



CITY OF CHELSEA

**PLANNING COMMISSION AGENDA
JUNE 21, 2011, 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 for the May 17, 2011 regular meeting.

APPROVAL OF THE WORK SESSION MINUTES

Approval of the Work Session Meeting for the June 7, 2011 meeting.

PUBLIC PARTICIPATION

NEW BUSINESS

- Request from Steve Tracey for a one year extension of Heritage Pointe phase 2B.
- Appointment of Officers.

DISCUSSION

ADJOURNMENT

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**PLANNING COMMISSION MINUTES
JUNE 21, 2011, 7:00 P.M.
WASHINGTON STREET EDUCATION CENTER, BOARD ROOM
500 WASHINGTON ST., CHELSEA, MI**

Members Present: Chairman-George Kinzer, Robert Stephens, Jack Garland, Darlene Stanley, Melissa Johnson, Erik Larsen, Mary Schroer

Members Absent: Sarah Haselschwardt, Peter Feeney

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

CALL TO ORDER

Chairman Kinzer called the meeting to order at 7:02 p.m.

The Chairman introduced our newest Planning Commissioner Erik Larsen.

APPROVAL OF MEETING MINUTES

Approval of the meeting minutes for the May 17, 2011 regular meeting.

A motion was made by Jack Garland, supported by Darlene Stanley to approve the minutes as written. 7 ayes, 2 absent, 0 no. Motion approved.

APPROVAL OF THE WORK SESSION MINUTES

Approval of the work session minutes for the June 7, 2011 work session.

Robert Stephens made two corrections. Peter Feeney was listed as present and he was absent, and Sarah Haselschwardt's name was spelled incorrectly.

A motion was made by Robert Stevens, supported by Mary Schroer to approve the minutes as corrected. 7 ayes, 0 no, 2 absent. Motion carried.

PUBLIC PARTICIPATION

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

NEW BUSINESS

- Request from Steve Tracey for a one year extension of Heritage Pointe phase 2B.

Steve Tracey said there has been no change, and no demand for housing. He gave a brief outline of the scope of the project for the new members. The development approved was on 132 acres with 352 houses. There were 5 phases, phase 1 was done by Pulte homes and is complete. At some point Steven Fisher asked for the second phase to be split. Phase 2a has been started by Pinnacle Homes and phase 2b is vacant land. Phase 3, 4, 5 have all been through preliminary site plan approval. Final site

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plan and development agreements are still needed on those phases.

A motion was made by Mary Schroer to approve a one year site plan extension for Heritage Pointe Phase 2b, supported by Darlene Stanley. 7 ayes, 0 no, 2 absent. Motion passed.

- Election of Officers.

Mary Schroer nominated George Kinzer as Chairman for one year, supported by Jack Garland. 7 Ayes, 0 no, 2 absent. Motion passed.

Mary Schroer nominated Jack Garland to be Vice Chairman, supported by Melissa Johnson. 7 ayes, 0 no, 2 absent. Motion passed.

Jack Garland nominated Darlene Stanley, supported by Robert Stephens to serve as Secretary. 7 ayes, 0 no, 2 absent. Motion passed.

The Chairman has not had an opportunity to address the other committees and possible liaisons.

DISCUSSION

Chairman Kinzer said that as of now, there is nothing on the agenda for July. Robert Stevens noted that he would not be able to attend meetings in July or August. At this time he is the only commissioner not available.

Cheri Alberston asked if we would be having work sessions. George Kinzer said there is nothing outstanding.

Chairman Kinzer took the opportunity to thank Jim Drolett for his knowledge and help.

Karon Barbour updated the commission on a learning opportunity set up by Kim Garland. On September 6, 2011 the Michigan Municipal League will be onsite to discuss Roberts Rules of Order at the City Office. Time will be confirmed at a later date.

ADJOURNMENT

A motion was made by Jack Garland, supported by Robert Stephens to adjourn the meeting at 7:46 p.m. 7 ayes, 0 no, 2 absent. Motion passed.

Sincerely,

Karon R. Barbour,
Planning and Zoning Technical Administrative Assistant



**CITY OF CHELSEA
NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT
TO
CITY OF CHELSEA ZONING ORDINANCE**

Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 166). The requested change would revise the Zoning Text with the following change:

