



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, May 1, 2012, 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:

Zoning Ordinance Amendments

- Single Family duplicates in RM-1 and RM-2 districts
- A change is needed to reflect new rules regarding chickens in AG-1 and other applicable districts

Possible Future Ordinance revisions

- LED lighting for fuel stations
- Outdoor Seating

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
MAY 1, 2012, 7:00 P.M.
CHELSEA CITY OFFICES, LOWER LEVEL
305 S. MAIN ST., SUITE 100, CHELSEA MI, 48118

Members Present: Chairman George Kinzer, Darlene Stanley, Melissa Johnson, Rich Montoye, Sarah Haselschwardt, Erik Larsen, and Robert Stephens, (1 vacancy)

Members Absent: Jack Garland

Others Present: Planning, Engineering, Zoning & Community Development Director Christine Linfield, City Planner Carl Schmult

Meeting called to order at 7:04 p.m. by Chairman Kinzer.

Chair Kinzer introduced Richard Montoye to the rest of the Planning Commission. Mr. Montoye was appointed by Mayor Lindauer at the April 24, 2012 City Council meeting to fill the vacancy created by Peter Feeney's resignation.

Chair Kinzer introduced the first item on the agenda regarding proposed text amendment to correct duplication in the RM-1 and RM-2 zoning districts. Christine Linfield explained that a single family dwelling is listed as both a "permitted use" and a "special use" in both districts. The single family dwelling use can only be in one. Ms. Linfield reported that in the previous version of the Village Zoning Ordinance, single family dwelling was listed as a permitted use. Carl Schmult informed the Planning Commission that it is not uncommon for communities to have single family dwellings as a permitted use in a more intense district. The consensus from the Planning Commissioners present was for staff move forward with proposing text amendment language to remove the single family dwelling reference from the special use section of RM-1 and RM-2. If there is not enough time for posting a public hearing for the May 15, 2012 meeting, then the public hearing and proposed text amendments will be added to the June 19, 2012 Planning Commission agenda.

Chair Kinzer introduced the second item on the agenda regarding the proposed text amendments to the City of Chelsea Zoning Ordinance regarding backyard chickens. Ms. Linfield reported that on April 25, 2012, the new City Code of Ordinance No. 172 went into effect allowing residents in single family dwellings to have up to four backyard chickens. Ms. Linfield also reported that with the new ordinance in place, the Zoning Ordinance must be revised to coincide with these changes. After much discussion, Mr. Schmult recommended that the best way to handle the situation is to amend the Zoning Ordinance by referencing Ordinance No. 172 (Backyard Chickens) in all applicable residential districts. The consensus from the Planning Commissioners present was for staff to move forward with proposing text amendment language for action at an upcoming meeting. If there is not enough time for posting a public hearing for the May

15, 2012 meeting, then the public hearing and proposed text amendments will be added to the June 19, 2012 Planning Commission agenda.

Chair Kinzer introduced the third item on the agenda regarding the Zoning Board of Appeals recommendation to consider revising the Zoning Ordinance to allow LED lighting for fuel pricing signs. Ms. Linfield reported that the ZBA had approved two separate variances to allow both Mobile gas stations in town to use LED for their fuel pricing signs. Mr. Schmolt reported that the use of LED lighting for signs is being more prevalent in communities as technology advances. Mr. Schmolt also reported that the Zoning Ordinance cannot be revised to just allow LED's for fuel pricing because then you are regulating content. He also stated that if the Planning Commission wanted to allow LED lighting for fuel signs then the ordinance must be revised to allow LED lighting for all signs regardless of content. Melissa Johnson reported to the Planning Commission that there are current studies investigating the safety of LED lighting use due to distraction to drivers. Ms. Johnson gave staff two documents to review, "Dynamic Signage: Research Related to Driver Distraction and Ordinance Recommendations" submitted by SRFR Consulting Group and "Sign Ordinances and the First Amendment" risk management information from the League of Minnesota Cities. Mr. Schmolt recommended that the Planning Commission consider meeting with representatives from the sign industry to obtain more information regarding LED signs. Chair Kinzer inquired about what would be an adequate time frame for reviewing the issue and reporting back to the ZBA. Mr. Schmolt reported that it is not unheard of for communities taking up to six months to review a possible text amendment. The consensus of the Planning Commission is for staff to compile more information and present the information at a future work session.

