

**CHELSEA PLANNING COMMISSION**  
**WORK SESSION MINUTES**  
November 7, 2017  
Chelsea Municipal Building Council Chambers  
311 S. Main Street, Chelsea Michigan

**Names of those Present:** Larry Ledebur (Chair), Erik Larsen (Vice Chair), Sarah Haselschwardt (Secretary), George Olsen, Steve Parker, Adam Ellison and Claire Robinson

**Members Absent:** Peter Shaw

**Members Vacant:** One

**Others Present:** Paul Montagno (Carlisle Wortman), Christine Linfield (City Staff) and Karen Gilmer (Assistant Clerk)

Meeting started at 7:00 p.m.

**Discussion of the Draft Master Plan**

Ledebur started off the discussion with reading an excerpt of a letter the City received from Fritz Wagner, PH.D., Emeritus Professor, stating that he thought that the Draft Master Plan was a quality report (see attached for full letter).

Paul Montagno stated that he has made changes to some Draft Master Plan chapters and to the Matrix.

In the Introduction, it is noted that the Master Plan is not a Legislative Document. Definitions have been added for the words "should", "will" and "shall" for clarification purposes.

Based on public comment, the title of Chapter 8 has been changed from Sustainability to Environmental Quality.

In the Matrix, the tasks have been separated into Planning Commission Tasks and City Council Initiatives. The Timeline has also been removed from City Council Matrix.

Staff requested that the light-colored text be changed to a darker color for easier reading and for reproduction purposes.

Based on public comment, the Planning Commission suggested revising the 1<sup>st</sup> paragraph on page 16 to be more neutral and should be changed to "north of the tracks". The title should also be re-worded to Main Street Frontage.

Planning Commission reached a consensus that they liked the changes that Paul Montagno made to the Draft Master Plan and Matrix.

Montagno and Ledebur concluded by discussing the next steps involved in adopting the plan by the Planning Commission and City Council.

Meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Karen Gilmer (Assistant Clerk)

UNIVERSITY OF WASHINGTON  
SEATTLE, WA 98195  
Department of Urban Design and Planning  
*College of Built Environments*

August 17, 2017

Christine Linfield, Engineer

City of Chelsea

Chelsea, Michigan

Dear Ms. Linfield:

I have reviewed the City of Chelsea's Master Plan and found it to be a quality report. As a former Dean of the College of Urban and Public Affairs at the University of New Orleans, and a 9 year member of the New Orleans Planning commission and an urban planning professor for 43 years, it is good to see master plan reports like this one. Very comprehensive and helpful to elected officials, urban planning commission members and the general public. I am sure it will help guide future development of the city in a positive way.

The urban planning commission will have the task to see that the plan is implemented according to the plan. I am sure they will do a fine job doing so.

On a personal note, I was born and raised in Chelsea and have many life-long friends that I often see. I return to Michigan for the summer to our cottage on Crooked Lake. I also visit my mother who is 102 and a resident of Silver Maples.

Sincerely,

Fritz Wagner, Ph.D.

Emeritus Professor