



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, May 5, 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
MAY 5, 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, Rik Haugen, Casey Blair,

Members Absent: Ann Valle, Chris Pick, Chris Rode

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

The Planning Commission continued its discussion regarding the draft of the updated Zoning Ordinance. They continued with Article 4. Jim Drolett mentioned that the I-3 district was eliminated, we have nothing zoned with that designation and almost everything that was allowed in I-3 is allowed in I-2. The District was not needed.

PUD Section – New text has been added to help with PUD Layouts in the future. A parallel plan has been added and is intended to show how many units will fit on the property.

5.04 Fences – B1 Jim Drolett will discuss with the City Engineer if there will be a visibility issue if fences are constructed 1 foot from public sidewalks or rights-of-way at intersections.

5.04 Fences– B9 Take out barbed wire at beginning of sentence. Start with razor edge fence!

5.13 Seasonal Outdoor Displays and Sales - top heading change signs to sales, and an allowed use also needs to be added in C-5.

5.16 Site lighting E3f Under exemptions take out the word exempted. It needs to be reviewed by Jim and Carl.

5.17C Waste Receptacles – Casey asked if any of the distances have changed. Jim Drolett said it used to be the setbacks but believes they changed it to 5 feet from commercial to commercial. Jim will look at that. He thinks it was changed in another section in Article 3

The Planning Commission discussed Wind Turbines. Rene Papo would like to put them in the development where Federal Screw currently is. There is nothing currently in the ordinance to address that and language will have to be written. George Kinzer thought it would be best under Mechanical Equipment. Height may need to be addressed. Section 3.11 may have already addressed this but will need to be reviewed. The question was asked if this would have to go in front of City Council. Trustee Cheri Albertson said the Planning Commission should first come up with language about height and abutting

neighbors etc.

The Planning Commission would like to take a look at the Ordinance being written by Walker in Western Michigan. They are currently doing this as a general code. Carl suggests we do not hold up the ordinance for this, it can be added later.

Respectfully submitted,

A handwritten signature in cursive script that reads "Karon R. Barbour".

Karon R. Barbour
Planning & Zoning Technical Administrative Assistant