



**CITY OF CHELSEA
PLANNING COMMISSION AGENDA
AUGUST 17, 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 June 15, 2010.

APPROVAL OF WORK SESSION MINUTES

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

Approval of the Work Session Minutes for the August 3, 2010 meeting.

PUBLIC PARTICIPATION

NEW BUSINESS

- **Silver Maples Addition** - An application has been filed by Jerome Wilczynski of Silver Maples for an Amended Final Site Plan approval of a proposed Dining Room Addition on the following described parcel of land: Tax Code: #06-07-18-210-007, 100 Silver Maples Dr., Chelsea, MI

DISCUSSION

REPORTS

ADJOURNMENT

PLANNING COMMISSION MEETING MINUTES
AUGUST 17, 2010
7:00 P.M.
WASHINGTON STREET EDUCATION CENTER BOARD ROOM
500 WASHINGTON ST., CHELSEA, MI

Members Present: Chairman-George Kinzer, Jack Garland, Robert Stephens, Casey Blair, Darlene Stanley, Ann Valle , Peter Feeney

Members Absent: Sarah Haselschwardt

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

Others Absent: City Planner Carl Schmolt, City Engineer Christine Linfield

CALL TO ORDER

George Kinzer called the meeting to order at 7:03 p.m.

APPROVAL OF MEETING MINUTES

Approval of the Meeting Minutes from June 15, 2010.

A motion was made by Casey Blair, supported by Darlene Stanley to approve the minutes of June 15th, 2010. 7 ayes, 1 absent, 0 no. Motion carried.

APPROVAL OF WORK SESSION MINUTES

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

Approval of the Work Session Minutes for the August 3, 2010 meeting.

A motion was made by Peter Feeney, supported by Ann Valle to approve the Work Session Minutes of July 6, 2010. 7 ayes, 0 no, 1 absent. Motion carried.

A motion was made by Ann Valle, supported by Casey Blair to approve the Work Session minutes for August 3, 2010. 7 ayes, 0 no, 1 absent

PUBLIC PARTICIPATION

Chairman Kinzer opened and closed public participation. No comments were made.

NEW BUSINESS

- **Silver Maples Addition** - An application has been filed by Jerome Wilczynski of Silver Maples for an Amended Final Site Plan approval of a proposed Dining Room Addition on the following described parcel of land: Tax Code: #06-07-18-210-007, 100 Silver Maples Dr., Chelsea, MI

Planning and Zoning Administrator Jim Drolett read over reports submitted by Carl Schmolt and Christine Linfield regarding the Silver Maples addition.

Scott McAlrath from Dangerous Architects gave an overview of the project which will be a 1900 square foot dining room addition. The current dining room has 72 seats. The addition will add an additional 52 seats.

Regarding landscaping Mr. McAlrath said that they will be not be losing anything with the landscape plan in fact there will be more landscaping than currently onsite. They plan to move an existing gazebo to an area which is more accessible in hopes that the residents will use it more.

Peter Feeney moved to approve the site plan for the Silver Maples addition subject to compliance of all comments by staff, seconded by Casey Blair. 7 ayes, 0 no, 2 absent. Motion passed.

Ann Valle commented that she would like to discuss tree diversity at a work session. We want to have diversity in species in the event of tree disease.

DISCUSSION

Jim noted that he and Carl went over Floor Area Ratio (FAR) and Lot Coverage for the Industrial Park and will have some information for the work session.

Chairman Kinzer gave an update of the latest Capt.Dart meeting and the topic of discussion was the AATA Master Plan still in the visioning stage. They will not come thru with a draft until probably January. Some of the ideas being considered are combined services that are funded with possible cooperative arrangements and organizations such as WAVE, other possible use of those busses could be school busses.

Chairman Kinzer asked about the status of the unfinished landscaping on the street side of the county road yard on West Middle. Jim Drolett is hoping they finish this by the fall.

Casey was invited to participate in the Gateway to Waterloo Planning in mid September. He will get some information to Karon for the September PC Meeting or Work Session.

George Kinzer commented that there was an article in last weeks paper regarding a Wellness Foundation grant which could result in possible connections to the hospital, Silver Maples and the school.

ADJOURNMENT

A motion was made by Ann Valle, supported by Peter Feeney to adjourn the meeting at 7:30 p.m. 7 ayes, 0 no, 1 absent. Motion carried.

Respectfully submitted,



Karon R. Barbour
Planning & Zoning Technical Administrative Assistant

