



## 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, June 5, 2012, 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:

- Outdoor Seating
- Rezoning vacant parcel 06-06-13-150-005 from C4 to MU1  
(Parcel is located on Old Manchester Road across from the Fairgrounds).

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

**PLANNING COMMISSION WORKSESSION MINUTES**  
**JUNE 5, 2012, 7:00 P.M.**  
**CHELSEA CITY OFFICES, LOWER LEVEL**  
**305 S. MAIN ST., SUITE 100, CHELSEA MI, 48118**

**Members Present:** Chairman George Kinzer, Darlene Stanley, Melissa Johnson, Rich Montoye, Jack Garland, Erik Larsen and Larry Ledebur

**Members Absent:** Sarah Haselschwardt and Robert Stephens

**Others Present:** Planning, Engineering, Zoning & Community Development Director Christine Linfield, City Planner Carl Schmult, City Council Trustee Frank Hammer

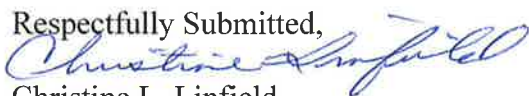
Meeting called to order at 7:05 p.m. by Chairman Kinzer. Erik Larsen arrived at 7:28 pm.

Chair Kinzer introduced the first item on the agenda regarding a proposed zoning ordinance amendment to regulate outdoor seating areas. The proposed ordinance was discussed and modifications suggested allowing the Planning Commission the ability to set a limit on the number of seats, stipulate hours of operation, and require compliance with other jurisdictions such as road agencies and liquor control commission. Staff will make revisions and draft language will be on the agenda for the next work session.

Chair Kinzer introduced the second item on the agenda which was discussion on the proposed rezoning of a vacant parcel on Old Manchester Road from C-4 to MU-1. The current property owner has proposed to donate the land to the City of Chelsea for the creation of a dedicated area for the Western Washtenaw Recycling Authority's (WWRA) large recycling containers. Council Trustee Frank Hammer was in attendance to give a history of the parcel and answer questions regarding the proposed improvements. In May of 2012, City Council made a motion to accept ownership of the property provided that the property is rezoned MU-1 (Municipal Use) and that a lease agreement is negotiated with WWRA. The extent of the improvements, which if rezoned to MU-1 will not require Planning Commission site plan review, is to install a driveway with access from Old Manchester Road and create a asphalt pad just large enough to hold the recycle bins and allow for adequate turning of service vehicles. There was even the discussion of the possible installation of security cameras to deter the public from dumping trash in this area. Planning Commission will hold a public hearing and determine a recommendation to City Council at the June 19, 2012 regular meeting.

Adjourned at 8:20 pm.

Respectfully Submitted,



Christine L. Linfield  
Planning, Engineering, Zoning &  
Community Development Director

**MEMORANDUM**

**TO:** Chelsea City Planning Commission  
**FROM:** Carl V. Schmult, Jr.  
Professional Community Planner  
**DATE:** May 30, 2012  
**RE:** Zoning Ordinance Amendment, Outdoor Seating for Restaurants

The following is a first draft of the above.

1. C-2 District – Section 4.14B: Add a new subsection B12 as follows:  
“12. Outdoor seating and service areas at restaurants, subject to the regulations in Section 5.22, herein.”
2. C-3 District - Section 4.15B: Add a new subsection B5 as follows:  
“5. Outdoor seating and service areas at restaurants, subject to the regulations in Section 5.22, herein.”
3. C-4 District - Section 4.16B: Add a new subsection B8 as follows:  
“8. Outdoor seating and service areas at restaurants, subject to the regulations in Section 5.22, herein.”
4. C-5 District - Section 4.17B: Add a new subsection B14 as follows:  
“14. Outdoor seating and service areas at restaurants, subject to the regulations in Section 5.22, herein.”
5. C-6 District – Section 4.19 – Delete existing subsection B7 and insert the following to stand in its place:  
“7. Outdoor seating and service areas at restaurants, subject to the regulations in Section 5.22, herein.”
6. Article 5, Supplementary Regulations – Add the following new Section 5.22, as follows:

**“SECTION 5.22 OUTDOOR SEATING AND SERVICE AREAS FOR RESTAURANTS**

Outdoor seating and service areas shall comply with the following regulations.