Chair Kinzer introduced the fourth item on the agenda regarding a possible text amendment to the Zoning Ordinance to regulate outdoor seating areas. Ms. Linfield reported that during the review of the Chelsea Alehouse special use permit, Ms. Johnson had concerns with outdoor seating not being addressed in the Zoning Ordinance. Due to this concern, the item was placed on the work session agenda for discussion. Mr. Schmolt reported that it is common for communities to have an outdoor seating section in their Zoning Ordinance. He reported that Pittsfield Township has a good outdoor seating ordinance. The consensus from the Planning Commissioners present was for staff to move forward with drafting an outdoor seating ordinance and bring it back before Planning Commission at the June work session.

Adjourned at 8:39 pm.

Respectfully Submitted,



Christine L. Linfield
Planning, Engineering, Zoning &
Community Development Director

PLEASE SIGN IN
PLANNING COMMISSION WORK SESSION
MAY 1, 2012

NAME

ADDRESS

✓ Rick Marty
- Sarah Haselschwardt
✓ DARLENE STANLEY
✓ ROBERT STANLEY
✓ ERIK LARSEN
✓ Melissa Johnson
✓ CARL SCHMILT
✓ GEORGE KINSER
✓ CHRISTINE LINFIELD

415 East St
140 E MIDDLE ST
630 FARMAS ST.
458 SHILOH DR.
519 MCKINLEY ST.

MEMORANDUM

TO: Christine Linfield, Planning, Engineering, Zoning, and Community
Development Director, City of Chelsea
Karon Barbour, Planning and Zoning Technical Administrative Assistant,
City of Chelsea

FROM: Carl V. Schmult, Jr.
Professional Community Planner

DATE: February 9, 2012

RE: Zoning Ordinance Amendment, RM Districts

The following is a suggested amendment to the Zoning Ordinance to delete single family detached dwellings as special uses in the RM-1 and RM-2 districts. You requested a draft of an amendment after you discovered that for the Ordinance listed single family dwellings as both permitted uses and special uses in both districts.

1. Section 4.07 Moderate Density Residential Zoning Districts (RM-1)

Delete subsection B.8, Single-family dwellings. Renumber the remaining subsections 9-12 to 8-11.

2. Section 4.08 Multiple-Family Residential District High Density (RM-2)

Delete subsection B.8, Single-family dwellings. Renumber the remaining subsections 9-12 to 8-11.

ZONING DISTRICT

SECTION 4.07 MODERATE DENSITY RESIDENTIAL ZONING DISTRICTS (RM-1)

This district is designed to permit a moderate density of population and a moderate intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system and which abut or are adjacent to such other uses or amenities which support, complement, or serve such a density and intensity.

The RM-1 Multiple Family Residential District is intended to be a moderate density residential district and allow multiple-family dwellings, along with other residentially related facilities which serve the residents in the district. This district may serve as a zone of transition between nonresidential districts and lower density single family and two family residential districts.

A. PERMITTED USES

1. Multiple-family dwellings.
2. Two-family dwellings.
3. On-site signs in accordance with regulations in Article 6.
4. Essential services.
5. Accessory uses or structures in accordance with section 3.10.
6. Adult foster care family home (6 or fewer adults), foster family home (4 or fewer children 24 hours per day), foster family group home (5 to 6 children 24 hours per day) and family day care home (6 or fewer children less than 24 hours per day in single family detached dwelling only), licensed by the Michigan Department of Social Services or its successor.
7. Single family detached and attached dwellings.

B. SPECIAL USES

1. Public swimming pools, recreation centers, parks, playgrounds, and playfields.
2. Churches and other buildings for religious worship.
3. Public and private elementary and secondary non-profit schools, and colleges and universities.

ZONING DISTRICT

4.07 (B) Cont.

