



## 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, October 5, 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:

- **Regulations regarding lot coverage and floor area ratio in the Industrial Zoning District.**
- **Zoning Ordinance Text Change: Amend Article 3, Section 3.04A to add the following sentence, uses for enterprises or purposes that are contrary to federal, state, or local laws or ordinances are prohibited.**

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**

**OCTOBER 5, 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, Darlene Stanley, Robert Stephens, Casey Blair

**Others Present:** Council Trustee Cheri Albertson, Planning & Zoning Administrator Jim Drolett, City Planner Carl Schmult

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

**Meeting called to order at 7:00 p.m. by Chairman Kinzer**

Discussion was held regarding the FAR, Lot Coverage and Impervious ratio in the I-2 Zoning District. After discussing many options and reviewing the current developments in the Industrial Park it was determined that the FAR and impervious ratios in the new ordinance were reasonable and desirable and that adjusting the lot coverage up to 40% would resolve many future development issues without causing hardship for the landowners. The Commission asked that a proposed text amendment be brought to the Commission at their December meeting for a Public Hearing.

The Commission discussed the proposed text amendment to Article 3, Section 3.04 A which would state: "Uses for Enterprises or purposes that are contrary to Federal, State, or Local Laws or Ordinances are prohibited."

Commissioners Haselschwardt sent a memo supporting the text amendment as written. Commissioner Blair asked the position of the City Council and it was related that the Council voted unanimously to impose a 60 day moratorium on the establishment of Medical Marijuana Clinics or dispensaries. Casey indicated that is all he wanted to know and indicated he supported the text change. All the Commissioners present indicated their support and the item will be placed on the October regular meeting agenda for action.

Meeting adjourned at 7:55 p.m.