



## **CITY OF CHELSEA**

### **NOTICE OF CANCELLATION FOR THE CHELSEA PLANNING COMMISSION MEETING**

**NOTICE IS HEREBY GIVEN THAT THE  
PLANNING COMMISSION MEETING ON  
TUESDAY, APRIL 15, 2014 AT 7:00 P.M. HAS  
BEEN CANCELLED.**

**PLANNING COMMISSION WILL INSTEAD  
HOLD A WORK SESSION TO CONTINUE  
DISCUSSION OF THE 5 YR COMPREHENSIVE  
PLAN REVIEW.**

PLANNING COMMISSION WORK SESSION MINUTES  
APRIL 15, 2014  
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS  
311 S. MAIN ST., CHELSEA, MI

NAMES OF THOSE PRESENT: Sarah Haselschwardt, Larry Ledebur, Nick Helmholdt, Marcia White, George Kinzer, Darlene Stanley, Cary Church,  
MEMBERS ABSENT: Erik Larsen  
MEMBERS VACANT: Rich Montoye  
OTHERS PRESENT: none

The work session started at 7:09. Discussion of the comprehensive plan revisions continued.

Larry Ledebur raised the Ann Arbor sustainability report as a for discussion relative to the Chelsea master plan. He passed out a table showing the cross cutting themes proposed for the master plan and the current list of chapters.

Cary Church mentioned solar energy as a planning topic that should be addressed in the master plan. Marcia White stated that electric vehicle charging stations have similar connection to planning.

Larry Ledebur asked if there was an appetite for adding a chapter on Energy and Climate. George Kinzer suggested getting input from the city regarding the idea of having a dedicated chapter for Sustainability. He listed other reasons that might be good motivation for planning in this domain, including water management. General agreement was reached on the need to address the topic with an additional chapter.

Discussion resumed at MOBILITY MANAGEMENT STRATEGIES.

Sarah Haselschwardt suggested adding Robert Stephen's statement into the third bullet point under Mobility Goals, to the end of the first sentence: "to include pavement treatments, such as colored or textured pavement, brick pavers, or cobblestones." Larry Ledebur proposed revising the wording of the first bullet point to be more specific about which routes are under discussion.

Sarah Haselschwardt expressed concern about the need for a new bypass road around the city. She stated that it would reduce the amount of desirable traffic in downtown. Multiple planning commissioners identified a problem with the first bullet point since they see a need for traffic calming for heavy vehicles. George Kinzer stated he was concerned about using the word "Accommodate" Darlene Stanley suggested cutting the words "new development". The agreed upon phrasing read as follows:

*Accommodate increasing traffic through a new collector street system, improved signal technology, access management along all Arterial and Collector streets (including select driveway closures when opportunities arise), and improvements at problem intersections to include pavement treatments, such as colored or textured pavement, brick pavers, or cobblestones. A commuter rail connection along existing rail infrastructure between Chelsea and Ann Arbor could provide additional benefits, including promotion of multi-modal transportation and reduction of congestion.*

In the second bullet, George Kinzer proposed adding the hospital as a major landmark. Others suggested the library, senior centers, and the Chelsea Wellness Center as landmarks.

Discussion moved on to the section titled MOBILITY RECOMMENDATIONS.

Larry Ledebur suggested breaking the first paragraph into two beginning at sentence starting "The City Council adopted". Furthermore, he suggested replacing "The City Council adopted revisions to the" with "Current street design specifications allow more narrow streets..."

Sarah Haselschwardt suggested adding Robert Stephen's comment in the second sentence of the new second paragraph as an item in the list regarding the incorporation of bicycle lanes. George Kinzer suggested adding a mention of bike lanes in the description of horizontal design.

Larry Ledebur read aloud Robert Stephen's comment to add "along with streets designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a Chelsea street." to the end of the paragraph titled Street Connectivity.

Larry Ledebur suggested expanding the scope of the paragraph titled Commuter Rail to include multiple modes of transportation to employment nodes. Additional options exist including the Express Bus, carpool lot, WAVE bus, etc. The commissioners identified a desire to foster these options in addition to exploring long term commuter rail possibilities.

Sarah Haselschwardt said that the sentence "Chelsea should evaluate potential locations for a traffic calming solutions by implementing a pilot program." may be unnecessary. Darlene Stanley said that on street parking is a key component of the traffic calming approach. Nick Helmholdt stated that traffic calming is also a safety issue - especially for children walking to school - and this should be clearly stated in the plan. Larry Ledebur suggested that it should be refocused on why traffic calming is necessary.

George Kinzer suggested cutting the 4 bullets titled Desired Access Spacing.

Nick Helmholdt said that Access Management section seems to be lacking context - some sections align better with suburban M-52. Sarah Haselschwardt suggested adding walkability and non motorized access into this section. Larry Ledebur proposed inserting the words "complete streets" to this section since it encapsulates many of these ideas. Larry Ledebur proposed that the last sentence in the third paragraph in this section should be cut.

#### 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