



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 **Wednesday, July 6, 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 Land Use Chapter

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 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.

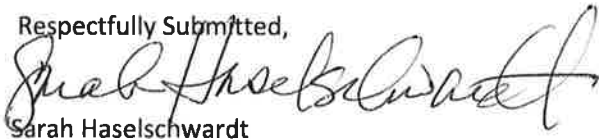
15. Christine will provide current data for C/W to adjust the "Existing Land Use" Map.

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,

A handwritten signature in black ink, appearing to read "Sarah Haselschwardt". The signature is written in a cursive style with a large, stylized initial "S".

Sarah Haselschwardt
Planning Commission Secretary