

**PLANNING COMMISSION MINUTES**  
**APRIL 17, 2018**  
**CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS**  
**311 S. MAIN STREET, CHELSEA MICHIGAN**

**CALL TO ORDER**

Chair Ledebur called the meeting to order at 7:00 pm.

Present: Larry Ledebur (Chair), Erik Larsen (Vice Chair), Steve Parker, George Olsen, Claire Robinson, Adam Ellison, and Michael Townley.

Peter Shaw arrived at 7:03 pm.

Absent: Sarah Haschelswardt

Vacant: None

Others Present: Joe Weiss (Heritage Pointe Phase IIB), Josh Kuck (Main Street Church), Lisa Carolin (Chelsea Update), Gary Adams, Christine Linfield (City Staff) and Karen Gilmer (Assistant Clerk).

**APPROVAL OF THE AGENDA**

MOVED by Larsen, SECONDED by Olsen, to approve the agenda. All Ayes. Motion Carried.

**APPROVAL OF MEETING MINUTES**

MOVED by Townley, SECONDED by Olsen, to approve the meeting minutes for 3/20/18. All Ayes. Motion Carried.

**PUBLIC HEARINGS:** None

**UNFINISHED BUSINESS:**

**Gestamp Amended Landscape Plan Update**

MOVED by Robinson, SECONDED by Larsen, to take the Gestamp Landscape Plan off of the table. All Ayes. Motion Carried.

Christopher Jurkoshek showed updated plans on the landscaping plan for Gestamp with more trees proposed in the area north of the berm.

MOVED by Ellison, SECONDED by Olsen, to approve Gestamp's Amended Landscape Plan. All Ayes. Motion Carried.

## **NEW BUSINESS**

### **Heritage Pointe Phase IIB – Final Site Plan Extension**

Larsen let the Planning Commission members know that he is a homeowner and Board Member at Heritage Pointe and he wanted to make sure all of the other Planning Commission members were comfortable with him participating in the discussion. All Planning Commission members were comfortable.

Linfield went over the staff report noting that this is an annual extension request from Steve Tracy. She noted that the plans still meet all current City of Chelsea standards and that the new expiration date will be May 20, 2019.

MOVED Robinson, SECONDED by Larsen, to extend the Heritage Pointe Phase IIB final site plan for another one year, with an expiration date of May 20, 2019. All Ayes. Motion Carried.

### **Main Street Church – Special Use Permit**

Linfield went over the staff report noting the following:

- The C-6 text amendment to allow churches and other buildings for religious worship was approved by the City Council on 3/19/18 and went into effect on 4/17/18.
- The Planning Commission will need to review Sections 8.06, 8.07 & 8.08 of the Chelsea Zoning Ordinance.
- The Planning Commission should be ready to ask questions regarding all aspects of the church use to make sure that what is being proposed will work within the Clocktower complex.
- A special use permit runs with the land and if the Main Street Church relocated in the future, a different church can operate under the same permit as long as the use has not been discontinued for more than a year.

Discussion followed with Josh Kuck answering any questions.

MOVED Robinson, SECONDED by Shaw, to approve the special land use permit for Main Street Church with two (2) conditions – one being that the stacking of vehicles for a special event such as a funeral happens within the property's parking lot and not on M-52 so as to obstruct the flow of traffic or emergency vehicle access, and that all other applicable ordinances related to noise as already laid out by the City are followed; citing specifically Section 8.07 -Standards for Review, Item #H, which reads "The proposed special use shall comply with all other applicable ordinances and State and Federal statutes and regulations", including our local noise ordinance. All Ayes. Motion Carried.

## **PLANNING COMMISSION REPORTS**

- Peter Shaw gave a brief report of the last Zoning Board of Appeals meeting.
- Ledebur gave a brief review of how the Master Plan Subcommittee was formed. Peter Shaw reported that the Master Plan Subcommittee has made good progress in working through a

good number of the 10 items that the City Council has put forward to review with the largest being the Implementation Matrix.

- Linfield reported that the Transportation Work Group has no update to report.
- Ellison reported that the Housing Research Committee met on April 10, 2018 for the first initial introduction meeting and that they have identified a Chairperson and a Committee Secretary. They are working on data gathering and fact finding right now.
- The Sustainability Advisory Committee has no Planning Commission members.

**DISCUSSION:** None

**PUBLIC PARTICIPATION:** None

**ADJOURNMENT**

MOVED by Larsen, SECONDED by Olsen, to adjourn the meeting. All Ayes. Motion Carried.

Meeting adjourned at 8:06 pm.

Respectfully Submitted,

Karen Gilmer  
*Assistant Clerk*