Chelsea Planning Commission Meeting
Agenda
Council Chambers, 311 S. Main Street, Chelsea, MI 48118
Tuesday November 17, 2026, at 7:00 p.m.

Remote option available for members of the public. Commissioners must attend in person.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes – September 15, 2026, meeting
4. Public Comment (agenda items only)
    a. 3 minutes per speaker
    b. Speakers are not permitted to grant their reserved time to an alternate speaker
    c. Accommodation may be made for persons needing assistance while addressing the Planning Commission
5. Business
    a. **Site Plan Amendment**: Sheridan Books Warehouse Expansion, located at 6118 Sibley Road and 613 E Industrial Drive (parcel ID #06-06-12-250-013, #06-06-12-250-017, and #06-06-12-200-003) in the Limited Industrial (LI) Zoning District.

    b. **Public Hearing: Rezone properties** located at 1220 Old Manchester Road (#06-06-13-200-015), 1240 Old Manchester Road (#06-06-13-200-013), and 1288 (#06-06-13-200-014) Old Manchester Road from PED, Planned Events District, to the new South Main District.

    c. **Comprehensive Zoning Ordinance Update, Mixed-Use Development Standards:** Amendments to Articles 2, 3, 4, 6, 7, 8, 9, 10, 12, 13, and 16; update related definitions, use-specific standards, access, landscaping, parking, signs, planned unit development, site plan review, nonconformities, amendment procedures, cross-references, and administrative and transition provisions; rename the T-1 and T-2 districts; update the Official Zoning Map legend and district codes; adopt an Article 5 Frontage and Transition Plan; and rezone the following parcels:
        1) 212 Buchanan St, parcel #06-06-12-130-008: Rezone from Downtown to R-1, Single-family residential
        2) 1515 S Main St, parcel #06-06-13-450-011 and #06-06-13-400-002: Rezone from R-1, Single-family residential to new South Main District
        3) 6065 Sibley Rd, parcel #06-06-01-300-007: Rezone from T-1 to R-1, Single-family residential
        4) 1478 Old Manchester Rd, parcel #06-06-13-380-001: Rezone from T-2 to new Gateway District
        5) Rezone the following from T-1 to new South Main District

20650 W OLD US 12, parcel #06-06-13-130-007

20702 W OLD US 12, parcel #06-06-13-130-008

920 S MAIN ST, parcel #06-06-13-140-026

930 S MAIN ST, parcel #06-06-13-140-034

20750 W OLD US 12, parcel #06-06-13-140-035

20700 W OLD US 12, parcel #06-06-13-140-010

20700 W OLD US 12, parcel #06-06-13-140-009

901 MAIN ST, parcel #06-06-13-140-008

Parcel #06-06-13-140-024, no address

Parcel #06-06-13-140-032, no address

935 S MAIN ST, parcel #06-06-13-140-007

6) 1220, 1240, and 1288 Old Manchester Road from PED to new South Main District

6. Discussion
   a. Staff Report
   b. Commissioner Reports
7. Public Comment (agenda and non-agenda items)
8. Adjournment

Zoom Information:
Webinar ID: 816 1204 4065
Passcode: 222250

https://us02web.zoom.us/j/81612044065?pwd=KgaH9lYinUIdX9ileKHoVK7KVVMV8D.1

Persons requiring reasonable accommodation in order for the meeting to be accessible to them are requested to notify the Chelsea Planning Commission of such request no later than two (2) days prior to the date of the meeting.