

## **CHELSEA PLANNING COMMISSION NOTICE OF WORK SESSION**

Notice is hereby given that the Chelsea City Planning Commission will hold a Work Session on Tuesday, December 17, 2013 at 7:00 P.M. at the City Offices, 305 S. Main Street, Lower Level, 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 Master 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 WORKSESSION MINUTES  
DECEMBER 17, 2013  
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS  
311 S. MAIN ST., CHELSEA, MI**

**Planning Commission Present:** Vice-Chair Erik Larsen, Sarah Haselschwardt, Marcia White, Robert Stephens, Darlene Stanley and Larry Ledebur

**Planning Commission Absent:** Chair George Kinzer, Secretary Nick Helmholdt, Rich Montoye

**Others Present:** Cheri Albertson (City Council) and Christine Linfield (Staff)

The Comprehensive Plan discussions continued.

**CHAPTER 3 - Land Use**

Page 44 – Add new bullet for traffic calming. Include elements to improve access across M52 and the areas north and south of the tracks.

Page 25 – Under Future Land Use Goals, include new third bullet for establishing a future northern gateway overlay district.

Page 45 – In first paragraph, add reference to the future public events center to be located on the old Palmer parking lot site. Also delete reference to the small park & small parking lot to serve the library.

Page 45 – Include a new primary goal to create a landscaped ceremonial plaza at all four corners of M52 and the railroad tracks to create a destination for pedestrians and to promote a safe & aesthetically pleasing railroad crossing. Promote connectivity for areas north and south of the tracks. Also, the plan must take into consideration safety improvements for the upcoming high speed rail project which is slated to be operational in the fall of 2017. Update Map 2B to show the new railroad plaza plan and also create a draft conceptual sketch for to be used in upcoming visioning meetings with the public.

Page 27 – Under mixed use, strike the term “Live-Work” to avoid future conflict issues with home occupations. Start sentence with “multi-level”.

Page 29 – Under the Federal Screw Works section remove the phrase “an adaptive reuse” and put in reference to the redevelopment of the site into a balanced mixed use. Also strike the term “loft” and revise the text to include multiple family and single family uses.

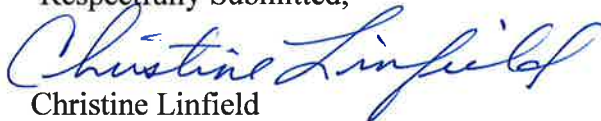
Revise the Future Land Use Map to convert 140 Buchanan street (old Sheridan Books parcel once owned by the city which has now been sold to Chelsea Milling Company) back to the current industrial use.

Page 45 – Redo section regarding historic preservation to reflect the recently established historic district. Obtain address list from Jim Myles of properties within the historic district. Revise the second sentence to remove the wording that the “Planning Commission should carefully consider renovations”...to reflect that renovations will consider historic character in order to ensure that the historic character of these buildings is retained. Remove the last sentence in the paragraph. Revise the second to last sentence in the paragraph to remove the “historic district, north area plan and downtown area, and downtown area neighborhoods”, and insert “Central Business District.”

Next work session will focus on Neighborhood Management Strategies. Input from the Wellness Foundation and the local senior communities would be valuable.

At the end of the meeting, Robert Stephens reported that he was moving outside the city and will no longer be serving on the Planning Commission or Zoning Board of Appeals. Due to his interest in Complete Streets policies, Robert handed out his comments regarding suggested changes to Chapter 4 which deals with Transportation issues.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Christine Linfield". The signature is written in a cursive, flowing style.

Christine Linfield

Planning, Engineering, Zoning and Community Dev. Dir.