



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, December 6, 2011, 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:

- **Presentation by Mark Heydlauff of the DDA's plans for the Downtown Area.**

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 6, 2011, 7:00 P.M.
CHELSEA CITY OFFICES, LOWER LEVEL
305 S. MAIN ST., SUITE 100, CHELSEA MI, 48118**

Members Present: Chairman George Kinzer, Jack Garland, Darlene Stanley, Robert Stephens, Melissa Johnson, Peter Feeney, Erik Larsen, Sarah Haselschwardt

Members Absent: Mary Schroer

Others Present: Planning, Engineering, Zoning & Community Development Director – Christine Linfield, DDA Representative Mark Heydlauff,

Chair Kinzer called the meeting to order at 7:02 p.m. and then Mark Heydlauff started his presentation on the upcoming DDA proposed projects for downtown Chelsea.

Palmer Parking lot across from City Hall: DDA has an option to purchase the property and will probably close on the land purchase in January 2012. The development is proposed to be conducted in two phases. Phase I will include a new municipal parking lot with outdoor event space and restroom building (for farmer's market, sounds & sights, etc.) and Phase II could include further expansion of a covered roof over the farmer's market and construction of shared parking with Palmer Service, UAW Hall and the old post office building. PC commented that a covered outdoor area could be used for dances or wedding receptions. Christine brought up concerns with the existing parking lot having two detention basins that pond water on the parking lots. She mentioned that the DDA will need to keep these storm water relocation costs in mind when designing the new site. Sarah was concerned over traffic circulation and stressed the importance of the DDA to continue talks with Mr. Mock regarding a shared driveway use agreement. With this shared use...there would then be full vehicular circulation around the new events center.

M52 Pedestrian Crossings: At Van Buren Street, Summit Street, Orchard Street, North Street. Sarah Haselschwardt had concerns over M52 crossings (such as Orchard Street) where the pavement is very wide. The PC discussed how difficult it is for pedestrians to cross M52 now.

Municipal Lot 1 and new pedestrian ramp on Park Street: This project consists of removing the obsolete pedestrian ramp along side Springer Insurance Agency and replacing it with a new handicap ramp, pedestrian stairway and covered parking bays to create an outdoor seating area near the Purple Rose Theater. The PC liked the idea of having more open space for musicians for sounds & sights but Mark Heydlauff reported that they would need to coordinate the use with the theatre to reduce noise impacts on play nights.

PLEASE SIGN IN
PLANNING COMMISSION WORKSESSION
DECEMBER 6, 2011

NAME

ADDRESS

Christine Longfield
Rolt Stephens
MARK HEYDCAUF
DARLENE STANLEY
Jack Carlson
GEORGE KINZER
TEREN FEENSON
Sarah Hasebaldwardf
Melissa Johnson
Lub Jansen

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