



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, July 19, 2016 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 for the Planning Commission to review draft documents submitted by Carlisle Wortman and Associates regarding the Master Plan Revision.

Agenda:

1. Discuss of draft Age-friendly chapter
2. Discuss of draft Land Use map revisions
(Consultant will bring draft maps to the meeting.)

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

PLANNING COMMISSION WORK SESSION MINUTES
July 19, 2016
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MICHIGAN

NAMES OF THOSE PRESENT: Sarah Haselschwardt, Steven Parker, Peter Shaw, Geoffrey Voshel, Larry Ledebur, George Olsen

MEMBERS ABSENT: Robert Dean, Erik Larsen,

MEMBERS VACANT: One

OTHERS PRESENT: Cheri Albertson, Christine Linfield, Paul Montagno

Meeting started at 7:01pm

Item #1: Master Plan Chapters

Commission revisited the original Chapter outline and compared it to the current chapters to ensure all "cross-cutting" themes and intentions are there. Paul will continue to recheck as chapters are developed.

Item #2: Land Use Map Updates

Minor updates made to the Existing Land Use map to reflect current conditions.

The following are highlights of the revisions/comments made to the FUTURE Land Use Map:

1. Addition of Form-Based/Multi-use Coding of areas, including along South Main between Old US 12 and I-94.
2. Discussion of appropriate use of open area at west of city along Cavanaugh Lake Rd, whether it should be Light Industrial or Multi-Use/Form Based.
3. Discussion of appropriate use of area along Old US 12 near Silver Maples, whether it should be Medical Office or other.

Item #3: Age-Friendly Chapter Review

The following comments/revisions were discussed:

1. Add info that 65+ age group is fastest growing population in City.
2. Reword Sentence #1 for clearer meaning.
3. Add source to "AGE" chart and break age group 35-59 into smaller segments
4. Revise the word "elderly" to "senior" wherever it appears.
5. Expand explanation of transportation needs to include all age groups, from strollers to wheelchairs and include ADA accessibility requirements.
6. Add mention of importance of social interaction through neighborhoods
7. Add mention of Chelsea Senior Center as important facility.
8. Add mention of "WAVE" shuttle service
9. Add mention of Chelsea District Library
10. Revise "great" sidewalk network to reference Parks/Recreation Plan and need to complete gaps in current sidewalk system.
11. Add reference to functional stops along all types of transportation routes (ie. Benches)
12. Add need to fill in gaps along established "safe routes to school" –link to non-motorized paths referenced in Parks/Rec Plan
13. Add reference to ADV's in housing portion of Land Use Chapter.

Paul asked commissioners to review Age Friendly Chapter over next few weeks to verify that all topics are covered.

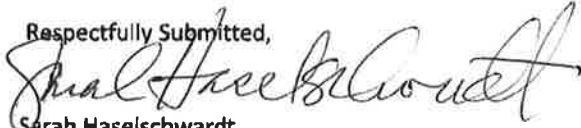
Item #4: Next Meeting

Work Session will be held at 7pm on Tuesday, August 2, 2016. Topic is the Healthy Communities Chapter.

Regular Planning Commission Meeting will be held on August 16th.

Meeting Adjourned at 8:55pm

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Sarah Haselschwardt".

Sarah Haselschwardt
Planning Commission Secretary

PLANNING COMMISSION WORK SESSION MINUTES
July 6, 2016
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MICHIGAN

NAMES OF THOSE PRESENT: Sarah Haselschwardt, Robert Dean, Peter Shaw, Geoffrey Voshel, Larry Ledebur, George Olsen
MEMBERS ABSENT: Steven Parker, Erik Larsen,
MEMBERS VACANT: One
OTHERS PRESENT: Cheri Albertson, Christine Linfield, Paul Montagno

Meeting started at 7:03pm

Item #1: Master Plan Timeline

1. Timeline to be adjusted to include finishing the Land Use chapter at the next scheduled Work Session on July 19th. We will also discuss the Age-Friendly Chapter for the majority of the meeting.

Item #2: Land Use Chapter Review

The following revisions/comments were made:

1. Add reference in Land Use or Heritage and Culture Chapter to the impact of agriculture and farming has had on the City of Chelsea.
2. Eliminate reference to the "cemetery" in referring to the location of the Agricultural property at the north end of the city.
3. Add comment on the importance of ease in finding parking in CBD, the ability to use side streets for parking as necessary; include promotion of "Park Once, Walk More".
(This could also be located in the Transportation Chapter)
4. Add comment on encouraging 2nd floor residential above CBD commercial structures.
5. Note that current ordinance does not allow ADU's as listed under "Housing Needs".
6. Add paragraph on linking CBD across railroad tracks; Clocktower Complex is a key component of this; support for the improvement/development of Chelsea Milling property along Main St, north of tracks as a way to assist in this effort.
7. Add note that "Chelsea lacks sufficient public parks" from 2008 Comprehensive Plan.
8. Revise "Community Infrastructure" section to better reflect that the City does have sufficient infrastructure for all development in City limits; that there has been a recent infrastructure expansion; and that the historic tendency has been to serve development only within city borders.
9. Add reference to Economic Development and Age Friendly chapters in "housing needs" paragraphs as basis for housing recommendations explained there.
10. Commissioners fully support the integration of "Form Based Codes" into the current Zoning Ordinance in the future, as outlined in the chapter.
11. Make strong statement supporting Fairgrounds remaining in current location within the City limits.
12. Address Community Center in Recreation Chapter. (The "indoor sports facility" in Jaytec chapter, is a difference facility from the Community Center)
13. Add statements promoting the redevelopment of the Washtenaw County Road Commission Garage on W. Middle and the Industrial site on Congdon St.
14. Add Summary and Land Use Goals at beginning of chapter.

DRAFT

15. Christine will provide current data for C/W to adjust the "Existing Land Use" Map.

Item #3: Next Meeting

Work Session will be held at 7pm on Tuesday, July 19, 2016, and on Tuesday, August 2nd, 2016.
Regular Planning Commission Meeting will be held on August 16th.

Meeting Adjourned at 8:55pm

Respectfully Submitted,

Sarah Haselschwardt
Planning Commission Secretary

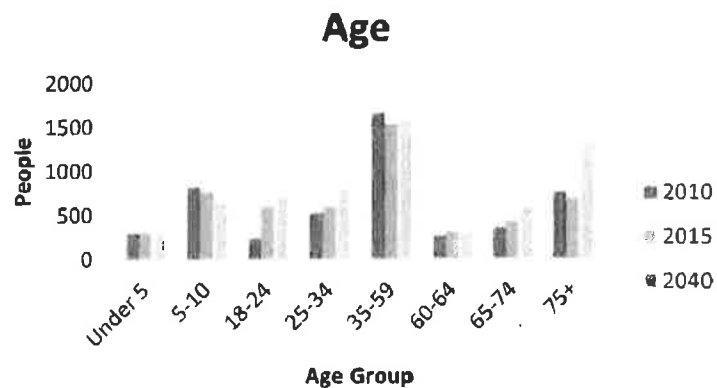
Age-friendly

Overview

The City of Chelsea has one of the higher populations of the Communities in western Washtenaw County. People are drawn to the community for many reasons identified throughout this plan, including the historic downtown, traditional neighborhoods, and the availability of services and amenities. The City has identified a need to ensure that the positive aspects of the community are available to all members of the community no matter their age or stage in life; old, young, or somewhere in the middle. In addition to making sure existing amenities are available to all, Chelsea is exploring whether there are additional unmet needs in the community that are specific to one demographic or another.

An Age-friendly community is not just focused on taking care of the needs of the elderly, but also young children, teenagers, young adults, and middle age residents. Though most needs are universal across the age spectrum such as housing, access to healthy foods, and safety, some age groups have unique needs related to transportation, social interaction, or healthcare.

Often community's focus on the needs of those residence in the middle of the age spectrum. This is true for a number of reasons. First, as is true in Chelsea, those 35 to 59 make up the largest population group. They are the ones driving the economy as primary consumers and members of the work force. Additionally, they tend to be the ones who are making policy decisions in the City.



It is especially important that the Chelsea policy makers have made it a point to explore the needs of all generations and ensure that voices that are not always at the planning or policy making tables are being heard. Thankfully, adding consideration for other age groups will not detract from another. Ultimately good Planning tends to be good for all members of a community. A well-planned community with good physical design, thoughtful land use, and a complete transportation network tend to benefit everyone. Many aspects that are especially important to age groups on either end of the spectrum such as walkability, gathering spaces, and opportunities for social interaction, will increase the quality of life for residents of all ages.

Public Input

Based on public input, the top ranked places and features that were important to residence overall included entertainment venues, restaurants, festivals, and sidewalks. Breaking community responses down by age category we see that there are slightly different needs identified by different age groups. For example, neighborhood parks, indoor recreation, and festivals were identified as important for youth,

while elderly people identified community services, public transportation, and health and safety as the most important. Restaurants, entertainment venues, bike lanes, housing options, and grocery stores were identified as important by adults in the middle of the age spectrum. Ultimately the community features that were identified at least once for all ages include the following: entertainment venues, festivals, neighborhood parks, pedestrian facilities, and regional parks. Chelsea embodies most of these features. The goal is to ensure that all of these features are accessible to all residents.

Social Interactions

Social interaction is important to all residents. It creates a connection to the community and a sense of belonging. The younger groups tend to get social interaction at school, during extra curricular activities like sports, music, or drama, and informal gatherings at friend's houses or in public places such as neighborhood parks. It has been identified that residents would like to see additional opportunities for younger children and teens such as a community center, or an indoor sports facility.

