

City of Chelsea
City Council Joint Meeting with Planning Commission
Meeting Minutes
December 4, 2007
7:00 P.M.
Board Room
Washington Street Education Center
500 Washington St., Chelsea, MI

Members Present: Mayor-Ann Feeney, Council Members Jason Lindauer, Cheri Albertston, Frank Hammer, Rod Anderson, Bill Holmburg, Kent Martinez Kratz, City Manager- John Hanifan, Planning Commission Chairman-Chris Rode, Planning Commissioner's, Jack Garland, Ann Valle, Chris Pick, Peter Feeney, Casey Blair, Rik Haugen, George Kinzer

Members Absent: Joel Abramson,

Others Present: Planning & Zoning Administrator - James L. Drolett, Robert Cramer – LSL Planner

CALL TO ORDER

Mayor Ann Feeney called the meeting to order at 7:05 p.m.

DISCUSSION

Master Plan -- Chairman Rode gave a brief outline of the Master Plan which was updated in the year 2000. The first Public Hearing we had was a success with over 100 people giving input. Our next step is to hold another Public Hearing in December for the final draft. The Planning Commission wants to make sure Council is fully aware of what is in the plan before the Public Hearing. The Chairman explained the importance of this policy document in determining decisions about what happens with the City and serves as the basis on how we draft our Ordinance which gives us the teeth for enforcement.

George Kinzer arrives 7:10 p.m.

Chapter 1 - Introduction

Stayed pretty much the same and no comments made.

Chapter 2 – Demographics

Council Member Anderson asked how confident we were that the Semcog estimates on page 7 are correct as a percentage, and how long they have been doing these predictions

because so much information is based on those numbers. Robert Cramer from LSL said it is an educated guess based on transportation, uses, past trends, population growth, etc., but that he will contact Semcog and ask the question.

Changes requested are as follows:

- Mayor Ann Feeney would like to see retirement communities mentioned on page 7 in the discussion of factors for housing.

Chapter 3 – Land Use

Chairman Rode discussed the importance of the Future Land Use Map and how it helps the City to plan for future development. This is where we have arrived after much public input at the Public Hearing in terms of Future Land Use.

Council Member William Holmberg asked about Federal Screw Works. Chairman Rode explained that a request for commercial rezoning came in after this plan was drafted. Currently the property is zoned industrial. In the current plan it is called out to be residential. Going into this new plan it was thought that mixed use would be a more acceptable use. Mixed Use does include residential use, and we have not changed what is in this proposed draft. City Council had no changes regarding the Draft Master Plan calling out the Federal Screw property to be mixed use.

Changes requested are as follows:

- On the Existing Land Use Map Chairman Rode asked Robert Cramer to show current zoning instead of no activity,
- Council Member Cheri Albertson asked about the zoning of the Buchanan Street building, and because it is a significant property she would like to see it as a bulleted item on page 26/27 under Specific Land Use Recommendations with more defining. Chairman Rode said it is called out to be mixed use and Robert Cramer from LSL said that we did have that bulleted, and that it was incorporated on page 28 in with North Street. Discussions were held and that based on what happens to properties on either side could dictate what happens with that particular property. Mr. Cramer will add it back in.
- There is a map that was in the old plan that Chairman Rode would like to see back in the new draft which is a close-up of the downtown area.
- Planning Commissioner Ann Valle asked Robert Cramer to provide a better image on page 39 that show the recessed garages more recessed.
- Council Member Cheri Albertson suggests a separate index just for a map index. Also suggests more consistency in the maps in terms of labeling different facilities.

- Acknowledgments need to be added to cover.

Mayor Feeney commented that under the Central Business District, page 30, 4th bullet, where historical and architectural integrity is discussed, that we have nothing in place to insure this. Commissioner Valle said that those comments came from the County.

Council Member Cheri Albertson complimented the Planning Commission for their hard work and for always considering the well being of the city.

Chairman Rode said that in this plan we wanted to make sure that neighborhood parks are integral component to new development and have added a lot of language to this document on page 38. Council Member Holmberg asked what size development would require a park. Planning & Zoning Administrator Jim Drolett said that he thought in the new Ordinance we call out 1 acre of open space per 10 acres, and it can't be the detention pond. Council Member Jason Lindauer said is that buildable acres or gross? Mr. Drolett said he would have to check.

George Kinzer commented that on page 40 of the transportation map we have inserted red stars that show the possibility in the future for areas of neighborhood commercial nodes. This was based on public input sessions and where they would like to see them.

Chapter 4 – Transportation

Planning Commission Chairman Chris Rode said we have two difficult components planning for transportation, you have I-94 on one side of town, and the railroad tracks on the other.

Traffic calming – Mayor Feeney asked if we have a way to initiate that. Chairman Rode said we don't have anything in place but that there are things you can do like putting in the zebra striped cross walks, narrower streets, etc.

Chris Pick departs.

Chapter 5 – Community Facilities

In this draft we have called out in depth more of our public facilities such as the post office. We also discuss parks and recreation in much greater detail and this section has been significantly beefed up.

Mayor Ann Feeney complimented the Planning Commission on all of the hard work that has been put into this document.

Chapter 6 – Implementation

The first part of this chapter really shows what the document is used for and the rest shows an action plan. This gives some nuts and bolts on how we can implement and enforce the plan.

Some of the requested changes are as follows:

- Mayor Feeney would like to see Healthy Walkable Community moved to bullet point number one on page 78. She also would like to see “Marketing the Community” added to the principal shopping district.
- Greenway grants are available. We say private investments and funding on page 81. Add grants.

Council Member Frank Hammer feels we need to stop separating the concept of the downtown versus the south corridor and start talking about the M-52 business district. He also does not see putting a post office downtown, so if it goes in at the old Pollys site, he has no issue with that.

Robert Cramer from LSL said that it has been great to work with the Planning Commission and feels that with the public additions we have a good solid document.

ADJOURNMENT

A motion was made by Frank Hammer, moved by Rod Anderson to adjourn the meeting at 9:45 p.m. 14 Ayes, 0 No, 2 Absent. Motion carried.

Respectfully Submitted,



Karon R. Barbour
Planning & Zoning Administrative Technical Assistant

PLEASE SIGN IN

CITY COUNCIL & PLANNING COMMISSION JOINT MEETING
DECEMBER 18, 2007

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CITY OF CHELSEA

NOTICE OF SPECIAL MEETING FOR THE CITY OF CHELSEA

Notice is hereby given that the Chelsea City Council will hold a Special Meeting with the Chelsea City Planning Commission on Tuesday, December 4th at 7:00 p.m. Items for discussion will include, but not limited to, 1) Master Plan the Special Meeting will be held at the Boardroom at the Washington Street Education Center, 500 Washington Street, Chelsea, MI.

Posted: November 27, 2007



Teresa Burtch, Clerk