



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, October 6, 2015 at 7:00 pm**, at the Chelsea Municipal Building (Council Chamber) located at 311 S. Main Street, Chelsea, Michigan.

The purpose of the meeting will be to:

1. Discussion regarding Target Market Analysis Presentation.
2. Discussion regarding uses in the C-3 Highway Commercial District.

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.

Larry Ledebur, Chair

**REMINDER: LandUse USA Presentation to the Public
regarding the results of their Downtown Residential
Target Market Analysis will be held on Tuesday,
October 6, 2015 at 5:00 pm in City Council
Chambers**

PLANNING COMMISSION WORK SESSION MINUTES
OCTOBER 6, 2015
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA MICHIGAN

NAMES OF THOSE PRESENT: Erik Larsen, Marcia White, Cary Church, Robert Dean, Steven Parker, George Olsen

MEMBERS ABSENT: Two

MEMBERS VACANT: One

OTHERS PRESENT: Cheri Albertson (City Council), Carl Schmolt (Planning Consultant), Christine Linfield (City Staff)

Erik Larsen started the meeting 7:00 pm.

DISCUSSION

Christine Linfield handed out the presentation sheets from LandUse USA regarding the results of the downtown residential Target Market Analysis. The study showed that attached downtown residential housing is trending in our area. Areas of possible residential development projects include the Rockwell Building and the Mack Building.

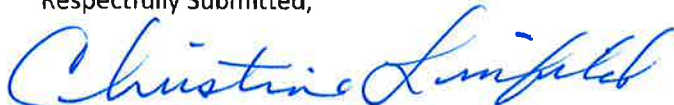
Marcia White informed the Commission that HUD and low income housing is in demand in Chelsea. Cary Church informed the board regarding the possible opportunity to form Public/Private Partnerships to assist in the development of projects.

The Planning Commission also discussed the existing uses in the C-3 (Highway Commercial District). Carl Schmolt explained that Highway Commercial Districts were originally setup to preserve space for auto related services along undeveloped interchanges and that for a community our size having six commercial districts is excessive. Mr. Schmolt also stated that during the 2010 Zoning Ordinance amendment, staff had considered consolidating the commercial districts.

Christine Linfield passed out copies of the C-3 (Highway Commercial District) and the C-4 (Restricted Commercial District) for Commission to review. Staff recommended that the Commission consider amending the Zoning Ordinance to allow C-4 (Restricted Commercial District) uses in the C-3 zoning district.

Meeting Adjourned at 8:30 pm.

Respectfully Submitted,



Christine Linfield,

Planning, Engineering, Zoning & Comm. Dev. Dir.