Adults and young adults tend to get most of their social interactions through work, religious or civic engagement, or during leisure time at eat eating and drinking establishments, sports leagues, or entertainment venues. A desire for additional restaurants or entertainment venues has been identified. While consumer demand will drive the growth of such enterprises, the City can help by creating an investment environment that promotes the growth in such sectors.

Social interaction is especial important to elderly adults. Sometimes their lifestyle or housing situation no longer provides regular opportunities for social integration, especial with other age groups. The elderly retirement facilities plan regular social activities for their residence, but it is also important for them to have access to opportunities within the rest of the community. This can simply mean reasonable access to parks and open space, access to institutions like the library or churches, or even the ability to access retail establishments.

The availability and ability to attend community events is important to people on the entire age spectrum. Community events, such as the fair, Sights and Sounds, art walk and others are an excellent opportunity for engagement and social interaction for people of all ages. Promoting and supporting the continuation of the community events will be a benefit to all members of the City. The community must work to ensure that these events are accessible to all members of the community.

Access

The presence of community amenities is only as good as the ability to access those amenities in multiple ways. Though Chelsea has a great sidewalk network and many walkable areas of town, many uses are still isolated and require a vehicle to safely and conveniently access them. This is not necessarily an issue for those of driving age who have access to a car. Walking or biking for children, and many seniors, is their only means of transportation other than being driven by a family member or possibly some type of shuttle serves for seniors living in a retirement home. This scenario does not allow for much independent mobility. A robust transit system can provide access for community members. Were ridership numbers are too small to support a transit system, a reliable shuttle service or "dial a ride" services can help to meet the needs of a community.

Non-motorized facilities

As discussed in the Transportation Chapter, pedestrian and bike facilities are important for many reasons. Of those reasons, perhaps the most important is providing access and accessibility to all people. In addition to people who are not able to drive because of a disability or those who choose not to drive, young people and elderly are the most consistent group who benefit from a safe, convenient, and complete non-motorized network. In order for pedestrian facilities to be a true means of transportation there are a number of factors that must be in place including, reasonable distances to destinations, well maintained facilities, and most importantly, users (or their parents) must feel a sense of safety. Often safety comes in the form of sidewalks and pathways being in well-lit open areas that are adjacent to other activities where other people may be present, adding to the number of eyes on the street. A complete non-motorized network can provide access to retail and service opportunities, schools, community centers, parks, and other destinations.

Additionally, there are health benefits to people of all ages if they use active transportation as a means to access the place they need and want to go. Walking to school or other activities can help to combat childhood obesity. Walking is especially important for seniors, as it may be their only form of exercise.

Safe routes to school

Safe Routes to School programs are sustained efforts by parents, schools, community leaders and local, state, and federal governments to improve the health and well-being of children by enabling and encouraging them to walk and bicycle to school. Chelsea has and continues to provide increased amenities such as safer road crossings to allow for and promote safe routes to school.

Safe Routes to School programs examine conditions around schools and conduct projects and activities that work to improve safety and accessibility, and reduce traffic and air pollution in the vicinity of schools. As a result, these programs help make bicycling and walking to school safer and more appealing transportation choices thus encouraging a healthy and active lifestyle from an early age.

Housing

Safe and affordable housing must be available to all members of the community. Age plays a large part in what type of housing is needed. Families are often looking for single-family residential neighborhoods, with a traditional neighborhood design that has access to schools, parks, or other public facilities such as pools or libraries. Young adults and empty nesters are trending towards more middle type housing in apartments, condos, duplexes, townhomes, or second story flats in mixed-use areas. Independent seniors are also looking for smaller size housing. The location of the housing for seniors is very important, as it will dictate their access. If housing is not in a walkable area it can be a determining factor in how long they are able to remain in their home when driving no longer becomes an option.

Aging in place

Aging in place is the ability to stay in one's home or community safely, independently and comfortable as we grow older. Most individuals express a desire to remain in their home or in their community as they age. Aging in place is a great experience if that place provide for a greater range of needs. Today's seniors are living longer, highly educated, remaining in the workforce longer, and physically active. To facilitate a complete lifestyle it is important that senior housing options are located in places.

Aging in Places

In addition to safety and independence, today's active seniors are also looking for rich social environments; vibrant, walkable neighborhoods; and access to pedestrian amenities and open space. These are all elements of placemaking. Aging-in-Places is about promoting access and mobility, engagement, and well-being on the individual and group level in a community setting. As noted above, these elements are positive for all ages in a community. Not only is Chelsea a community that exhibits many elements of quality place, there are multiple housing facilities for seniors. The community must strive to maintain or enhance mobility opportunities for these existing facilities. These facilities provide a particular housing choice for seniors. In addition, in order to support the growing senior population with changing wants and needs it will be important to promote more housing options. These should be in the form of smaller units that are integrated into existing walkable and accessible neighborhoods, or existing or planned mixed-use areas.