



## **CITY OF CHELSEA**

**PLANNING COMMISSION AGENDA  
OCTOBER 16, 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 August 21, 2007.

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

- None

### **PUBLIC PARTICIPATION**

### **DISCUSSION**

- Tree Ordinance & Landscape Standards
- Master Plan changes

### **REPORTS/CORRESPONDENCE**

### **ADJOURNMENT**

**City of Chelsea Planning Commission Meeting Minutes**  
**October 16, 2007**  
**7:30 P.M.**  
**Board Room**  
**Washington Street Education Center**  
**500 Washington St., Chelsea, MI**

**Members Present:** Chairman Chris Rode, George Kinzer, Jack Garland, Casey Blair, Ann Valle, Chris Pick, Rik Haugen

**Members Absent:** Joel Abramson (excused), Peter Feeney (excused)

**Others Present:** Planning & Zoning Administrator - James L. Drolett,

**Others Absent:** City Planner-Carl Schmult, City Engineer – Christine Linfield (Not necessary for their attendance), Council Trustee Cheri Albertson

**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 August 21, 2007

A motion was made by Chris Pick to approve the minutes for August 21<sup>st</sup> meeting with one change listed below, supported by Ann Valle, 7 ayes, 0 no, 2 absent. Motion passed.

Ann Valle asked for one change in the Minutes. There was a discussion in which Rene Papo discussed the redevelopment of the Federal Screw Property, and the residential property to the North, he said that they will be asking for a Mixed Use PUD for both properties. The Planning Commission discussed it, and while no decision was made, Ann Valle did not support the rezoning of any residential property. Someone asked about the property to the South of Federal Screw and Mr. Papo said he had not enquired about it.

**PUBLIC PARTICIPATION**

Chairman Rode opened and closed Public Participation. No public in audience.

**OLD BUSINESS**

- **Tree Ordinance** - After a meeting with the City Engineer Chris Linfield, DPW Superintendent Craig Maier and Jim Drolett Planning and Zoning Administrator regarding the Tree Ordinance, changes and comments were made and given to the Planning Commission.

The Planning Commission went over those changes and asked that a few further changes be made. Under 16 B – Tree Trust Fund please change the last sentence to add city expenditures specifically covered in the grant application.

Rik Haugen asked if an attorney had looked at this yet. Jim Drolett said he was waiting for the Planning Commission to review this draft and then have an attorney look at it before going to City Council. We will try and have this done before the November meeting so action can be taken.

Some of the changes made were in sections 14 and 15. The Planning Commission had combined those, and then it was changed back to the original draft. Tree topping was put back in the Ordinance, and the tree clearance changed from 10 feet to 14 feet due to trucks and road right of way. They also included hedges that block visibility at intersections. Jim was concerned that the title for section 22, does not match the paragraph, something else that may need to be looked at.

- **Landscape Standards-** The changes in the landscape standards were bolded and underlined. Rik Haugen feels that the suggested plant material for street trees was way too restrictive and that the addition or subtraction of trees can be decided by the tree board. Jim Drolett said that the Engineer and DPW Superintendent do not want trees dropping nuts and berries on the sidewalks. It is a hazard for pedestrians. It was decided to take the list out and add a sentence that says street trees shall be limited to species that do not produce fruit or debris that poses a potential hazard to pedestrian or vehicle traffic.

Karon will make those changes and email the Planning Commission a clean copy so they can look for any other typos, she will make any changes necessary before the meeting so that action can be taken at the next Planning Commission Meeting.

Chris Pick exits.

- **Master Plan -** Bob Polens from Sylvan Township was concerned that we are giving a lot of wording about the corridor on the west side of town and they are down playing it in their Master Plan and wondered if we wanted to do the same. Jim Drolett will get a copy of what is being said in their Master Plan. The Planning Commission can't remove our text if we don't even know what they are proposing.

The Planning Commission agrees with most of the comments from the County with some minor changes, and will ask Robert Cramer from LSL to put them in. In addition, they went over changes they would like to see made. Ann Valle asked that the non-motorized map show a sidewalk along Freer from the cemetery to the elementary school. On page 65 our Fire Dept. is still referred to as volunteer and that needs to be corrected along with other minor changes. Chairman Rode marked up his copy of the plan, and Karon Barbour will mail those off to Robert Cramer. We are hoping to have our Public Hearing at the December Meeting.

Rik Haugen exits

**ADJOURNMENT**

A motion was made by Ann Vale, Seconded by Casey Blair to adjourn the Planning Commission Meeting at 10:00 P.m. 5 Ayes, 0 No, 4 Absent, Motion Passed.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Karon R. Barbour". The signature is fluid and cursive, with a long horizontal stroke at the end.

Karon R. Barbour  
Administrative Technical Assistant