



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, April 21, 2009, at 7:00 P.M. at the City Offices, 305 S. Main Street, Lower Level, Chelsea, Michigan.

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

- **Chelsea City Zoning Ordinance Update**

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.

George Kinzer, Chair

PLANNING COMMISSION WORKSESSION

APRIL 21, 2009

7:00 P.M.

CHELSEA CITY OFFICES, LOWER LEVEL

305 S. MAIN ST., SUITE 100

CHELSEA, MI 48118

Members Present: Chairman-George Kinzer, Jack Garland, Darlene Stanley, Peter Feeney, Chris Pick, Rik Haugen, Ann Valle, Casey Blair, Chris Rode

Members Absent: None

Others Present: Council Trustee Cheri Albertson, City Planner-Carl Schmolt, James Drolett-Planning & Zoning Administrator

A brief discussion regarding the topics of the latest CAPT/DART meeting where fire coverage and SEMCOG data were discussed, along with the upcoming election on May 5, 2009 regarding a new fire station.

The Planning Commission started the discussions on the draft of the proposed updated Zoning Ordinance.

Rik Haugen is concerned that some of the words defined in the definitions section are not always consistent in the wording we use throughout the document. We may define the use of one word, but then use a different word that means the same thing not listed in the definition section. Karon Barbour asked the Planning Commission to write these words down as they encounter them, and she can do a search through each article and replace those words appropriately!

ARTICLE 3

Chris Rode was concerned about our road right of way width mentioned in Article 3.03 and that the county for example has said they want a 120 foot right of way along old 12. Carl Schmolt said we cannot go by future rights-of-way, it has to be from existing.

It was asked that the word Natural Feature Setback be defined in the definition section

3.10 B – Accessory Structures - Height has increased from 12 feet to 14 feet. Casey Blair said that the Zoning Board of Appeals is regularly approving 16 foot heights for structures. The Planning Commission is concerned that by raising the approved height to 14 feet that applicants will want even taller structures. Carl Schmolt reminded the Planning Commission that this would apply to all accessory structures, but when an issue continuously comes in front of the Zoning Board of Appeals, it is appropriate to look at the Zoning Ordinance. This needs further discussion.

ARTICLE 3

3.10 C – Restriction in Front Yard – Cheri Albertson asked if you can have drive under garage structures in the front yard. Because they are not a permanent structure, they

Also in the C-4 district some members feel that we need to get a better handle on retailers filling up their front porches with merchandise. The commission did not mind as long as it's on their own property, and are not blocking the sidewalk. Rik Haugen suggests wording that says you cannot fill up more than 50% of that area. For new developments Chris Rode suggests you designate an area so that it can be reviewed thru the site plan process. New text will be needed to incorporate both of these requests!

4.16 C-4 Restricted Commercial District Cheri Alberston suggests that under Special Uses: 1d (Moving or portable signs are prohibited), and 1e. (Elevated display shall be prohibited) should be under a separate category along with the last sentence. Jim Drolett will take a look at that!

C-4, C-5, C-6 Jim will look at the consistency of the wording with offices and clinics in the medical field.

4.18 MC Medical Center (C) Jim will try and tie number C9 (recreation) and 17 (Health and fitness) together.

At the next work session we will start on page 4-47.

Meeting adjourned at 9:15 p.m.

Sincerely,



Karon R. Barbour
Planning & Zoning Technical Administrative Assistant

PLEASE SIGN IN

PLANNING COMMISSION WORK SESSION

APRIL 21, 2009

NAME

ADDRESS

GEORGE KINZEL

RIK HAWGREN

PETER FEENEY

Chris Pick

DARLENE STANLEY

JACK GARLAND

Casey Blair

CHRIS ROSE