

CHELSEA PLANNING COMMISSION NOTICE OF WORK SESSION

Notice is hereby given that the Chelsea City Planning Commission will hold a Work Session on Tuesday, December 3, 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
December 3 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, City Councilwoman Cheri Albertson

The Comprehensive Plan discussion continued.

Larry Ledebur suggested adding the words "public private partnership" to the section currently titled "Quasi Public Use."

PARKING

Larry Ledebur stated that the key issue for downtown parking is peak demand for special events.

Sarah Haselschwardt concurred and noted that the street plan for downtown allows drivers to loop around the core while looking for a parking space.

Darlene Stanely cited the need for increased signage to point people to parking options during events. She also mentioned the idea of using shuttles to allow parking along the outer edges of downtown.

George Kinzer mentioned the forthcoming need for increased pedestrian access control along the railroad line due to high speed service. Discussion about the options for pedestrian crossings ensued.

Larry Ledebur recommended removing the sentence "As new uses are introduced at the north end of the downtown, provisions for parking must be addressed." from the Parking Demand section.

Sarah Haselchwardt asked to have the last two sentences of the Parking Demand section revised to encourage the stated type of parking allocation used throughout the downtown, not just the north area. She also asked that a revised plan contain a sketch of the existing on and off street parking facilities.

DOWNTOWN DESIGN

Discussion led to the reorganization of the section titled Proper Scale. Darlene Stanely and

Sarah Haselchwardt suggested that the first sentence be merged into the section titled Relationship to the Pedestrian. Nick Helmholdt asked that the second sentence be moved to the section titled Downtown Uses. Darlene Stanely recommended that the final sentence be moved to the section titled Buffers.

George Kinzer began a discussion about the sign ordinance

Rich Montoye read section 6.07h of the zoning ordinance.

Larry Ledebur recommended that the illustrations be updated to more accurately reflect the character of Chelsea.

Larry Ledebur recommended that the word fourth bullet under the section titled Architecture be changed to say, "The first floor of the building's front facade should be substantially glass."

Sarah Haselchwardt asked that the sentence "Individual innovation in building design should be allowed..." remain in the plan unchanged.

Larry Ledebur stated that the fact that downtown Chelsea has been established on the state registry of historic places should be stated in the Downtown Design section.

Sarah Haselchwardt asked that the fifth bullet point under Architecture be amended to reflect the fact that many businesses have secondary entrances from the back.

Cheri Albertson pointed to the Grand Haven alley ways as a possible model.

Darlene Stanely asked that the plan mention landscaping in parking lots.

Sarah Haselchwardt suggested that green space be added as a buffer option.

LANDMARKS

Sarah Haselchwardt mentioned that civic spaces - namely the city hall and library - could be considered a landmark.

Sarah Haselchwardt asked that the words "and promote pedestrian friendly crossings" be added to the end of the sentence starting "Special treatment at the corners of street intersections..."

George Kinzer asked for the a further modification to "and promote age friendly pedestrian crossings".

Sarah Haselchwardt suggested adding "traffic calming / pedestrian friendly" elements to the

section titled Defined Streetscape. Also that the new plan should mention improvements made in 2013.

Discussion about the need for additional language regarding pedestrian access across the railroad continued.

Cheri Albertson asked for the concept of safety to be addressed under Defined Streetscape.

A decision was made to hold a second work session in December.

Respectfully Submitted,
Nick Helmholdt
Planning Commission Secretary

A handwritten signature in black ink, appearing to read "Nick Helmholdt", followed by a long horizontal line extending to the right.