



**CITY OF CHELSEA  
PLANNING COMMISSION AGENDA  
JUNE 15, 2010  
7:00 P.M.**

**WASHINGTON STREET EDUCATION CENTER, BOARD ROOM  
500 WASHINGTON ST., CHELSEA, MI**

**CALL TO ORDER**

**APPROVAL OF MEETING MINUTES**

Approval of the Meeting Minutes from March 16, 2010.

**APPROVAL OF WORK SESSION MINUTES**

Approval of the Work Session Minutes for the April 6, 2010 meeting.

**PUBLIC PARTICIPATION**

**NEW BUSINESS**

- **HERITAGE POINTE PHASE IIB EXTENSION** – Steve Tracy is requesting another final site plan extension.
- **CHELSEA MILLING** - Motion needed to allow the combination of the Preliminary and Final Site Plan submission for Chelsea Milling.
- **CHELSEA MILLING** - An application has been filed by Chelsea Milling of 201 W. North St. for Preliminary and Final Site Plan approval of a proposed Grain Storage Expansion on the following described parcel of land:  
Tax Code: #06-06-12-161-035, 201 W. North St., Chelsea.
- **FRAME HARDWOODS** - Motion needed to allow the combination of the Preliminary and Final Site Plan submission for Frame Hardwoods.
- **FRAME HARDWOODS** - An application has been filed by David Frame of Frame Hardwoods Inc. for Preliminary and Final Site Plan approval of a proposed Wood Pellet Plant on the following described parcel of land:  
Tax Code: #06-06-12-249-019 Lot 19, 740 W. Industrial Dr., Chelsea.

**DISCUSSION**

Over

**PLANNING COMMISSION MEETING MINUTES**  
**JUNE 15, 2010**  
**7:00 P.M.**  
**WASHINGTON STREET EDUCATION CENTER, BOARD ROOM**  
**500 WASHINGTON ST., CHELSEA, MI**

**Members Present:** Chairman-George Kinzer, Jack Garland, Sarah Haselschwardt, Rita Holmes, Robert Stephens, Casey Blair Darlene Stanley

**Members Absent:**, Ann Valle , Peter Feeney

**Others Present:** Planning & Zoning Administrator Jim Drolett, Council Trustee Cheri Albertson, City Planner Carl Schmolt, City Engineer Christine Linfield

**CALL TO ORDER**

Chairman George Kinzer called the meeting to order. At 7:01 p.m.

**APPROVAL OF MEETING MINUTES**

Approval of the Meeting Minutes from March 16, 2010.

A motion was made by Jack Garland, supported by Rita Holmes to approve the Planning Commission Minutes of March 16, 2010. 6 ayes, 0 no, 3 absent. Motion carried.

**APPROVAL OF WORK SESSION MINUTES**

Approval of the Work Session Minutes for the April 6, 2010 meeting.

A motion was made by Jack Garland, supported by Rita Holmes to approve the Work Session Minutes of April 6, 2010. 6 ayes, 0 no, 3 absent. Motion carried.

Casey Blair arrives 7:03

**PUBLIC PARTICIPATION**

Chairman Kinzer opened public participation and welcomed our two new Planning Commissioners Sarah Haselschwardt and Robert Stephens. In addition, Mr. Kinzer noted that our new Zoning Ordinance is in effect. No public comment was made and public participation was closed.

## NEW BUSINESS

- **HERITAGE POINTE PHASE IIB EXTENSION** – Steve Tracy is requesting another 6 month final site plan extension.

Chairman Kinzer gave a brief overview of Heritage Pointe and its phases and extensions for the new commissioners.

A motion was made by Casey Blair to grant another 6-month extension for Heritage Point Phase II B, supported by Darlene Stanley. 7 ayes, 0 no, 2 absent. Motion passed.

