

City of Chelsea Planning Commission Meeting Minutes
January 2, 2007
7:00 P.M.
Board Room
City Of Chelsea
305 S. Main, Chelsea, MI

Members Present: Chairman Chris Rode, Chris Pick, Ann Valle, Walter Bolt, George Kinzer, Peter Feeney Joel Abramson, Casey Blair

Members Absent: Rik Haugen

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

Others Absent: City Engineer – Christine Linfield, City Planner-Carl Schmolt (It was not necessary for either to attend).

Jim Drolett spoke with Mayor Feeney about the Joint Meeting with City Council to discuss the Master Plan, and it was decided that it should be at the regular Planning Commission Meeting in February.

Master Plan Discussion

Page 48 under utilities should be noted that the City has recently drilled two new wells and will be increasing its water capacity. Casey Blair arrives 7:35 p.m.

It was also mentioned that the Wastewater plant will be expanded and is in the design phase.

Chapter 4 – Transportation

All areas where an alternate route is mentioned should be changed to Chelsea West Drive.

Christine Linfield should review the utility and transportation section of the Master Plan. It was also mentioned that Dexter Chelsea Road and McKinley road improvements are already funded for next year.

Page 54 – Street connectivity, add a sentence that says we are working with the surrounding communities to coordinate connectivity with the surrounding jurisdictions.

Page 54 –Traffic Calming, make that language stronger.

Page 54 – Connectivity, scrap last sentence about cul de sac, stop it at the word design.

Page 55 – Concurrent Improvements Traffic Impact Study, change to, “the city may require a traffic impact study”. We need simple language that the city insists that the developers contribute to solutions that their developments may cause.

North Street Extension – show conceptual link to industrial section to the north of town.

Add Language in the standards that the City continues to strongly discourage private streets as a means of development.

Page 57 – Make a new heading for north and south traffic circulations; add Fletcher road and West Chelsea Drive. Much discussion regarding alternate routes for motorists coming off I-94. Robert Cramer passed out a map that showed variations on how that could be done and incorporated in the plan.

Page 61 – Remove the last sentence from third paragraph down. It is redundant, and in another part of the plan.

Page 62 – Discussion about Uniform Zoning on the south end of town and that those zoning districts could all be better addressed if they had an overlay district.

Page 63 – include that a hospital expansion could go towards Old US 12.

Page 65 – Much discussion on new residential developments and the lot size required. flag the whole density issue. Also on page 65 add useable to open space.

Page 65 – Garages, add language that says garages should be side entry or recessed 5 feet from the front building line. We should be including architectural design and more diversity in design on new homes.

Page 69 - change Mill Creek to Letts Creek. Same bullet points add Freer Road.

Chapter 5 - Implementation

Chairman rode would like to have Carl Schmult's comments on the first two pages of the implementation plan.

Respectfully Submitted



Karon R. Barbour
Planning & Zoning Technical Administrative Assistant



**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, January 2, 2006, at 7:00 P.M. in the Board Room of the City Offices Lower Level Conference Room, 305 S. Main St, Chelsea, Michigan.

The purpose of the meeting will be to discuss the following items:

- **DISCUSSION REGARDING THE MASTER PLAN DRAFT**

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

