06-06-12-410-003 rezoning from O-1 and RS-3 to C-5.**
- **Discussion of the current zoning designation of parcel 06-06-12-182-024, 128 Jackson Street.**

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

George Kinzer, Chair



CITY OF CHELSEA
PLANNING COMMISSION WORKSESSION MINUTES
FEBRUARY 2, 2010, 7:00 P.M.
CHELSEA CITY OFFICES, LOWER LEVEL
305 S. MAIN ST., SUITE 100
CHELSEA, MI 48118

Members Present: Chairman-George Kinzer, Jack Garland, Peter Feeney, Rik Haugen, Chris Pick, Darlene Stanley,

Members Absent: Ann Valle, Casey Blair, Rita Holmes

Others Present: Council Trustee Cheri Albertson, Planning & Zoning Administrator Jim Drolett, City Planner Carl Schmult, Karon Barbour, representatives from the Community Incubator Kitchen: Bernadette Malinoski, Debi Werker, Jane Pachero

Meeting called to order at 7:00 P.M.

Incubator Kitchen Program

Bernadette Malinoski representative for the kitchen program was concerned about the formality of the draft language that may be added to the ordinance.

George Kinzer explained that this endeavor is in a residential area and we have to be very specific. This language is written for anyone wanting to take on this type of project and is not written specifically for one group. Zoning runs with the land.

The question was asked who would have to pay the \$500.00 application fee, and Jim Drolett said that would have to be decided between the owner and applicant.

Some of the concerns expressed by the representatives in attendance were the hours listed. Current language says 8:00 a.m. to 6:00 p.m. The group would like to see hours from 6:00 a.m. to midnight. After much discussion the Planning Commission decided to change the hours from 6:00 a.m. to 10:00 p.m. The incubator group is also requesting a list of any items that may be necessary from a church to allow this function...for example, if you didn't have a grease trap in the past, it may be necessary to put one in now. They want to make sure the church knows up front what costs may be necessary. Jim Drolett and Chris Linfield will come up with a list.

After discussion it was decided that the number of employees per business should not exceed 3 employees, including the business owner.

PLEASE SIGN IN

PLANNING COMMISSION WORK SESSION
FEBRUARY 2, 2010

NAME

ADDRESS

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