



# **CITY OF CHELSEA**

## **PLANNING COMMISSION AGENDA**

**JUNE 19, 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 April 17, 2007.

### **APPROVAL OF WORK SESSION MINUTES**

- Approval of the Work Session Minutes for May 1, 2007.
- Approval of the Work Session Minutes for June 5, 2007.

### **PUBLIC PARTICIPATION**

### **PUBLIC HEARING**

Chelsea Hospital – Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Text with the following changes:

ADD SECTION 4.18 C16 “COMMUNITY OUTREACH PROGRAMS DEDICATED TO THE HEALTH AND WELL BEING OF THE COMMUNITY INVOLVING LIMITED SEASONAL RETAIL”.

### **DISCUSSION**

- Tree Ordinance

### **REPORTS**

### **CORRESPONDENCE**

### **ADJOURNMENT**

**City of Chelsea Planning Commission Meeting Minutes**  
**JUNE 19, 2007**  
**7:30 P.M.**  
**Board Room**  
**Washington Street Education Center**  
**500 Washtenaw St., Chelsea, MI**

**Members Present:** Chairman Chris Rode, Joel Abramson, Peter Feeney, Rik Haugen, George Kinzer, Casey Blair, Chris Pick, Walter Bolt

**Members Absent:** Ann Valle,

**Others Present:** Council Trustee Cheri Albertson, City Engineer – Christine Linfield

**Others Absent:** City Planner-Carl Schmult, Planning & Zoning Administrator James Drolett,

**CALL TO ORDER**

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

**APPROVAL OF MEETING MINUTES**

- Approval of the Meeting Minutes for April 17, 2007.

A motion was made by Georger Kinzer, supported by Chris Pick to approve minutes with a change under the second paragraph under Tree Ordinance. The sentence should read “Rik Haugen commented that it would be a lot simpler to handle this through the City in **Standards and not in** Ordinance form instead of creating another level of bureaucracy. 8 ayes, 0 no, 1 absent. Motion passed.

**APPROVAL OF WORK SESSION MINUTES**

- Approval of the Work Session Minutes for May 1, 2007.

A motion was made by George Kinzer, supported by Rik Haugen to approve the minutes with the requested change (Change #2 under Feeney’s comments...Word should be graphs and not grafts). 8 Ayes, 0 No, 1 Absent. Motion passed.

- Approval of the Work Session Minutes for June 5, 2007.

A motion was made by Chris Pick, supported by Joel Abramson with the requested change Under #3 of the PC Comments the sentence should read “Rick wants Tree Ordinance and Landscape Standards to have **the same weight**”. 8 Ayes, 0 No, 1 Absent. Motion passed.

## **PUBLIC PARTICIPATION**

Opened and closed.

## **PUBLIC HEARING**

- Chelsea Hospital – Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 79). The requested change would revise the Zoning Text with the following changes: Add section 4.18 c16 “Community Outreach Programs dedicated to the health and well being of the community involving limited seasonal retail”.

Public Hearing opened.

Amy Heydlauff spoke on behalf of the hospital. They are asking for the text change so that they can open an outside market on the hospital grounds. This is part of a 3 year state grant that will help both this market, and the one held on Saturdays. The hospital market will be on Wednesday afternoons from 2:30 to 5:30 with the possibility to extend the hours if needed. The hospital is working to make Chelsea a healthier community by selling health and wellness items. The location is in the parking lot that runs parallel to Main Street. They are only allowing two craft people at a time with the main focus on health and produce.

Public Hearing closed.

A motion was made by Peter Feeney, supported by George Kinzer to make a recommendation to City Council to allow Community Outreach Programs dedicated to the health and well being of the community involving limited seasonal retail in the MC district. 8 Ayes, 0 No, 1 Absent, Motion passed.

## **DISCUSSION**

- Tree Ordinance

Chairman Rode suggests the Planning Commission first decide if this draft is something we want adopted as it is or does the Planning Commission want to break it into parts to put in the Ordinance, and then the rest can go into Standards.

Rik Haugen said that maybe an Ordinance is setup for the tree board, and that the terms are part of the Landscape Standards. We should have all of the critical information on species and size occurring in one document instead of several documents. We could reference the Landscape Standards in the Ordinance when it comes to these topics.

The 3 topics that need to be in the Ordinance are the jurisdiction, the funding, and information regarding the Board.

Much discussion on section 17 and who needs to be notified when trees are being cut down. Residents who live along Washington Street were not happy with the way the City

cut down the trees behind their houses because of easements. If a plan was put in place, all tree trimmers would have to provide a pruning plan.

Peter asked if we had other City's plans to look at. Christine said that they do have a couple, and those were used to put this one together. Peter Feeney suggests we look at those plans to see if it has information on some of the issues we need further language on.

The Planning Commission went thru the Draft and picked out those sections to be put into the Landscape Standards. Chairman Rode will work on separating these two and Peter will work on combining 17 and 18 from the draft.

The City Tree Board will consist of 5 members: The City Manager, Craig Maier or one of his staff, two City residents, and one representative from the Planning Commission, and Chris Linfield will help out.

#### **CORRESPONDENCE**

Chairman Rode would like to discuss all of the outside comments regarding our Master Plan at the next Work Session. Due to the holiday the Planning Commission moved the Work Session to Monday, July 2 instead of Tuesday, July 3<sup>rd</sup>.

#### **ADJOURNMENT**

A motion was made by Peter Feeney, seconded by Walter Bolt to adjourn at 9:15 P.M. 8 Ayes, 1 Absent, 0 No. Motion passed,

Respectfully Submitted,



Karon R. Barbour

