



CITY OF CHELSEA
PLANNING COMMISSION AGENDA
JULY 19, 2005
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 the Meeting Minutes for June 21, 2005.

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – Approval of Joint Work Session Minutes for June 21, 2005

APPROVAL OF AGENDA

PUBLIC PARTICIPATION

PUBLIC HEARING

OLD BUSINESS

DISCUSSION

- Sandwich Boards
- Comprehensive Plan

REPORTS

CORRESPONDENCE

ADJOURNMENT

City of Chelsea Planning Commission Meeting Minutes
JULY 19, 2005
7:30 P.M.
Board Room
Washington Street Education Center
500 Washtenaw St., Chelsea, MI

Members Present: Chairman Chris Rode, Ann Valle, George Kinzer, Chris Pick, Walter Bolt

Members Absent: Peter Feeney (excused), Rik Haugen (excused), Casey Blair

Others Present: Planning & Zoning Administrator - James Drolett,
Trustee-Cheri Albertson

Others Absent: City Trustee-Frank Hammer, City Engineer-Christine Linfield (not necessary for her attendance), Carl Schmult (not necessary for his attendance)

CALL TO ORDER

Chairman Rode called the meeting to order at 7:35 p.m.

APPROVAL OF MEETING MINUTES

- **Meeting Minutes** - Approval of the Meeting Minutes for June 21, 2005.

A motion was made by Chris Pick, supported by George Kinzer, to approve the Minutes of the regular Planning Commission Meeting for June 21, 2005. 5 Ayes, 3 Absent, 1 position unfilled. Motion approved.

APPROVAL OF WORK SESSION MINUTES

- **Work Session Minutes** – Approval of Joint Work Session Minutes for June 21, 2005.

A motion was made by George Kinzer, supported by Chris Pick to approve the Work Session Minutes of June 21, 2005. 5 Ayes, 3 Absent, 1 position unfilled. Motion approved.

PUBLIC PARTICIPATION

Chairman Rode opened Public Participation.

Cheri Albertson spoke as a resident and suggested that the next residential project where two developments are back to back there be a way for pedestrians to walk between those developments, such as sidewalks. Chris Pick said that he has gotten mixed reviews and that those people who live there, may not want unlimited access to their backyards. We may also be required to put in lighting along that path.

Chairman Rode closed Public Participation.

DISCUSSION

- **Sandwich Boards** - There is a temporary moratorium on enforcement of our Ordinance for sandwich boards until October 31^{st, 2005}. The business owners would like to keep sandwich boards in the downtown district. The PC had a discussion regarding other types of signs the DDA has suggested to help downtown businesses bolster business. One problem is that those businesses are hurting, and do not want to spend extra money on signage. Planning and Zoning Administrator Jim Drolett said the Council is asking the Planning Commission to look at the issue. The Planning Commission will have to think about whether they want to address the issue, and if so, what type of rules should be set up such as size and placement. Chris Pick asked if the DDA had a set of rules they wanted to follow? Chairman Rode suggests contacting the DDA and express that they look at doing something with signs that would satisfy the downtown merchants, and if that will not work, the Planning Commission will start to solicit other communities for information for those that both allow them, and don't. George Kinzer does not want to change the Sign Ordinance.

There has been interest from the business owners on the south end of town to have consistency in the amount of road right-of-way required for signage. Signs are staggered right now because of the allowable difference within the different zoning districts.

- **Comprehensive Plan**
Chairman Rode said they would be meeting with Brad Strader to get an estimate on the cost to update the Master Plan. They will be addressing the most important issues first such as Parks and Recreation, zoning beyond the ½ mile radius, updating the maps, tree ordinance, and residential design.

Jim suggests that it's important to get with the Townships on developments outside the City, for example, in developing Gary Adams property, Biltmore is proposing on and off ramps on Dexter Chelsea Road, instead of the road that our Planning Commission would like to see.

CORRESPONDENCE

Ann Valle said that she has been asked by Amy Heydlauf to be on the walkable communities committee. They have received some grant money for the cause. Ann Feeney, Peter Feeney and Mike Steklac have met and the committee is going to do a brochure for a walkabout path. Another area the committee will be looking at is having green space between communities. Chairman Rode suggested calling the Parks Committee. Valle said that they have discussed what other local groups might be interested and will also be looking at having citizen's volunteer time to measure routes for the path, etc.

ADJOURNMENT

A motion was by Ann Valle, supported by Walter Bolt to adjourn the meeting at 8:10 p.m. 5 Ayes, 3 Absent, 1 position unfilled. Motion approved.

Sincerely,



Walter J. Bolt
Planning Commission Secretary

