



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, April 1, 2014**, at the Chelsea Municipal Building (Council Chamber) located at 311 S. Main Street, Chelsea, Michigan.

The purpose of the meeting will be to discuss the following items:

- Continue the discussion of the 5 year review process of the Comprehensive Plan.

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

PLANNING COMMISSION WORK SESSION MINUTES
APRIL 1, 2014
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN ST., CHELSEA, MI

NAMES OF THOSE PRESENT: Erik Larsen, Sarah Haselschwardt, Larry Ledebur, Nick Helmholdt, Cary Church, Darlene Stanley

MEMBERS ABSENT: Marcia White, George Kinzer,

MEMBERS VACANT: Rich Montoye

OTHERS PRESENT: Cheri Albertson, Christine Linfield

The work session started at 7:00. Discussion of the comprehensive plan revisions continued.

The commission revisited NEIGHBORHOOD DESIGN paragraph with Christine Linfield. Multiple commissioners requested this section to be flagged for revision.

Cheri Albertson suggested thinking about how the context of surrounding uses around a neighborhood should be incorporated into the plan document.

The commission revisited the STREETSCAPE section with Christine Linfield. She agreed with the removal of specific dimensions in this section to allow more flexibility. Sarah Haselschwardt suggested removing all dimensions from this section. Christine Linfield suggested deleting the word "Ornamental" and the last sentence of the last bullet.

The commission revisited the concept of Alleyways. Christine Linfield suggested that commissioners look at current alleys in city on Harrison street, and to consider that new alleys should be private to reduce burden on public maintenance. Erik Larsen asked that this be considered for inclusion and review in the plan.

Erik Larsen asked for clarification about the muck line. Christine Linfield described it as a natural boundary on the east side of the city that limits or prevents further urbanization. Christine Linfield will look into providing the planning commission a map of the muck line. Sarah Haselschwardt suggested this sentence doesn't belong in this section. Darlene Stanley suggested that this doesn't fit the title of Residential Design. Cary Church considered moving this section to Future Land Use. Larry Ledebur suggested removing all but the first and last sentence of RESIDENTIAL DESIGN section and finding a more appropriate section for it. Sarah Haselschwardt asked to keep the second sentence in the section. Larry Ledebur asked for the first sentence to be revised to better describe the gradient of density from the edge to the center.

NEIGHBORHOOD COMMERCIAL NODES

Sarah Haselschwardt stated that M52/Dewey may not be an appropriate location for a commercial node. Nick Helmholdt suggested that the revision look at the best appropriate locations for new neighborhood commercial nodes. Larry Ledebur states that this may be inconsistent with other language in the plan encouraging redevelopment of central business district. Discussion about appropriateness of 30,000 square foot size limit. Larry Ledebur suggested removing the entire section.

CHAPTER 4 TRANSPORTATION

Former commissioner Robert Stephens provided comments in a written form for this section (attached).

Nick Helmholdt suggested a comment similar to Robert Stephens' proposal for the first paragraph.

Cheri Albertson asked if we should consider a separate chapter on sustainability. Cary Church will send out a link to the Ann Arbor sustainability plan for review.

Larry Ledebur pointed out that the first sentence is difficult to understand. Sarah Haselschwardt suggested ending first sentence of first paragraph after "surrounding areas" and cutting the remainder of the first paragraph. Larry Ledebur recommends cutting everything from "including" to "chapters 3 and 5" the adding the words "Chelsea should seek to provide" before the following sentence then adding the suggested text from Robert Stephens.

Consensus reached to add the 2nd sentence from Robert Stephens in the 2nd paragraph.

Cheri Albertson suggested adding the word "increasingly" before "impacted."

Cary Church asked if there is any provision for adequate shoulders on roads to allow for pedestrians.

MOBILITY

Larry Ledebur requested to change "street commission" to Washtenaw County Road Commission.

Cheri Albertson clarified that the railroad is owned by MDOT in Chelsea.

Erik Larsen asked if the specific dimensions could be in conflict with current engineering standards. Cheri Albertson says she will review it.

Cheri Albertson described the status of proposed road projects on Map 4 Transportation Plan.

Erik Larsen suggested removing nodes from map 4 (red stars)

ADJOURNMENT

Meeting adjourned at 8:54 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Nick Helmholdt", with a long horizontal line extending to the right.

Nick Helmholdt
Planning Commission Secretary