



**CITY OF CHELSEA**  
**PLANNING COMMISSION WORKSESSION MINUTES**  
**APRIL 6, 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 Darlene Stanley, Ann Valle

**Members Absent:** Rita Holmes, Casey Blair, Rik Haugen,

**Others Present:** Council Trustee Cheri Albertson, Planning & Zoning Administrator Jim Drolett,

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

Peter Feeney recommends that the Planning Commission review the Zoning Ordinance from time to time to make sure we are always following the structure and framework of the ordinance when dealing with issues.

The Planning Commission discussed the different views regarding the decision on the police rezoning. Darlene Stanley expressed concerns about residential property values of those homes surrounding the proposed police station. Ann Valle commented on the amount of public input on this issue!

Debbie Freer is one of the interns on the Access Capt/Dart Team and she spoke to the Planning Commission about the program which involves all forms of transportation from vehicular to walking and one of the goals is to improve transit times in all forms. Debbie has reviewed all three surrounding master plans and one thing in common is that all of the communities want to remain the same.

George Kinzer mentioned that we lost the Regional Planning at the County level because of downsizing. This has now been given to the students in the intern project and is a 10 year process.

The Capt/Dart team is in the process of developing a survey to ask the surrounding townships what is important to them, and what kind of cooperation they can expect in terms of them participating and giving the team of interns an aspect of the program such as transportation. The group would need a two year commitment so they can do the research, make recommendations, and give ideas for funding. The group is made up of Webster, Scio, Dexter Village, Dexter Township, Chelsea School District, City of Chelsea, Deter School District, Lima and Lyndon Townships.

PC WS Minutes 4.6.10

Ms. Freer suggests doing a comparison to cross match our zoning ordinance with the master plan.

Meeting was adjourned at 8:50 P.M.

Respectfully Submitted,



Karon R. Barbour  
Recording Secretary

## **CHELSEA PLANNING COMMISSION NOTICE OF WORK SESSION**

Notice is hereby given that the Chelsea City Planning Commission will hold a Work Session on Tuesday, April 6, 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:

- Capt/DART

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

**Name:** Hardwood Solutions  
**Lot #'s:** 8 & 9

<b>Site Area</b>	172,933 sf
<b>TFA (Total Floor Area)</b>	43,723 sf
<b>LC (Lot Coverage)</b>	25.3%
<b>PA (Pavement Area)</b>	42,678 sf
<b>TIA (Total Impervious Area)</b>	86,401 sf
<b>IAR (Impervious Area Ratio)</b>	0.500
<b># Parking Spaces</b>	33 sp
<b>TFA/Space</b>	1,325 sf/sp
<b>PA/Space</b>	1,293 sf/sp
<b>PA/TFA</b>	98%

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**Name:** Hatch Stamping  
**Lot #'s:** 10-12 & 14-16

<b>Site Area</b>	383,000 sf
<b>TFA (Total Floor Area)</b>	150,224 sf
<b>LC (Lot Coverage)</b>	39.2%
<b>PA (Pavement Area)</b>	110,433 sf
<b>TIA (Total Impervious Area)</b>	260,657 sf
<b>IAR (Impervious Area Ratio)</b>	0.681
<b># Parking Spaces</b>	142 sp
<b>TFA/Space</b>	1,058 sf/sp
<b>PA/Space</b>	778 sf/sp
<b>PA/TFA</b>	74%

**Name:** Frame Hardwoods  
**Lot #'s:** 19

<b>Site Area</b>	93,654 sf
<b>TFA (Total Floor Area)</b>	37,800 sf
<b>LC (Lot Coverage)</b>	40.4%
<b>PA (Pavement Area) (including deferred parking)</b>	25,315 sf
<b>TIA (Total Impervious Area)</b>	63,115 sf
<b>IAR (Impervious Area Ratio)</b>	0.674
<b># Parking Spaces</b>	30 sp
<b>TFA/Space</b>	1,260 sf/sp
<b>PA/Space</b>	844 sf/sp
<b>PA/TFA</b>	67%

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**Name:** MCM Group  
**Lot #'s:** 20

<b>Site Area</b>	93,500 sf
<b>TFA (Total Floor Area)</b>	16,110 sf
<b>LC (Lot Coverage)</b>	17%
<b>PA (Pavement Area)</b>	23,375 sf
<b>TIA (Total Impervious Area)</b>	39,485 sf
<b>IAR (Impervious Area Ratio)</b>	0.422
<b># Parking Spaces</b>	41 sp
<b>TFA/Space</b>	393 sf/sp
<b>PA/Space</b>	570 sf/sp
<b>PA/TFA</b>	145%

**SUMMARY SHEET  
CHELSEA INDUSTRIAL PARK**

<b>Lot #</b>	<b>LC</b>	<b>IAR</b>	<b>TFA/sp</b>	<b>PA/sp</b>	<b>PA/TFA</b>
1	4.1%	0.096	600	806	134%
3	25.6%	0.790	260	544	209%
4-5	51.6%	0.835	3,534	2,190	62%
8-9	25.3%	0.500	1,325	1,293	98%
10-12 14-16	39.2%	0.681	1,058	778	74%
13	35.8%	0.750	466	512	110%
17-18	27.2%	0.489	2,824	2,263	80%
19	40.4%	0.674	1,260	844	67%
20	17.0%	0.422	393	570	145%
21	24.8%	0.508	1,365	1,426	105%
22	6.5%	0.293	260	544	209%

LC = Lot coverage

IAR = Impervious area ratio

TFA = Total floor area (one floor in the industrial park)

PA = Pavement area (parking driveways, truck turning areas, etc.)

Sp = parking space