- A.** The seating/service area shall not occupy the following:
  - 1.** A required parking space.
  - 2.** A designated fire lane.
  - 3.** A public right of way unless approval for the location has been obtained from MDOT, the WCRC, the Chelsea City Council, or other applicable government agency.
- B.** The seating/service area shall comply with Washtenaw County Health Department rules and regulations.
- C.** The seating/service area shall not interfere with pedestrian movement, including barrier free accessibility.
- D.** The Planning Commission shall set a limit on the number of seats permitted in the area.
- E.** The Planning Commission shall find that noise, odors, and lights from the outdoor seating/service area will not adversely affect neighboring properties or traffic on public streets.

CITY OF CHELSEA  
CHELSEA, MI 48118

CITY OF CHELSEA, WASHTENAW COUNTY, MICHIGAN APPLICATION NO. \_\_\_\_\_

APPLICATION FOR ZONING ORDINANCE AMENDMENT

PLEASE TYPE OR PRINT (if additional space is needed, use back side)

A. MAP CHANGE

1. Application is hereby made by: Name (s) CITY OF CHELSEA  
Address: 305 S. MAIN ST., SUITE 100 Telephone: 734/475-1878
2. The applicant (s) is/are: ( ) the owner (s) of the property involved. (X) acting on behalf of the owner (s) of the property involved.
3. Address of property involved: VACANT PARCEL - OLD MANCHESTER RD
4. Name and address of property owner: FELIX T. WEBER & SUSAN P. WEBER  
65 & A.D. MAHER DR.
5. Petitioners interest in property: CITY OF CHELSEA IS IN THE PROCESS  
OF PURCHASING THE LOT FROM THE PALMER FAMILY.
6. Legal description & Tax ID# PARCEL 06-06-13-150-005  
(SEE ATTACHED LEGAL DESCRIPTION.)
7. Zoning Change from C-4 to MU-1 (MUNICIPAL USE)

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY showing existing and proposed building and structures, types thereof and their uses.

B. TEXT CHANGE

1. Application is hereby made by: Name (s): \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_
2. Proposed text change including Article and Section No. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I/we CHRISTINE LINFIELD do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date: 5/17/12

Applicant (s) Christine Linfield  
signature

signature

Fee Received: \$ WAIVED

City Clerk

signature

John Rago 5-17-12

Date Received: \_\_\_\_\_

Date forwarded to Planning Commission: \_\_\_\_\_

Over



## 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 Map from C-4 to MU-1 in the area described as:

**TAX CODE # 06-06-13-150-005**

**Vacant parcel located on Old Manchester Road across  
from Fairgrounds**

The aforesaid hearing will be held in the Board Room, Washington Street Education Center, 500 Washington St., Chelsea, Michigan on **TUESDAY, June 19, 2012** at **7:00 p.m.**