**MODERATE DENSITY
RESIDENTIAL DISTRICT
(RM-1)**

4. Essential service structures of a non-industrial character.
5. Boarding and rooming houses.
6. Government or community-owned buildings.
7. Funeral homes and mortuary establishments, not including crematoriums.
8. Single-family dwellings.
9. Adult foster care small group home (12 or fewer adults), adult foster care large group home (13 to 20 adults). There shall be provided 16,000 square feet of lot area for the first eight residents and 1,450 square feet for additional residents. Subject to the regulations in Section 5.06 herein.
10. Group day care home (7 to 12 children less than 24 hours per day), subject to the conditions in Section 5.11 herein.
11. Child care centers, subject to the conditions in Section 5.11 herein.
12. Bed and breakfast operations in accordance with Section 5.10 herein.

C. REGULATIONS AND STANDARDS

1. LOT AREA AND WIDTH.
 - a. Every lot or parcel occupied by a single-family dwelling shall contain an area of not less than 7,500 square feet. Every lot or parcel of land occupied by a two-family dwelling shall contain an area of not less than 12,000 square feet. Every lot or parcel of land occupied by a multiple-family dwelling structure which has three or more dwelling units shall contain an area of not less than 4,900 square feet per dwelling unit. There shall be provided a minimum lot or parcel width of not less than 60 feet for a single-family dwelling, 80 feet for a two-family dwelling, and 400 feet for a multiple-family dwelling. In no case shall a multiple-family dwelling be located on a parcel having less than 20,0

ZONING DISTRICT

ZONING DISTRICT

SECTION 4.08 MULTIPLE-FAMILY RESIDENTIAL DISTRICT-HIGH DENSITY (RM-2)

This district is designed to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system and which abut or are adjacent to such other uses or amenities which support, compliment, or serve such density and intensity.

The RM-2 Multiple Family Residential District is intended to be a moderate to high density residential districts and allow multiple-family dwellings, along with other residentially related facilities which serve the residents in the district. This district will generally serve as zones of transition between nonresidential districts and lower density single family and two family residential districts.

A. PERMITTED USES

1. Multiple-family dwellings.
2. Two-family dwellings.
3. On-site signs in accordance with regulations in Article 6.
4. Essential services.
5. Accessory uses or structures in accordance with section 3.10.
6. Adult foster care family home (6 or fewer adults), foster family home (4 or fewer children 24 hours per day), foster family group home (5 to 6 children 24 hours per day) and family day care home (6 or fewer children less than 24 hours per day in single family detached dwelling only), licensed by the Michigan Department of Social Services or its successor.
7. Single family detached and attached dwellings.

B. SPECIAL USES

1. Public swimming pools, recreation centers, parks, playgrounds, and playfields.
2. Churches and other buildings for religious worship.
3. Public and private primary and secondary non-profit schools, and colleges and universities.

ZONING DISTRICT

4.08 (B) Cont.

MULTIPLE-FAMILY RESIDENTIAL (RM-2)

4. Boarding and rooming houses, convalescent or nursing homes.
5. Essential service structures of a non-industrial character, but not including maintenance depots or warehouses.
6. Government or community-owned buildings.
7. Funeral homes and mortuary establishments not including crematoriums.
8. Single-family dwellings.
9. Adult foster care small group home (12 or fewer adults), adult foster care large group home (13 to 20 adults). There shall be provided 16,000 square feet of lot area for the first eight residents and 1,450 square feet for each additional resident. Subject to the conditions in Section 5.06 herein.
10. Group day care home (7 to 12 children less than 24 hours per day), subject to the conditions in Section 5.11 herein.
11. Child care centers subject to the regulations in Section 5.11 herein.
12. Bed and breakfast operations in accordance with Section 5.10, herein.

C. REGULATIONS AND STANDARDS

1. LOT AREA AND WIDTH.
 - a. Every lot or parcel occupied by a single-family dwelling shall contain an area of not less than 7,500 square feet. Every lot or parcel of land occupied by a two-family dwelling shall contain an area of not less than 10,000 square feet. Every lot or parcel of land occupied by a multiple-family dwelling structure which has three or more dwelling units shall contain an area of not less than 2,500 square feet per dwelling unit. There shall be provided a minimum lot width of not less than 60 feet for a single family dwelling, 80 feet for a two-family dwelling and 150 feet for a multiple-family

ARTICLE 4
ZONING DISTRICT REGULATIONS

SECTION 4.01 AGRICULTURAL DISTRICT (AG-1)

The intent of this district is to set aside land suitable for agricultural development and agricultural related uses.

