

***Chelsea Planning Commission Meeting***  
**April 26, 2021**  
**6:00 P.M.**  
***Minutes***

**I. Call to Order: 6:01 P.M.**

- Invocation by: Scott Weygand
- Pledge Allegiance: Billy Sanders

**II. Roll Call:**

	<b>Present:</b>	<b>Absent:</b>
Cole Williams, Chairman	X	
Crystal Etheredge	X	
Tom Holcombe	X	
Mark Lindsay	X	
Matt Lyons		X
Tony Picklesimer	X	
Billy Sanders	X	
Bert Seitz	X	
Scott Weygand	X	

**III. Approval of Minutes:** Approval of the March 22<sup>nd</sup>, 2021 Planning Commission Minutes. A motion to approve the minutes as written was made by Billy Sanders and seconded by Tom Holcombe. A voice vote was taken and it was a unanimous, "Yes".

**IV. Commission Business:**

Chelsea Business Park Final Plat – (Case No. 2021-04-26-001FP) – submitted by the City of Chelsea for property located at the end of Foothills Place (Parcel #09-8-27-0-001-001.000) containing 10.8 acres. A motion to approve the Chelsea Business Park Final Plat was made by Tom Holcombe and seconded by Bert Seitz. A voice vote was taken and it was a unanimous, "Yes".

Arby's Site Plan/Overlay District Review – (Case No. 2021-04-26-002SPR) – submitted by Southern Wings, Inc. for property located at 160 Atchison Parkway, Lot 1C (Parcel #09-8-27-0-001-003.002) to be used as a commercial restaurant (Arby's) containing .759 acres. A motion to approve the site plan, subject to the City Engineer's recommendation letter dated April 22<sup>nd</sup>, 2021 and the following stipulations: (1) the detention pond shall have a barrier of a hedge row, fencing or a combination thereof, as approved by the City Engineer, (2) the cooler shall have complimentary color and texture of the building As approved by the City Engineer, and (3) the dumpster shall be enclosed and covered in a manner as required by the Health Department for Food Service, and also of color and material approved by the City Engineer, was made by Cole Williams and seconded by Billy Sanders. A voice vote was taken and it was a unanimous, "Yes".

Buffalo Wild Wings' Site Plan/Overlay District Review – (Case No. 2021-04-26-003SPR) – submitted by Southern Wings, Inc. for property located at 110 Atchison Parkway, Lot 1D (Parcel #09-8-27-0-001-003.002) to be used as a commercial restaurant (Buffalo Wild Wings) containing 1.187 acres. A motion to approve the site plan, subject to the City Engineer's recommendation letter dated April 22<sup>nd</sup>, 2021 and the following stipulations: (1)

the detention pond shall have a barrier of a hedge row, fencing or a combination thereof, as approved by the City Engineer, (2) the dumpster shall be enclosed and covered in a manner as required by the Health Department for Food Service, and also of color and material as approved by the City Engineer, (3) alternate materials shall be used on the rear of the building for a 4-sided architectural plan as discussed, to meet the architectural material requirements of the 280 district, limiting metal panels to a maximum of 15% of the total area, and (4) an updated landscape plan shall be submitted updating the driveway location and showing the specific landscape and/fence types for the front detention pond in the areas of the slope, was made by Cole Williams and seconded by Tom Holcombe. A voice vote was taken and it was a unanimous, "Yes".

Chelsea Park Amended Master Plan – (Case No. 2021-04-26-004AMP) – submitted by Chelsea Park Holding, LLC for property located in Chelsea Park Subdivision containing +/- 1,361 acres. A motion to approve the amended Master Plan for Chelsea Park, subject to the City Engineer's recommendation letter dated April 22<sup>nd</sup>, 2021, was made by Scott Weygand and seconded by Billy Sanders. A voice vote was taken and it was a unanimous, "Yes".

Chelsea Park 18<sup>th</sup> Sector Preliminary Plat – (Case No. 2021-04-26-005PP) – submitted by Forestar for property located in Chelsea Park (Parcel #08-9-31-001-001-.014 & 08-9-32-2-001-003.000) containing 16.69 acres and a total of 43 lots. A motion to approve the Preliminary Plat, subject to the City Engineer's recommendation letter dated April 22<sup>nd</sup>, 2021, was made by Billy Sanders and seconded by Bert Seitz. A voice vote was taken and it was a unanimous, "Yes".

Chelsea Park 19<sup>th</sup> & 20<sup>th</sup> Sectors Final Plat – (Case No. 2021-04-26-006FP) – submitted by Chelsea Park Holding, LLC for property located in Chelsea Park (Parcel #08-9-31-001-003-.000) containing 25.25 acres and a total of 31 lots. A motion to approve the Final Plat, subject to the City Engineer's recommendation letter dated April 22<sup>nd</sup>, 2021, was made by Scott Weygand and seconded by Tony Picklesimer. A voice vote was taken and it was a unanimous, "Yes".

V. **Adjournment:** There being no further business, a motion to adjourn was made by Tony Picklesimer and seconded by Billy Sanders. A voice vote was taken and it was a unanimous "Yes".

**Time: 7:06 p.m.**

Approval Date: 5/24/21  
Certification: Crystal Etheredge  
Crystal Etheredge, City Clerk