



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, December 1, 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:

- **Draft Zoning Ordinance**

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



CITY OF CHELSEA

PLANNING COMMISSION WORKSESSION MINUTES

DECEMBER 1, 2009, 7:00 P.M.

CHELSEA CITY OFFICES, LOWER LEVEL

305 S. MAIN ST., SUITE 100

CHELSEA, MI 48118

Members Present: Chairman-George Kinzer, Jack Garland, Peter Feeney, Rik Haugen, Rita Holmes

Members Absent: Ann Valle, Chris Pick, Darlene Stanley, Casey Blair

Others Present: Cheri Albertson, Jim Drolett, Carl Schmult, Karon Barbour, Ann Feeney and a representative from the Incubator Program

Meeting called to order at 7:00 P.M.

Ann Feeney asked the Planning Commission if there were other options besides rezoning property that would allow the incubator program to use church kitchens to get started. This program allows entrepreneurs to prepare food and sell it off site. If the food item becomes successful, production would have to move to a larger commercial kitchen facility.

The concern is that most church's are in residential zoning, and if you allow it, then someone could potentially do this out of a home. You must look at all potential scenarios when making that type of a change.

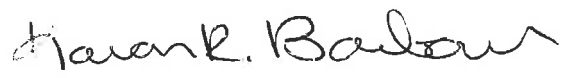
Peter Feeney asked if we couldn't add a commercial use to a permitted use in a church. George Kinzer suggests that a church be the umbrella, so that use would be allowed only in a church, and not a residential home. Carl Schmult said one way to solve the problem is to add this as a Special Land Use with a list of supplemental regulations.

It was decided that representatives from the Incubator program will make this request at the next Planning Commission Meeting since this is a Public Hearing on a proposed new Zoning Ordinance.

Discussed steps to getting the Zoning Ordinance approved through council. We have to have a Public Hearing and two readings from City Council. The Public Hearing is scheduled for December 15, 2009.

Cheri Albertson asked the Planning Commission to start thinking of a gateway into the City on the North end of town.

Respectfully Submitted,

A handwritten signature in black ink that reads "Karon R. Barbour". The signature is written in a cursive style with a large initial 'K' and a long, sweeping underline.

Karon R. Barbour
Planning & Zoning Technical Administrative Assistant