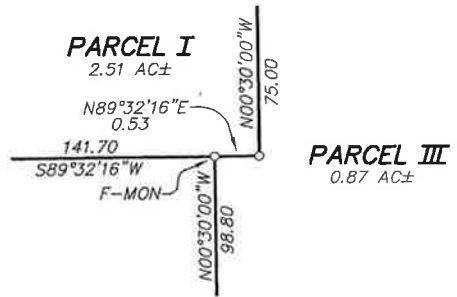
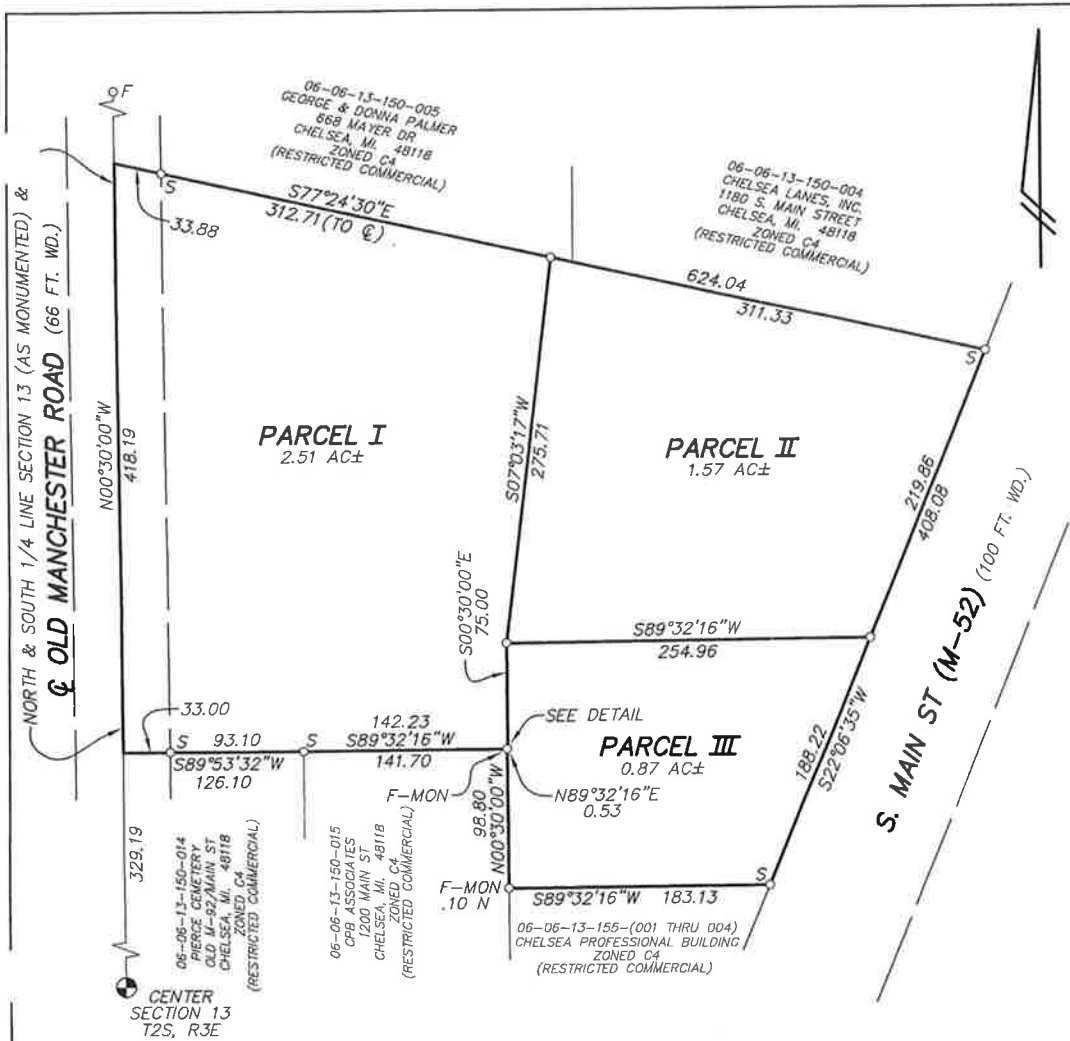
Amend Article 4, Section 4.16 B, Special Uses in the C-4 district by adding the following text: "7. Sales, rentals and services of recreational vehicles. Display of recreational vehicles shall comply with the regulations in section 4.16 B(1) proceeding."

The aforesaid hearing will be held in the Board Room, Washington Street Education Center, 500 Washington St., Chelsea, Michigan on **Tuesday, September 20, 2011 at 7:00 p.m.**

The petition, as filed by the **Donna Palmer** is on file in the office of the Planning and Zoning Department, 305 S. Main St., Suite 100, Chelsea and may be examined prior to the date of the hearing.

Persons requiring reasonable accommodations to disabilities in order that the hearing be accessible to them, are requested to notify the Chelsea Planning Commission Chairman no later than five (5) business days prior to the date of the hearing of such disability.

**CHELSEA CITY PLANNING COMMISSION
George Kinzer, Chair**



DETAIL
(NOT TO SCALE)

WITNESSES: Center Section 13
 Found Iron Pipe
 40" R. Oak S85°W 32.1'
 16" Hickory S26°E 47.2'
 Telephone Pole S83°W 22.5'
 NW Corner House S45°E 96.7'
 Pointed Rock N31°W 43.1'
 Pointed rock N20°W 63.3'

SCALE: 1 INCH = 100 FEET

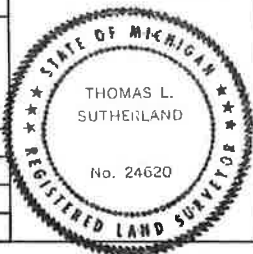
Paul Sutherland
 PROFESSIONAL SURVEYOR NO. 24620

LEGEND
 F = FOUND IRON MARKER
 S = SET IRON MARKER



CIVIL ENGINEERS * PLANNERS
 SURVEYORS * LANDSCAPE ARCHITECTS
 3526 W. LIBERTY RD, SUITE 400
 ANN ARBOR, MICHIGAN 48103
 TEL. 734-761-8800 FAX. 734-761-9530
 weco@wengco.com
 www.washtenawengineering.com

CLIENT: DONNA A. PALMER	
SECTION 13	
TOWN 2	SOUTH * RANGE 3 EAST
CITY OF CHELSEA	
WASHTENAW COUNTY * MICHIGAN	
DATE 7-13-09	REV. 7-28-11
DRAWN DJH	JOB 31480
CHECK TLS	F.B. 485
SHEET 1 OF 2	FILE NO. R-9867



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