

CHELSEA CITY COUNCIL
AND
THE PLANNING COMMISSION
JOINT WORK SESSION MINUTES
SEPTEMBER 6, 2017

Chelsea Municipal Building Council Chambers
311 S. Main Street, Chelsea Michigan

City Council Present: Cheri Albertson, Peter Feeney, Melissa Johnson

Planning Commission Present: Larry Ledebur (Chair), Erik Larsen (Vice Chair), Sarah Haselschwardt (Secretary), George Olsen, Steve Parker, Peter Shaw, and Claire Robinson.

City Council Absent: Jason Lindauer (Mayor), Jane Pacheco, Frank Hammer and Marcia White

Planning Commission Absent: Geoffrey Voshel

Others Present: John Hanifan (City Manager), Christine Linfield (City Staff), Karen Gilmer (Assistant Clerk), Paul Montagno (of Carlisle Wortman – City Planner)

Meeting started @ 7:01 p.m.

John Hanifan started the meeting with a visual of the organization from 2007 which showed how it functioned back then and how many improvements have been made since then. He noted the amount of work that the Planning Commission has put into the document. He suggested that the goal of the meeting be in finding major consensus points such as Land Use and concentrate on them. Hanifan also suggested that the implementation matrix be softened to be more of a policy guideline and maybe remove some of the assignments of who does what and when.

Peter Feeney thought that the Planning Commission has done a good job with the Matrix/Master Plan. He also agreed that the implementation matrix bordered on legislative and is probably the most controversial part of the plan.

Larry Ledebur noted that they have been committed to taking all of the prior comments back and addressing them.

Paul Montagno noted that he has received all of the comments from the Council Members and they will be part of the record in Public Hearings. He discussed adding some language to the Master Plan that these are just some suggestions and re-present the matrix where it doesn't look like anyone has a particular job. He also discussed what the next steps would be in the Draft Master Plan process. After the 63 day public comment period ends, the Planning Commission would hold a public hearing to see if there are any additional comments on the draft plan. Once all of the comments are

received, then the Planning Commission will review them at a work session and make changes accordingly.

Erik Larsen arrived at 7:24 p.m.

Larry Ledebur shared that the timeline was done with what they thought were priorities. He also mentioned that it would be helpful to have input from the City Council on a few Land Use issues such as:

- Form Based Code (FBC)

Melissa Johnson questioned the residential form based zoning and wondered if the FBC format would be everywhere in the city or only in certain areas. Paul Montagno replied that it will not be everywhere but only in certain areas such as along M-52 south of Old US 12. The FBC areas are shown on the proposed Future Land Use Map. Melissa Johnson thought it would be helpful if the Draft Master Plan clarified that the traditional zoning will be retained in most areas. She also would like to see what forms the Planning Commission is proposing to create by FBC and suggested that text be added in conjunction with the Land Use Maps for Special Use Permits. She thought it would be helpful to expand the text to state what the City wants to protect in the Downtown Area when reviewing Special Land Uses.

- Protecting Historic Buildings in the Downtown Area

Larry Ledebur mentioned the current Zoning Ordinances and housing issues. He briefly went over the need to protect the buildings downtown but due to past Historic District Commission issues, he wanted input from the City Council on how best to go about it. Melissa Johnson recommended that the Draft Master Plan keep the issue vague and be sensitive to property owners concerns but still call out the need to recognize the need to preserve buildings. She also recommended that a study group be created to talk about Historic District issues first and then see where it goes based on interested stakeholders.

- Adaptive Reuse of Buildings

John Hanifan stated that adaptive reuse of buildings in a downtown is a good thing. He cited the current example of the old Post Office being converted into a dental clinic and the UAW Hall proposal by Ugly Dog Distillery. Paul Montagno mentioned that adaptive reuse is in the Draft Master Plan and it is specified to take place in locations that are appropriate.

- Accessory Dwelling Units

Larry Ledebur mentioned that currently the Zoning Ordinance does not allow for dwelling units in accessory buildings on a residential lot. If this is included in the Draft Master Plan, then there would need to be a change to the ordinances. Paul Montagno stated that the recommendation to allow for accessory dwelling units is a result of housing studies to offer different types of housing. Melissa Johnson talked about parking issues in the older historic district and how most have single car

driveways for parking. She also would like to see a certain amount of green space maintained for neighbor's privacy.

Sarah Haselschwardt would like to see something to address the changing technology. She would also like input from other transportation agencies for the transportation chapter.

Melissa Johnson commented on the section regarding the proposed building heights of 4-5 stories and 75' in the General Industrial Areas. She had concerns over the size of the buildings proposed not only visually but also for generating more traffic if more dwelling units are concentrated in one area. The 75' height in the General Industrial Areas was also discussed. Paul Montagno stated that the 75' was derived from industry standards. Peter Shaw mentioned that in the past the height was lower due to the limitations of the Fire Department. Those limitations are no longer needed. Sarah Haselschwardt asked if the City Council had a different height in mind instead of the 75'. Melissa Johnson stated that if the Industrial Buildings are allowed to be 75', then she would like to see provisions in the revised Zoning Ordinance to account for buffering, setback, landscaping and noise.

Peter Feeney noted that the City needs to keep an open mind when it comes to changes in the growth of the community because nothing stays the same and life is all about changes.

The joint work session adjourned at 8:03 p.m.



Karen Gilmer
Assistant Clerk



CITY OF CHELSEA

CHELSEA CITY COUNCIL AND THE PLANNING COMMISSION

NOTICE OF JOINT WORK SESSION

Notice is hereby given that the Chelsea City Council and the Planning Commission will hold a Joint Work Session on **Wednesday, September 6, 2017** at 7:00 p.m. in the Chelsea Municipal Building (Council Chambers) located at 311 S. Main Street, Chelsea, Michigan.

The purpose of the meeting will be for the City Council and the Planning Commission to review the draft 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.

Larry Ledebur
Chair