



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, 2005, AT 7:00 P.M. IN THE CITY OFFICES, 305 S. MAIN STREET, LOWER LEVEL, CHELSEA, MICHIGAN.

THE PURPOSE OF THE MEETING WILL BE TO DISCUSS THE FOLLOWING ITEMS:

- **Review of the Chelsea City Zoning Ordinance**

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.

CHRIS RODE, CHAIR



CITY OF CHELSEA
City of Chelsea Planning Commission
Work Session Meeting Minutes
December 6, 2005
7:00 P.M.
Conference Room
City Offices
305 S. Main, Chelsea, MI

Members Present: Chairman Chris Rode, Ann Valle, Casey Blair, Walter Bolt, George Kinzer, Chris Pick, Rik Haugen

Members Absent: Peter Feeney (approved), Joel Abramson (approved)

Others Present: Planning & Zoning Administrator – James Drolett, City Planner-Carl Schmolt

Others Absent: Trustee-Frank Hammer, Trustee-Cheri Albertson, and Engineer – Christine Linfield (attendance not necessary)

The main topic of discussion was changes that have been made to the Zoning Ordinance and have been reviewed by the Planning Commission Ordinance Committee. The Planning Commission was given copies of the changed ordinance to review and bring any changes and comments to this meeting for discussion.

The PC discussed the possibility of another zoning designation with new lot sizes. The Planning Commission would like garages built behind the front wall of new residential construction. Carl warns that if you add this to existing zoning districts it will make many new lots in the city non-conforming. Walter maintains that most new city lots are already a PUD. Chairman Rode suggests that we need to figure how many feet we want garages behind the front wall. We can then figure out if we are creating many non-conformity and if a new zoning district would even be necessary.

Respectfully Submitted,

Karon R. Barbour
Planning & Zoning Administrative Technical Assistant