



CITY OF CHELSEA

NOTICE OF JOINT PLANNING COMMISSION MEETING BETWEEN CITY COUNCIL AND CHELSEA PLANNING COMMISSION

NOTICE IS HEREBY GIVEN THAT THE CHELSEA CITY PLANNING COMMISSION WILL HOLD A JOINT MEETING WITH CITY COUNCIL ON TUESDAY, FEBRUARY 20, 2007 AT 7:30 P.M. IN THE BOARD ROOM OF THE WASHINGTON STREET EDUCATION CENTER AT 500 E. WASHINGTON, CHELSEA, MICHIGAN.

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

- **PREPARED DRAFT OF THE COMPREHENSIVE PLAN**

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

The regularly scheduled Planning Commission Meeting will take Place Immediately after the Joint Meeting.



CITY OF CHELSEA
PLANNING COMMISSION AGENDA
FEBRUARY 20, 2007
7:30 P.M.
BOARD ROOM
WASHINGTON STREET EDUCATION CENTER
500 WASHINGTON ST., CHELSEA, MI

CALL TO ORDER

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for January 16, 2007.

PUBLIC PARTICIPATION

DISCUSSION

ADJOURNMENT

**CHELSEA CITY COUNCIL & PLANNING COMMISSION
JOINT MEETING
FEBRUARY 20, 2007
7:30 P.M.
BOARD ROOM
WASHINGTON STREET EDUCATION CENTER
500 E. WASHINGTON ST., CHELSEA, MI**

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

Members Absent: Rik Haugen,

Council Present: Frank Hammer, Ann Feeney, Jamie Bollinger, Kent Martinez Kratz, Cheri Albertson, Jason Lindauer,

Others Present: City Manager – Mike Steklac, Planning & Zoning Administrator - James Drolett

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

COMPREHENSIVE PLAN DISCUSSION - Brad Strader gave a Power Point presentation and discussed the steps necessary for our Comprehensive Plan for the City of Chelsea to be adopted. Mr. Strader also discussed the importance that both the Planning Commission and City Council endorse the Master Plan. Once the Council authorizes distribution, the Master Plan is sent out to neighboring municipalities and agencies. They will have up to 90 days to review the plan and make comments. After the time period is up, we can have our last Public Hearing, make final changes and adopt. Jamie Bollinger asked how long Council has to make changes or suggestions. Brad said that changes can be made up to the Public Hearing. *(Brad Strader contacted the office after this meeting to say that the review time for abutting municipalities has been lowered. What was a 90 day review period, is now a 63 day review period)*

Comments and discussions are as follows:

Chapters 1 & 2

- There was concern from City Council that the demographic data used in the plan is too old. The last Census was done 7 years ago. For example the information used in the age breakdown of a child is completely different today. That child who may have been 10 at the time of the Census, is now 17, and could be 18 and moved out of the home by the time the plan goes to print. LSL is going to take a look at Semcog data to see if there is more current information available. This information would only be an estimate and would need to be noted as such.

Chapter 3

- Specific ordinance language needed to support the second to the last bullet on page 16 where architectural guidelines are discussed.
- Federal Screw needs to be shown as Mixed Use and not Mixed Family.
- Frank Hammer suggests that in the next 10 years the City will have pressure to expand the commercial area and that Letts Creek would make a great northern boundary, and that the property up to the creek from the railroad tracks should be designated as mixed use on both sides!
- Regarding the Fairgrounds property, a box will be put on the map on page 27 which will discuss redevelopment only in the event that the Fairgrounds were to be sold. It should be noted that the intent is to keep the Fairgrounds as it is, and it is not being endorsed but rather proactive in that event. Council member Bollinger asked why you wouldn't want commercial on a 50 acre parcel. Chairman Rode said that many residents are afraid that big box would go in that location.
- Call Jiffy and Glazier Stove Company a consistent name.

Chapter 4

- Jamie Bollinger said that if we are going to show a round about in our plan, it should empty out into the City or not shown if it is in the township.
- Walter wants LSL to consistently enforce sidewalks on both sides of the street throughout the document. Chairman Rode consider specific implementation plans that start on page 72. Those are specific areas where the Planning Commission really started to implement the policy ideas.
- George Kinzer said that on the transportation plan map we should see a Y in the road at Fletcher. Past discussions were that when you are diverting west it should also be shown going east at Dexter Chelsea Road. This would be consistent to what Lima Township is showing.

Sincerely,



Karon R. Barbour

**CITY OF CHELSEA PLANNING COMMISSION MINUTES
FEBRUARY 20, 2007
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BOARD ROOM
WASHINGTON STREET EDUCATION CENTER
500 WASHINGTON ST., CHELSEA, MI**

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

Members Absent: Rik Haugen

Others Present: City Manager – Mike Steklac, Planning & Zoning Administrator - James Drolett

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

CALL TO ORDER

Chairman Rode called the meeting to order at 7.30 P.M.

APPROVAL OF MEETING MINUTES

- Approval of the Meeting Minutes for January 16, 2007.

A motion was made by Ann Valle, supported by Chris Pick to approve the Meeting Minutes for January 16, 2007. 6 Ayes, 3 Absent, 0 No. Motion passed.

PUBLIC PARTICIPATION

Chairman Rode opened and closed Public Participation. No comments were made.

George Kinzer and Casey Blair arrive. (7:31 p.m.)

ADJOURNMENT

A motion was made by Peter Feeney, supported by Ann Valle to adjourn the meeting at 7:32 p.m. 8 Ayes, 1 Absent, 0 No. Motion passed.

Sincerely,



Karon R. Barbour

