



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, August 4, 2009, 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:

- **Use's in the C-4 Zoning District.**

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.

Chris Rode, Chair

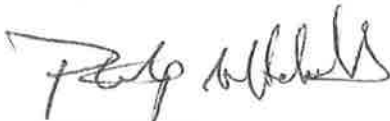
ATTN: Chelsea Planning Commission
RE: 1145 S. Main Street, Chelsea, MI. (Previously used by Palmers Truck Lot,
currently used by Heim Gardens)
DATE: July 12th, 2009

Chelsea Tire Company is searching for developable land with a building already in place, located along the M-52 corridor in Chelsea. We have found such a place that is currently for sale.

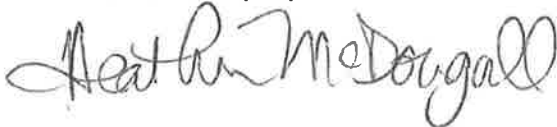
It has come to our attention, however that it is zoned in such a way as to require a used car lot in order to offer vehicle servicing. Offering used cars for sale would undermine the time necessary for my clients to focus on their primary goal and create unnecessary competition with used car lots currently functioning in Chelsea, not the least of which would include the current owner of the property.

For these reasons, Chelsea Tire Company respectfully requests that the Chelsea City Planning Commission allow a modification in the current zoning for 1145 S. Main Street, Chelsea, MI.

Very sincerely yours,



Phillip Hoholik
Principle Owner
Chelsea Tire Company



Heather McDougall, ABR, CSP, GRI
Keller Williams Realty
734-320-3722

PH/lg



CITY OF CHELSEA

**PLANNING COMMISSION WORKSESSION
AUGUST 4, 2009, 7:00 P.M.
CHELSEA CITY OFFICES, LOWER LEVEL
305 S. MAIN ST., SUITE 100
CHELSEA, MI 48118**

Members Present: Chairman-George Kinzer, Rita Holmes, Jack Garland, Ann Valle, Casey Blair,

Members Absent: Peter Feeney, Rik Haugen, Darlene Stanley, Chris Pick

There has been interest to open a tire and installation center in the C-4 district. Currently the Zoning Ordinance does not allow for that use in that zoning district. Zoning Administrator Jim Drolett has had other requests for uses not allowed in that particular district and it may be time to take a look at that.

In C-4 only new and used car sales are allowed. Does the Planning Commission want to amend the zoning ordinance to allow other uses? The Planning Commission would have to make recommendation to Council with findings as to why, or why not you want that change.

No decision was made, only discussion. The Planning Commission has no formal request at this time.