

**PLANNING COMMISSION MINUTES
SEPTEMBER 20, 2011, 7:00 P.M.
WASHINGTON STREET EDUCATION CENTER, BOARD ROOM
500 WASHINGTON ST., CHELSEA, MI**

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

Members Absent: Erik Larsen, Peter Feeney

Others Present: Planning, Engineering, Zoning & Community Development Director – Christine Linfield, Council Trustee Cheri Albertson

CALL TO ORDER

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

APPROVAL OF MEETING MINUTES

Approval of the Meeting Minutes for the June 21, 2011 regular meeting.

A motion was made by Jack Garland, supported by Darlene Stanley to approve the minutes as written. 6 ayes, 3 absent, 0 no. Motion approved.

APPROVAL OF THE WORK SESSION MINUTES

No minutes to approve.

PUBLIC PARTICIPATION

Chairman Kinzer opened and closed Public Participation. No audience members.

It was decided that the Planning Commission will move the public participation portion of the meeting to the end of the agenda starting with the next meeting.

PUBLIC HEARING

- **Text Change:** A request has been made by Biff Weber on behalf of the Donna Palmer Trust to 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.”

Zoning Administrator Christine Linfield explained the request. Biff Weber who was not able to attend tonight has a potential purchaser for that property. Lloyd Bridges already has permission from the property owner to store motor homes on the lot, but would like to be able to take customers on the site. Automobile sales are already allowed in the C-4 district and the setbacks would remain the same. Ms. Linfield also went over the set of findings necessary for the Planning Commission to consider when

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reviewing this request.

Chairman Kinzer opened and closed the Public Hearing for the proposed text change. No audience members, and no public input.

There are concerns from the Planning Commission that this use may be out of place. Is this consistent with other businesses in that district? Recreational vehicles are much larger than automobiles. Chairman Kinzer said that the other concern is the visual impact from those entering the fair site with that property right across the street. Ms. Linfield said to remember that the request for a text change is for this use to be a special use. This requires that all petitioners ask for that special use. The Planning Commission still has the option to deny it based on the circumstances of the site in question.

Based on the language in Section 4.15 (C-3 Zoning District) and 4.16 (C-4 Zoning District) Melissa Johnson pointed out that language suggests that as you move closer to town, those types of businesses should be closer to the highway.

Darlene Stanley asked if they would be making any improvements to the site. Ms. Linfield said that this property was developed as a parking lot in 2001. If they come back and apply for a special land use the Planning Commission will have an opportunity to look at the site plan and propose any changes.

A motion was made by Sara Haselschwardt to recommend to City Council denial of the request for the text change to article 4. 4.16 B special uses in the district requesting sales, rentals and services of recreational vehicles be added as a special use in the C-4 zoning district on the basis it does not meet the criteria specifically in Sections 13.07 A and B, supported by Mary Schroer. 7 ayes, 2 absent 0, No. Motion carried.

DISCUSSION

George Kinzer will not be in attendance at the October 18th Meeting.

ADJOURNMENT

A motion was made by Darlene Stanley, supported by Melissa Johnson to adjourn the meeting 8:05 p.m. 7 ayes, 0 no, 2 absent. Motion passed.

Sincerely,

Karon R. Barbour
Planning & Zoning Technical Assistant, CZA