A. PERMITTED USES

1. Growing of field crops, fruits, and vegetables; raising or keeping of slaughter and feeder cattle, llamas, dairy cattle, horses, sheep, goats, laying chickens, broilers, turkeys, game birds, and rabbits, subject to provisions of Section 4.01D, following; growing of sod; field grown, container, and greenhouse herbaceous and woody nursery stock.
2. Sale of agricultural products raised or grown on the premises, including roadside stands for said sales.
3. Single-family detached dwellings.
4. On site signs only in accordance with the regulations in Article 6.
5. Essential services and structures of a non-industrial character, but not including maintenance depots and warehouses.
6. Adult foster care family home (6 or fewer adults), foster family home (4 or fewer children 24 hours per day), foster family group home (5 to 6 children 24 hours per day), family day care home (6 or fewer children less than 24 hours per day), licensed by the Michigan Department of Social Services or its successor.
7. Accessory Buildings, structures, and uses, in accordance with Section 3.10.

B. SPECIAL USES

1. Golf courses.
2. Churches and other buildings for religious worship.
3. Cemeteries.
4. Animal hospitals.
5. Group day care homes, subject to the conditions in Section 5.11.

ZONING DISTRICT

4.01 (D) cont.

**AGRICULTURAL DISTRICT
(AG-1)**

- 5. On-farm storage, mixing, loading, application, and disposal of pesticides, and disposal of pesticide containers, shall comply with "Generally Accepted Agricultural and Management Practices for Pesticide Utilization and Pest Control", as promulgated by the Michigan Commission of Agriculture, December, 1995, as amended.
- 6. On-farm storage and containment of fertilizers and land application of fertilizers, and soil conservation and irrigation management practices, shall comply with "Generally Accepted Agricultural and Management Practices for Nutrient Utilization", as promulgated by the Michigan Commission of Agriculture, May, 1995, as amended.
- 7. The maximum number of farm animals permitted shall not exceed one animal unit per one acre. The number of animal units shall be calculated using the following table of animal unit equivalents. (see diagram below)

FORMULA: $EAU \times \text{Acreage (5 Acre Minimum)} = \text{Number of animals permitted}$

| Animal/Poultry Species | Equivalent Animal Unit (EAU) per Acre | Animals Allowed Per 5 Acre Minimum |
|-------------------------------|--|---|
| Horses | 0.5 | 2.5 |
| Mature Dairy Cattle | 0.7 | 3.5 |
| Slaughter Cattle | 1.0 | 5.0 |
| Sheep and Lambs | 10 | 50 |
| Turkeys | 50 | 250 |
| Ducks | 50 | 250 |
| Chickens | 100 | 500 |

- 8. A minimum land area of five acres shall be required for raising or keeping of animals or poultry.

From: Tom Osborne [mailto:ozzie136@gmail.com]
Sent: Wednesday, March 28, 2012 1:02 PM
To: gckinzer@comcast.net
Cc: rmsteph@gmail.com; kratz@jpsmail.org; jlindauer@city-chelsea.org
Subject: Zoning

George

Last year the ZBA approved a gasoline price sign with LED lights. It was at the freeway and there were some good points for its use. Easy to change, the letters on the old sign are heavy and could fall striking an employee or customer and it is easily seen. We put some limitations on the new sign. It cannot move or flash. Only fuel prices, no other messages. Only numbers, no images or other information. To date I have not heard any complaints about it. At the last ZBA meeting we approved a similar request for Perky Pantry for a similar sign. I am sure this is the coming future for service stations as I have seen these everywhere. I think it may be time we changed our ordinance to address these types of signs for service stations and perhaps other uses.

We discussed this at our last ZBA meeting and felt you should know about it.

Tom Osborne

ZBA Chairman