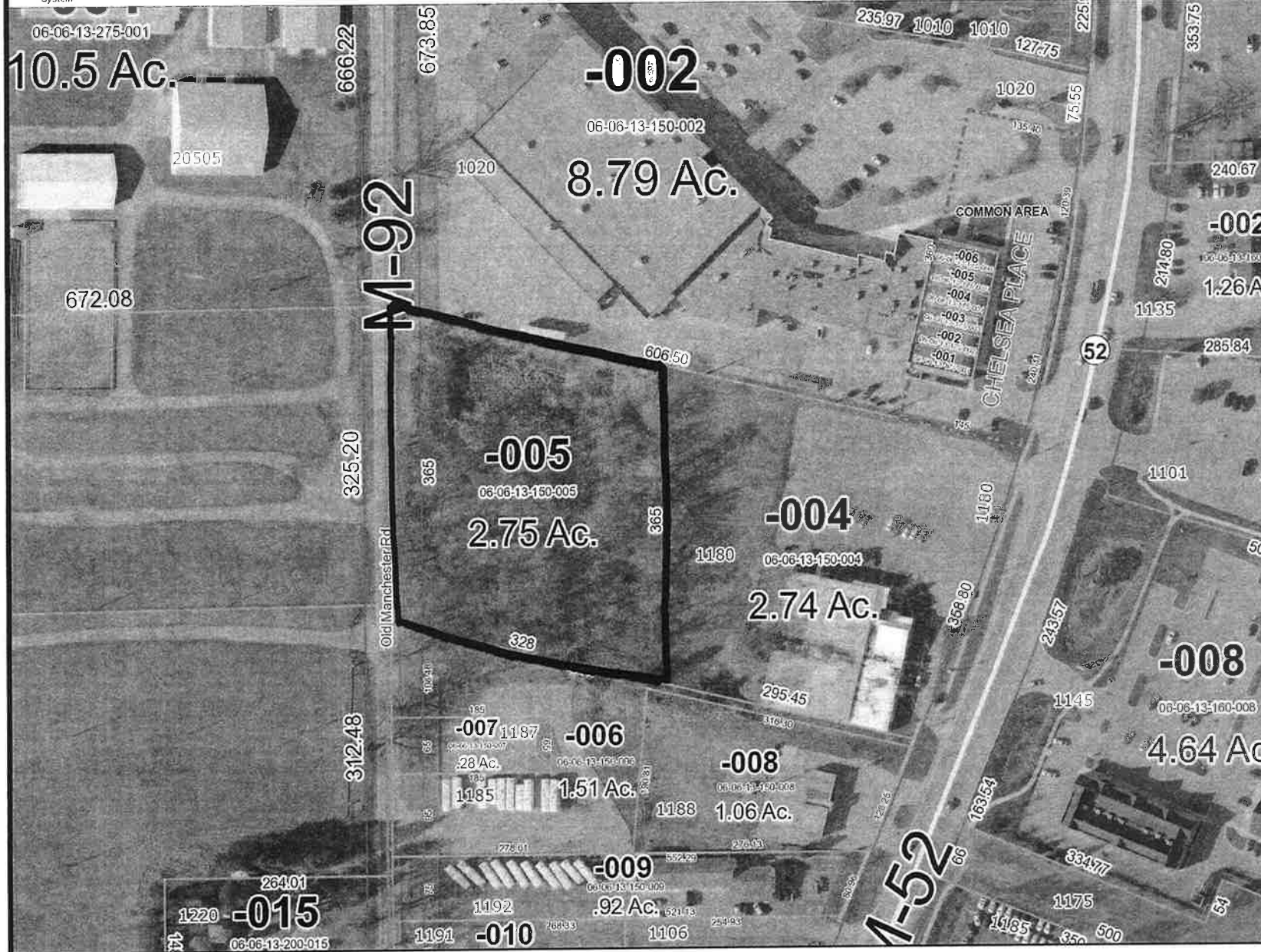
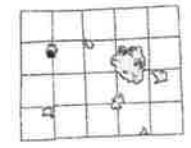
The petition, as filed by the **City of Chelsea** is on file in the office of the Planning and Zoning Department, 305 S. Main St., Suite 100, Chelsea and may be examined prior to the date of the hearing.

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**



# REZONE PARCEL FROM C-4 TO MU-1

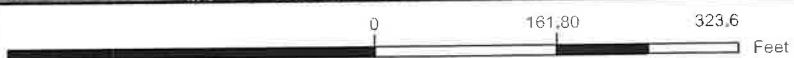


- ### Legend
- Railroads
  - Right of Way
  - Quarter Sections
  - Lot Original
  - Plat Boundary
  - Parcels
  - Jurisdiction Lines
  - Lakes
  - Streams
  - Parks
    - Game Area
    - Park
    - Preserve
    - Recreation Area
    - Undeveloped

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6962.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

NOTE: Parcels may not be to scale.  
5/17/2012



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

### Notes

