



## **CITY OF CHELSEA**

### **PLANNING COMMISSION AGENDA SEPTEMBER 15, 2009**

**7:00 P.M.**

**WASHINGTON STREET EDUCATION CENTER, BOARD ROOM  
500 WASHINGTON ST., CHELSEA, MI**

#### **CALL TO ORDER**

#### **APPROVAL OF MEETING MINUTES**

- Approval of the Meeting Minutes from June 16, 2009.

#### **APPROVAL OF WORK SESSION MINUTES**

- Approval of the Work Session Minutes for September 1, 2009.

#### **PUBLIC PARTICIPATION**

#### **PUBLIC HEARING**

**Amendment to the 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. 79). The requested change would revise the Zoning Map from **RS-3** to **C-5** in the area described as: Tax Codes 6-06-12-402-006, 007, 024 and 028. First United Methodist Church, 128 Park St., Chelsea, MI

#### **NEW BUSINESS**

**Amendment to the City of Chelsea Zoning Ordinance:** First United Methodist Church.

#### **DISCUSSION**

#### **REPORTS**

#### **ADJOURNMENT**

**PLANNING COMMISSION MINUTES**  
**SEPTEMBER 15, 2009**  
**7:00 P.M.**  
**WASHINGTON STREET EDUCATION CENTER, BOARD ROOM**  
**500 WASHINGTON ST., CHELSEA, MI**

**Members Present:** Chairman-George Kinzer, Darlene Stanley, Jack Garland, Casey Blair, Peter Feeney, Chris Pick

**Members Absent:** Rik Haugen, Rita Holmes, Ann Valle

**Others Present:** Planning & Zoning Administrator Jim Drolett, Council Trustee Cheri Albertson

**Others Absent:** City Engineer Christine Linfield, City Planner Carl Schmult,

**CALL TO ORDER**

Chairman George Kinzer called the meeting to order at 7:03 p.m.

**APPROVAL OF MEETING MINUTES**

- Approval of the Meeting Minutes from June 16, 2009.

A Motion was made by Casey Blair, supported by Peter Feeney to approve the meeting minutes of June 16, 2009 as written. 5 Ayes, 4 Absent, 0 No. Motion passed.

**APPROVAL OF WORK SESSION MINUTES**

- Approval of the Work Session Minutes for September 1, 2009.

A motion was made by Peter Feeney, supported by Jack Garland to approve the work session minutes of September 1, 2009 as written. 5 Ayes, 4 Absent, 0 No. Motion passed.

Chris Pick arrives 7:05

**PUBLIC PARTICIPATION**

George Kinzer opened and closed Public Participation. No participants.

**PUBLIC HEARING**

**Amendment to the 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. 79). The requested change would revise the Zoning Map from **RS-3** to **C-5** in the area described as: Tax Codes 6-06-12-402-006, 007, 024 and 028. First United Methodist Church, 128 Park St., Chelsea, MI

Jim Drolett gave a brief background on this request by the church. The church is currently working with the individuals involved with the incubator kitchen project. This project allows those to get started in the food business who couldn't otherwise afford the start up fees associated with buying a

PC Minutes 9.15.09

a commercial kitchen. If the items prepared are a success that individual would have to move to a commercial business. This is outside of the church functions that the kitchen is currently used for. The building and grounds would remain the same.

Chairman Kinzer opens the Public Hearing. Joy Barrett, Pastor at the church said they are making the request to support the effort.

Joy said the group would be using the kitchen up to 20 hours per week. Currently the church uses the kitchen for church functions around 7 hours a week. Peter Feeney asked about the hours of operation and would it go past 9:00 p.m. Joy said no plan has been established, and that if someone is preparing food for a big event it could go past 9:00 p.m. He asked what impact it may have on the surrounding neighbors. Joy does not encounter any impact. It is on the south side of the building with no windows or doors.

Cheri Albertson asked what the Church Boards position was. The Board as well as the kitchen board are supportive of this effort. We see our downtown location as a particular part of what we can give back to the community.

A resident asked if the church would be making a profit on this endeavor. Joy said they are charging a rental fee to cover the extra cost associated with using the kitchen such as detergent, lighting, etc. To the best of her knowledge the church is not going to be profiting from this but she has not read the final details of the agreement.

George Kinzer discussed a letter received from Gwen Stubbs who lives on Orchard Street. She is concerned that this will affect their property value being adjacent to a commercial property. She is asking the Planning Commission to deny the request. Cheri Albertson wanted the Planning Commission to clarify that this is only going to apply to the church parcels, and that the zoning change does not affect any other property regarding zoning.

Peter Feeney asked how long the church had been there and Joy said since 1853. Mr., Feeney said that if the church had not been there so long he would be not be as supportive. He also asked the Zoning Administrator Jim Drolett if it could be done in a different way. Jim Drolett said that they have thought this through, and this is the most clear cut and concise way.

The Planning Commission asked if they could rezone only the parcel with the kitchen on it and not all of them. Jim Drolett said you probably could, but it's not a good idea to split them up with different zoning districts. The Commissioners agree in most cases, but feels this may be appropriate in this request, it gives a buffer between commercial and residential. Jim's concern tonight is that without a boundary survey, he doesn't know if the church intrudes onto the parcels to the east and south.

George Kinzer closes the Public Hearing

### **NEW BUSINESS**

#### **Amendment to the City of Chelsea Zoning Ordinance: First United Methodist Church.**

A motion was made by Peter Feeney to recommend to City Council revising the zoning map from RS-3 to C-5 for parcel 06-06-12-402-007, and only if necessary on any abutting parcels should the

foot print of the building touch onto other parcels, supported by Chris Pick. 6 Ayes, 3 Absent, 0 No. Motion passed.

### **DISCUSSION**

With the post office relocating, Chris Pick is concerned with the traffic flow and safety issues having witnessed how people are driving thru the lot. It is going to be a readjustment with the traffic patterns. That lot has been empty for so long everyone is used to cutting right through. Jim Drolett will discuss cross walks with yellow striping with the City Engineer.

George Kinzer noted that he has gathered information from surrounding municipalities regarding chickens in the city. He plans to sit down with Jim Drolett, and will get the information out to the members.

### **REPORTS**

City Council member Cheri Albertson thanked the Planning Commission for their due diligence on issues that come before them!

Jim Drolett gave a brief update of upcoming projects.

### **ADJOURNMENT**

A motion was made by Peter Feeney, supported by Casey Blair at 8:00 to adjourn the regular Planning Commission Meeting at 8:00 P.M. 6 Ayes, 0 No, 3 Absent. Motion passed.

Respectfully, Submitted



Karon R. Barbour  
Technical Administrative Assistant

PLEASE SIGN IN

**PLANNING COMMISSION MEETING  
SEPTEMBER 15, 2009**



**NAME**

**ADDRESS**

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Ann Byrne

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MAX VERA

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