



VILLAGE OF CHELSEA

PLANNING COMMISSION AGENDA

FEBRUARY 17, 2004

7:30 P.M.

BOARD ROOM

WASHINGTON STREET EDUCATION CENTER

500 WASHINGTON ST., CHELSEA, MI

CALL TO ORDER

APPROVAL OF MEETING MINUTES

- Meeting Minutes - Approval of Meeting Minutes of January 20, 2004

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

DISCUSSION

- Village of Chelsea's Sign Ordinance
- Review of the General Development Plan

REPORTS

CORRESPONDENCE

ADJOURNMENT

Village of Chelsea Planning Commission Meeting Minutes
February 17, 2004
7:30 P.M.
Board Room
Washington Street Education Center
500 Washington Street, Chelsea, MI

Members Present: Chairman Chris Rode, Walter Bolt, Chris Pick, Rik Haugen, Kim Soule, Peter Feeney (arrived 7:45), George Kinzer (arrived 7:50 p.m.), Vincent Elie (arrived 9:20)

Members Absent: Ann Valle (approved absence due to illness).

Others Present: Planning and Zoning Administrator -Jim Drolett, Village Trustee -Cheri Albertson, Village Trustee- Charlie Ritter

Others Absent: There were no site plans on the agenda and it was not necessary for Carl Schmult and Christine Linfield to be present.

CALL TO ORDER

Chairman Chris Rode called the meeting to order at 7:34 p.m.

APPROVAL OF THE MEETING MINUTES OF JANUARY 20, 2004

A motion was made by Rik Haugen to approve the Minutes of January 20, 2004 as written, supported by Chris Pick. 5 Ayes, 0 No, 4 Absent. Motion Passed.

APPROVAL OF AGENDA

Chris Rode would like to add Regional Planning Issues, and the Chelsea District Library to the agenda.

Cheri Albertson would like to add a letter received from MDOT regarding a street cut along M52 across from Buchanan Street, at the Clock Tower site.

Walter Bolt would like to add the park-n-ride lot by the highway.

PUBLIC PARTICIPATION

Chairman Rode opened Public Participation

Village Trustee Cheri Albertson gave an update on the upcoming Charter for City Hood. She has received notification that the charter has been passed on to the Attorney General Office and it may go directly to the Governor.

Chairman Rode closed Public Participation.

DISCUSSION

- **Village of Chelsea's Sign Ordinance**

Peter Feeney Arrived

Much discussion regarding the Villages Sign Ordinance, and whether the Commission wants to pursue it at this time based on the presentation by Peter Flintoft at the last Planning Commission Meeting. Chairman Rode feels that to be proactive we deal with specific portions of the Ordinance and make sure that they meet the requirement of the ruling Mr. Flintoft went over. The general feeling among the Planning Commission was to work on certain areas that are needed and that at this time, it does not warrant the expense to change the entire ordinance.

Trustee Albertson asked if signs are shown on the site plan. Chairman Rode said that they can see where the sign is, but they never see what the sign is going to look like. Planning & Zoning Administrator Jim Drolett said that signs fall under a separate ordinance.

George Kinzer arrived 7:55 p.m.

At this time the Commission decided to look at the Sign Ordinance in Work Sessions to see where revisions should be made, but the bulk of the Ordinance will remain the same.

- **Review of the Master Plan**

Before the Planning Commission can proceed with changes to the Master Plan they must get approval from Council. Chairman Rode suggested that all changes be made at the same time. That way when we send out letters of intent to surrounding municipalities we can do everything together. Chris went over his top list of items that he felt needed to be worked on. They include:

- Adding Parks and Recreation and Open Space
- Consideration of Roads and Traffic issues
- Public Facilities -New Village Hall, Library, Schools
- Land Use Issues -Such as McGibney property, McKinley Site
- Consideration of Cooperative Planning - How we might incorporate policy in our Master Plan in the manner in which we might handle cooperative planning.
- Connections of the Village to areas outside the Village

Kim Soule suggested getting a traffic engineer to take a look at road connections. Chairman Rode said that we would have to determine what the cost would be and go in front of the Village Council.

Much discussion among the Planning Commission regarding our street maps. These will be important to see where street connections can be made. Some of the issues discussed were better software for the Village Engineer to use in creating maps, better detail showing easements and plats, adding in new developments and streets.

Rik Haugen questioned whether we were going to need a whole new Comprehensive Plan. The entire Village has changed in the last 5 years. The last go around cost the Village over 50,000.00. Many of the Commissioners feel that we already have a good base and that we can work from that instead of the Village spending a lot of money. It was suggested that C. Rode go in front of Council to get feedback and see if any money can be spent. Village Trustee

Albertson said that the Council will discuss with the new Manager yearly goals and that all of the issues that have been discussed tonight are important.

C. Rode would like this on the agenda for the next Work Session and for the Commission to add any items on the list they feel need to be added.

Vincent Elie arrived

CORRESPONDENCE

- **Chelsea District Library**

The Chairman received an information packet from the library about what they are trying to do. He will give Karon Barbour a copy so they can be distributed to the Commission.

- **Carpools** – Walter Bolt said the first thing you see when you get off I-94 and entering Chelsea is the park-n-ride, and it looks bad. Walter contacted MDOT to see if they can do anything with the park-n-ride with landscaping to clean up the area.

- **Regional Plan Issues**

Chris Rode went to the Regional Plan Meeting last night and there is a new bill, number 424, which would allow for cooperative joint planning commissions. It sounds like a very flexible bill to allow municipalities to put together joint planning commissions. For example, the Village of Chelsea could enter into agreements with 5 townships and you could limit the scope of the powers of that Joint Commission. It sounds as if you can pick out certain areas such as roads, and the commission would have to ability to work on that issue only. Chairman Rode will get the Commission copies of this new bill and thinks this could be a useful tool.

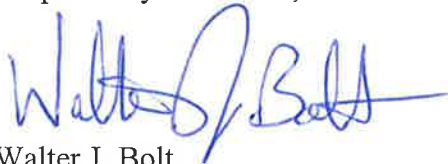
- **Letter from MDOT regarding M52 and the McKinley Development/Clocktower**

Walter Bolt asked MDOT to look at the alignment of the proposed curb cut at the McKinley property. He would like to see it aligned with Buchanan Street instead of the current placement. MDOT sent a letter and said they will look at that issue. Trustee Albertson feels that we should use this resource when possible to look at traffic issues such as this. Jim Drolett said that the developer would have to pay for MDOT to review that situation.

ADJOURNMENT

A motion was made by Peter Feeney to adjourn the Planning Commission Meeting at 9:50 p.m., seconded by George Kinzer. 8 Ayes, 0 No, 1 Absent. Motion passed.

Respectfully submitted,



Walter J. Bolt

Village of Chelsea Planning Commission Secretary

