



CITY OF CHELSEA

PLANNING COMMISSION AGENDA

JULY 17, 2007, 7:30 P.M.

BOARD ROOM

WASHINGTON STREET EDUCATION CENTER

500 WASHINGTON ST., CHELSEA, MI

CALL TO ORDER

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for June 19, 2007.

APPROVAL OF WORK SESSION MINUTES

- No Meeting

PUBLIC PARTICIPATION

PUBLIC HEARING

- David Hughes – 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. 79). The requested change would revise the Zoning Text with the following changes: SECTION 4.17(A) CENTRAL BUSINESS DISTRICT – ADD A MICRO BREWERY AS A PERMITTED USE IN THE C-5 DISTRICT.

NEW BUSINESS

- Hatch Stamping addition – A request for a one year extension which was originally granted in July, 2006.
- Hopp Electric – Special Land Use – An application has been field by Ron Hopp Electric for a Special Land Use approval of a proposed Warehouse/Office on the following described parcel of land. 720 W. Industrial, Parcel # 06-06-12-249-029.

DISCUSSION

- Tree Ordinance

REPORTS/CORRESPONDENCE

ADJOURNMENT



CITY OF CHELSEA

City of Chelsea Planning Commission Meeting Minutes

JULY 17, 2007

7:30 P.M.

Board Room

**Washington Street Education Center
500 Washington St., Chelsea, MI**

Members Present: Chairman Chris Rode, Ann Valle, Jack Garland, Peter Feeney Casey Blair, George Kinzer (arrived at 7:35 P.M), Chris Pick (arrive at 7:35 P.M.)

Members Absent: Rik Haugen, Joel Abramson

Others Present: Council Trustee Cheri Albertson Planning & Zoning Administrator - James Drolett,

Others Absent: City Planner-Carl Schmult, City Engineer – Christine Linfield (Not necessary for their attendance)

CALL TO ORDER

Chairman Rode called the meeting to order at 7:34 p.m. and welcomed new Planning Commission member Jack Garland.

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for June 19, 2007.

A motion was made by Peter Feeney, supported by Casey Blair to approve the minutes of June 19, 2007. 5 Ayes, 0 No, 4 Absent. Motion approved.

APPROVAL OF WORK SESSION

No minutes to approve.

PUBLIC PARTICIPATION

Opened and closed. No participation.

George Kinzer, Chris Pick arrive

Ron Hopp gave a brief outline of their plans. They plan to use 6000 square feet for their operation, and then another 2000 of the total 12,000.00 square foot building for office space.

Public Hearing opened and closed. No participation.

A motion was made to approve the Special Land Use with no conditions for 720 W. Industrial by Ann Valle, supported by Casey Blair. 7 Ayes, 0 No, 2 Absent. Motion approved.

DISCUSSIONS

- Tree Ordinance - Jim Drolett suggests that a couple of the Planning Commissioners meet with DPW Superintendent, Craig Maier and City Engineer Christine Linfield to go over the draft again. He is concerned that there is information that was taken out of the Ordinance and deferred to the Landscape Standards. This Ordinance only covers street trees and parks. The Landscape Standards cover all trees in the City and is a Standard not enforceable like an Ordinance. Some of the species that are listed in the Landscape Standards are not appropriate for street trees. Chairman Rode suggests that we separate the lists in the Landscape Standards. Jim Drolett would also like to see the removal of stumps put back in the Ordinance.

The meeting was scheduled for 10:00 A.M. on Friday the 27th. Peter Feeney and Chris Rode will meet with Jim Drolett and Christine to go over the Tree Ordinance at 10:00 a.m. Send both of them an email.

We need to make sure that everything that is deleted from the Ordinance is in fact put in the Landscape Standards.

Chairman Rode received an email from Rik Haugen with no major changes in the Ordinance, but many smaller changes which are mostly cosmetic. The Chairman would like to finish this up at the next regular meeting in August.

Cheri Albertson would like the Planning Commission to educate the Council on what we are trying to do with this Ordinance and that the City Council will need to appoint a City Tree Board.

CORRESPONDENCE

- Chairman Rode passed out a letter from the Chelsea Hospital asking the Planning Commission to allow two parcels along Old 12 to be shown as Medical Center/Institutional in our updated Master Plan as future land use.

The Planning commission would like to see the deed restriction at the next discussion of this issue.

- Federal Screw meeting – Rene Papo met with Chairman Rode, Jim Drolett, Mayor Feeney and Manager Hanifan to discuss the Federal Screw site. Rene Papo would like to purchase the property as well as the property to the north, and enter into

PLEASE SIGN IN

PLANNING COMMISSION
JULY 17, 2007

NAME & COMPANY

ADDRESS

STEWART Clancherty
HATCH STAMPING Co.

635 E INDUSTRIAL DR,

Kevin Bloom, Norton X Brewing Ltd

3461 Creek Drive, A 2 M, 48108

Ron Hopp - HOPP ELECTRIC

720 W. INDUSTRIAL

DAVE Hughes, VANSTON / O'BRIEN

2375 Bishop Cr. West