- **CHELSEA MILLING** - An application has been filed by Chelsea Milling of 201 W. North St. for Preliminary and Final Site Plan approval of a proposed Grain Storage Expansion (silos) on the following described parcel of land:  
Tax Code: #06-06-12-161-035, 201 W. North St., Chelsea.

A motion was made by Casey Blair to allow the combination of the preliminary and final site plan, supported by Sarah Haselschwardt. 7 ayes, 0 no, 2 absent. Motion carried.

Todd Pascoe said that they intend to add 6 silos to the west side in the same general location as the existing silos. The new ones will be about 12 feet shorter. He said that they do not have the lighting plan yet, and is asking the Planning Commission if that can be submitted to staff.

Casey Blair said that they are on the edge of residential property and is this going to add more lighting to the area. Howdy Holmes said that the intent for lighting is only for safety. They will need lighting at the top of the silo and at the base. Mr. Holmes stated that if lighting were to become a problem for residents that there are other options to rectify that situation. The lighting would most likely shine to the north. They need lighting on the top of the silo in case someone needs to work up there. It will not be shining downward on the neighbors.

Carl Schmult and Christine Linfield went over their reports.

A motion was made by Casey Blair to approve the combined preliminary and final site plan for the proposed grain storage expansion contingent on staff approval of lighting and subject to satisfaction of staff reports, seconded by Sarah Haselschwardt. 7 ayes, 0 no, 2 absent. Motion passed.

- **FRAME HARDWOODS** - An application has been filed by David Frame of Frame Hardwoods Inc. for Preliminary and Final Site Plan approval of a proposed Wood Pellet Plant on the following described parcel of land:  
Tax Code: #06-06-12-249-019 Lot 19, 740 W. Industrial Dr., Chelsea.

A motion was made by Jack Garland, supported by Darlene Stanley to approve the combination of the preliminary and final site plans 7 ayes, 0 no, 2 absent. Motion passed.

Carl Schmolt and Christine Linfield went over their reports.

Bob Wanty from Washtenaw Engineering gave an overview of the project. Chelsea Plank and Flooring wants to build a 37,000 square foot building just north of their existing building. This will be a production line for producing wood heating pellets. This would use all of their wood scrap which is now being shipped to another facility and being made into wood pellets. The building will also be used for more lumber storage and wood surfacing on raw lumber. David Frame said that there are no chemicals used only mechanical force that pushes the wood through the dye, friction and heat. The process does require a lot of electricity.

A motion was made by Casey Blair to approve the preliminary and final site plan for the wood pellet plant owned by Frame Hardwood subject to staff considerations and requirements, supported by Jack Garland. 7 ayes, 0 no, 2 absent. Motion passed.

#### **DISCUSSION**

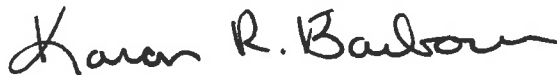
There will be a Work Session on July 6. Property owners from the Industrial Park and Chelsea Milling would like to address the commission regarding the new Zoning Ordinance restrictions on floor area ratio and lot coverage. The mill is already almost 100% impervious.

George will be attending a SEMCOG course regarding transportation and access projects that Capt/Dart is working on. Cheri Albertson requested that he share the information with City Council.

#### **ADJOURNMENT**

A motion was made by Casey Blair, supported by Darlene Stanley to adjourn the meeting at 7:50. 7 ayes, 0 no 2 absent. Motion passed at 7:50 p.m.

Respectfully submitted,



Karon R. Barbour  
Planning & Zoning Technical Administrative Assistant

PLEASE SIGN IN

PLANNING AND ZONING MEETING, JUNE 15, 2010

NAME

ADDRESS

*[Handwritten signature]*

201 W. North 48118

RANDY KEPPLE

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UTPAI PATEL

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Todd Pascoe

Atwell 4750 Venture, A<sup>2</sup>, MI

*[Handwritten signature]*

115 E Summit

David Grame

740 W. Industrial Dr

Bob Warty

Lot 19 C.I.P