



CITY OF CHELSEA

SPECIAL MEETING PLANNING COMMISSION AGENDA DECEMBER 7, 2010

7:00 P.M.

**CITY OFFICES LOWER LEVEL BOARD ROOM
305 S. MAIN ST., CHELSEA, MI**

CALL TO ORDER

APPROVAL OF MEETING MINUTES

Approval of Special Meeting Minutes from November 2, 2010.

Approval of the Meeting Minutes from November 16, 2010.

PUBLIC PARTICIPATION

NEW BUSINESS

- **Hatch Stamping** – An application has been filed by HATCH STAMPING of 635 W. INDUSTRIAL DR., CHELSEA for an Amended Final Site Plan approval of a proposed SCRAP BAY ADDITION on the following described parcel of land:
Tax Code: #06-06-12-200-007, 570 Cleveland St., Chelsea, MI

DISCUSSION

A discussion regarding possible amendments to the I-1, I-2 and PUD Zoning Districts.

REPORTS

ADJOURNMENT

**PLANNING COMMISSION SPECIAL MEETING MINUTES
DECEMBER 7, 2010
7:00 P.M.
CITY HALL LOWER LEVEL CONFERENCE ROOM
305 S. MAIN ST., CHELSEA, MI**

Members Present: Chairman-George Kinzer, Robert Stephens, Casey Blair, Darlene Stanley, Mary Schroer, Peter Feeny

Members Absent: Ann Valle, Jack Garland, Sarah Haselschwardt

Others Present: Planning and Zoning Administrator Jim Drolett

Others Absent: Council Trustee Cheri Albertson, City Planner Carl Schmult, City Engineer Christine Linfield (Presence not required).

CALL TO ORDER

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

APPROVAL OF MEETING MINUTES

Approval of the Special Meeting Minutes from November 2, 2010.

A motion was made by Casey Blair to approve the minutes of November 2, 2010, supported by Darlene Stanley. 6 ayes, 3 absent, 0 no. Motion passed.

Approval of the Meeting Minutes of November 16, 2010.

A motion was made by Casey Blair, seconded by Robert Stephens to approve the Minutes of November 16, 2010. 6 ayes, 3 absent, 0 no. Motion passed.

PUBLIC PARTICIPATION

Chairman Kinzer opened Public Participation. Warren McArthur of 115 E. Summit said he would email Karon Barbour asking her to let him know when the plan comes in for the Police Station as he would like to see them. Chairman Kinzer closed Public Participation.

NEW BUSINESS

- **Hatch Stamping**– An application has been filed by HATCH STAMPING of 635 W. INDUSTRIAL DR., CHELSEA for an Amended Final Site Plan approval of a proposed SCRAP BAY ADDITION on the following described parcel of land: Tax Code: #06-06-12-200-007, 570 Cleveland St., Chelsea, MI.

There were just two comments from Christine Linfield and Carl Schmult.

Motion by Peter Feeney, seconded by Casey Blair to approve the Amended Final Site Plan for Hatch Stamping with the conditions in the City Engineer and Planners reports. 6 ayes, 0 no, 3 absent. Motion passed.

DISCUSSION

- **Zoning Ordinance Changes** - Discussion of possible text amendments in the I-1, I-2 and PUD Zoning Districts regarding FAR, Lot Coverage and Impervious area.

The Planning Commission did not have a problem with the proposed changes but Casey Blair may want a new I-3 District. George Kinzer thinks maybe we should not have put the FAR, Lot Coverage, and Impervious regulations in the ordinance in the first place.

REPORTS

Casey Blair reported on the Zoning Board of Appeals Meetings. The CVS variance request was denied.

Peter Feeney reported on the Wellness Foundation.

ADJOURNMENT

A motion was made by Casey Blair, supported by Peter Feeney to adjourn the meeting at 7:54. 5 ayes, 0 no, 3 absent. Motion passed.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "James L. Drolett", followed by a horizontal line extending to the right.

James L. Drolett
Planning & Zoning Administrator

