



CITY OF CHELSEA

SPECIAL MEETING PLANNING COMMISSION AGENDA

AUGUST 5, 2008

7:00 P.M.

**305 S. MAIN ST. , SUITE 100, LOWER LEVEL
CHELSEA, MI**

CALL TO ORDER

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for June 17, 2008.

APPROVAL OF THE WORK SESSION MINUTES

- Approval of the Work Session Minutes for July 1, 2008.

PUBLIC PARTICIPATION

PUBLIC HEARING

- **St. Marys** – An application has been filed by St. Marys Church of 14200 E. Old US 12, Chelsea for a Special Land Use and Amended Final Site Plan approval of a parking lot expansion and a storage shed on the following described parcel of land:

NEW BUSINESS

- **St. Marys** – Amended Final Site Plan for a proposed parking lot expansion.

ADJOURNMENT

**PLANNING COMMISSION MEETING MINUTES
SPECIAL MEETING
AUGUST 5, 2008, 7:30 P.M.
BOARD ROOM
CITY OF CHELSEA, LOWER LEVEL
305 S. MAIN ST., CHELSEA, MI**

Members Present: Chairman-George Kinzer, Peter Feeney, Ann Valle, Chris Pick, Casey Blair, Jack Garland, Rik Haugen, Darlene Stanley

Members Absent: Chris Rode

Others Present: City Engineer-Christine Linfield, City Planner-Carl Schmult

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

CALL TO ORDER

The meeting was called to order by Chairman George Kinzer at 7:05 p.m.

APPROVAL OF MEETING MINUTES FOR JUNE 17, 2008

A motion was made by Casey Blair supported by Ann Valle to approve the minutes for June 17, 2008. 6 Ayes, 3 Absent, 0 No. Motion passed.

APPROVAL OF WORK SESSION MINUTES FOR JULY 1, 2008

A motion was made by Casey Blair, supported by Ann Valle to approve the Work Session minutes for July 1, 2008.

PUBLIC PARTICIPATION

Chairman George Kinzer opened the public hearing and closed it. No participation.

Chris Pick and Peter Feeney arrive at 7:08 P.M. and our newest Planning Commissioner Darlene Stanley introduced herself!

PUBLIC HEARING

- **St. Marys Special Land Use** -An application has been filed by St. Marys Church of 14200 E. Old US 12, Chelsea for a Special Land Use and Amended Final Site Plan approval of a parking lot expansion and a storage shed on the following described parcel of land: TAX CODE: # 06-07-18-210-006 06-07-18-200-008, 14200 E. Old U.S. 12, Chelsea, MI

Kate Bond from Washtenaw Engineering went over the project and said that the plan is for additional parking, a 5000 foot storage shed, and to improve the drainage. The additional

parking will be on the north and west side of the parking lot.

The storage shed will be placed on the adjacent property that was purchased by the church in the south west corner. One of Casey Blair's concern is the size of the storage shed and would other homeowners be able to see it. Father Bill said that there are many trees that would be blocking the view from neighboring homes. There was also concern about the height and size of the shed allowed in residential zoning. The shed can be no higher than what is allowed for an accessory structure which is 12 feet midpoint between the peak and the eaves.

St. Mary's will need an easement from Silver Maples for storm water running into their detention pond from the church property. They have gotten a letter from Silver Maples stating that they will allow the easement. The language is at the attorney's office and is being prepared. The easement will be taken care of prior to the pre-construction meeting.

Chairman Kinzer asked about additional lighting. While they are not planning for additional lighting right now, they do plan to put in everything underground in the event they need it in the future. They would need a photometric plan, and that can be approved administratively.

A motion was made by Chris Pick to approve the Special Land Use permit in accordance with the standards and findings in section 8.06 and attached to the site plan submitted in the meeting, supported by Peter Feeney. 8 Ayes, 1 Absent, 0 No. Motion passed.

NEW BUSINESS

- **St. Marys Amended Final Site Plan** - City Planner Carl Schmolt and City Engineer went over their reports

A motion was made by Peter Feeney to approve the Amended Final Site Plan dated 6.1.08, date stamped 7.3.08 subject to the requirements of the City Engineer and City Planner's reports, supported by Ann Valle. 8 Ayes, 1 Absent, 0 No. Motion passed.

DISCUSSION

Much discussion regarding views on changing the Gateway Overlay District and parking in the front of the building.

ADJOURNMENT

A motion was made by Peter Feeney, supported by Casey Blair to adjourn the meeting at 8:35 p.m. 8 Ayes, 0 No, 1 Absent. Motion passed

Respectfully submitted,



Karon R. Barbour
Planning & Zoning Technical Administrative Assistant

PLEASE SIGN IN
SPECIAL MEETING
PLANNING COMMISSION
AUGUST 5, 2008

NAME & COMPANY

ADDRESS

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Tahiti Kopeke

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