

CHELSEA PLANNING COMMISSION NOTICE OF WORK SESSION

Notice is hereby given that the Chelsea City Planning Commission will hold a Work Session on Tuesday, November 19, 2013 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:

- Continue the discussion of the 5 year review process of the Master Plan.

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 Work Session Minutes
November 19, 2013, 7:00pm
Chelsea Municipal Building - Council Chambers
311 S. Main St, Chelsea, MI

Planning Commission Present: Chairman George Kinzer, Erik Larsen, Sarah Haselschwardt, Larry Ledebur, Darlene Stanley, Robert Stephens, Rich Montoye, Nick Helmholdt
Planning Commission Absent: Vacant Seat
Others Present: Community Development Director Christine Linfield

Sarah Haselchwardt arrived at 8:50 pm.

The Comprehensive Plan discussion continued.

CHAPTER 3


CENTRAL BUSINESS DISTRICT MANAGEMENT STRATEGIES

Central Business District Boundary

- Need for the expansion of the boundary of the downtown boundary was questioned by George Kinzer, especially with regard to need for stated expansion "to the north of the rail line." Economic conditions, current vacancies, and upcoming high speed rail service refute the need for this expansion.
- Page 40 - The existing Central Business District Boundary should remain. Growth within the Central Business District is proposed to take place through infill development, adaptive reuse of existing structures, and intensification of existing uses.
- Page 40 - strike paragraph starting with "Middle Street Property Reuse"
- Page 40 - Some language from the "Public Uses" paragraph should be incorporated into a full revision of the "Central Business District Boundary" paragraph. Several public building investments have taken place south of the rail in the interim. Revision should include planned civic event / farmers market space at former Palmer Ford lot.
- George Kinzer expressed a desire to see encouragement of services that support downtown residents expressed in this section.

Downtown Uses

- Page 40 - in paragraph titled "Downtown Uses" replace "offices" with "commercial" to reflect wider variety of compatible uses.
- Page 40 - in paragraph titled "Office" revise first sentence to read "... having some office workers within the downtown is a beneficial for the community's economic development."
- Rich Montoye questioned the need for Special Use Permits for the approval of second floor dwelling units above existing commercial space. Christine Linfield said she would review the process and follow up with additional details. Darlene Stanley said that a former applicant for a residential Special Use Permit objected to this need and stated that it was a barrier to



NICK HELMHOLDT

