



CHELSEA PLANNING COMMISSION WORK SESSION Agenda

December 3, 2024

7:00 PM

Chelsea City Council Chambers

311 S. Main Street

Remote option available for members of the public. Commissioners must attend in person.

Agenda:

1. Kennel Regulations
2. Discussion: Master Plan public workshop results

Zoom Information:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82640276047?pwd=7vMZr7m23OqsF7N0HU8p8ePbpPIL0b.1>

Passcode: 251120

+1 312 626 6799 US (Chicago)

Persons requiring reasonable accommodations due to disabilities in order for the meeting to be 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.



Carlisle | Wortman
ASSOCIATES, INC.

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MEMORANDUM

TO: City of Chelsea Planning Commission

FROM: Paul Montagno, AICP, Principal
Michelle Marin, AICP

DATE: November 26, 2024

RE: Proposed Zoning Ordinance Text Amendment: Section 4.16 Pet Kennels and Boarding Facilities

Following a presentation from the business owner and property owner of the Chelsea Animal Recreation Center and subsequent discussion and direction by the Planning Commission at the November 5, 2024, Planning Commission work session, we would like to provide some possible zoning ordinance language for your consideration for the regulation of pet kennels and boarding facilities.

Kennels and Boarding Facilities are currently permitted as a Special Approval Use in the T-1, T-2, LI, and GI zoning districts. The Zoning Ordinance includes 4 specific use provisions that apply to pet kennels and boarding facilities, regulating lot size, setbacks, licensure, and the number of dogs permitted. The existing regulations appear to reflect requirements that are more appropriate in a rural community rather than the largely built-out, suburban/urban community of Chelsea. As the presenters at the work session detailed, there are few properties in Chelsea where a kennel can be placed in compliance with the existing requirements. Regulations on setbacks, lot size, and number of dogs are typically crafted to minimize possible nuisance. However, there are other means of minimizing nuisance potential that reflect the property sizes and general density of the City of Chelsea. Potential alternative regulations to minimize nuisance are included below. We believe that these regulations can provide nuisance abatement in a manner that limits the need for the existing 2-acre minimum lot size and 50-ft setbacks.

- Screening through fencing and/or landscaping. The current general landscaping guidelines apply to kennels.
- Prohibiting kennels from being located adjacent to residential uses. In general, sound nuisances are most likely to impact residential communities rather than commercial areas. Residential uses exist in the districts where Kennels are currently permitted by special approval use.

*Benjamin R. Carlisle, President Douglas J. Lewan, Executive Vice President John L. Enos, Vice President
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal
Paul Montagno, Principal Megan Masson-Minock, Principal Laura Kreps, Principal
Richard K. Carlisle, Past President/Senior Principal*

- Prohibiting housing dogs outdoors.
- Require soundproofing of buildings and include specific setbacks for outdoor facilities only. Soundproofed buildings should be permitted to conform with the general setback requirements of the respective zoning district, provided that the outdoor areas have sufficient setbacks.
- Require waste management plans.

Below are initial suggested revisions to the existing provisions that regulate Kennels and Boarding Facilities.

~~A. **Minimum Lot Size.** Any lot containing a kennel must be at least two (2) acres.~~

A. **Maximum Number of Dogs.** One (1) Ten (10) dogs is/are permitted for every one-quarter (.25) acre of land. In calculating the permitted number of dogs, the number of acres shall be rounded down to the nearest quarter acre. When calculations for the number of dogs permitted produces a fraction, the number of dogs shall be rounded down to the nearest whole number.

B. **Soundproofing.** All buildings must be soundproofed so as to not produce noise at the property lines.

C. **Setbacks.** Buildings wherein dogs are kept, dog runs, and/or outdoor exercise areas shall be setback at least 50 feet from any lot line.

D. **License Required.** All pet kennels must be operated in conformance with applicable County and State regulations and must submit a copy of their licensure to the City annually.

E. **Outdoor runs.** Outdoor dog areas shall adhere to the following minimum requirements:

a. Outdoor runs shall be a maximum of X square feet.

b. Outdoor runs shall not be permitted in the front yard.

c. Outdoor runs shall be setback a minimum of 25 feet from all property lines.

d. Outdoor runs shall be screened by a fence or landscaping which shall be at least six (6) feet in height and achieve a high level of opacity to obscure views from neighboring properties.

e. Animals shall only be permitted outdoors with the supervision of a kennel employee at a rate of no more than 5 animals to 1 employee

f. No animal shall be permitted to bark outside in a habitual way.

D.F. **Waste Management Plan.** A waste management plan must be provided with all kennel applications.

We look forward to discussing these regulations with you are the upcoming Planning Commission work session on December 3, 2024.

Draft Zoning Ordinance Text Amendment: Section 4.16 Pet Kennels and Boarding Facilities
November 26, 2024

Respectfully submitted,



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Community Planner



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MEMORANDUM

TO: City of Chelsea Planning Commission
FROM: Paul Montagno, AICP, Principal
Michelle Marin, AICP
DATE: November 26, 2024
RE: Master Plan Public Workshop Results and Topics

Thank you for your participation at the Master Plan public workshop earlier this month! We were happy to engage with roughly 50 community members who provided valuable feedback on the growth, transportation, and housing topics explored at the various stations. We have compiled results from the public workshop boards which are included as an attachment. Please come prepared to discuss your major takeaways from the public workshop at the December 3rd Planning Commission work session.

Over the past 6 months, we have gathered substantial public feedback on the Master Plan update through the public survey, 7 focus groups, 2 tabling events, and the public workshop. At the December 3rd work session, we will discuss the community feedback and identify which policies from the existing Master Plan are still salient and develop new policies that are pertinent to include in the Master Plan update. Since the existing Master Plan does not include a housing section, all of those listed policies are suggested based on the feedback.

We look forward to discussing kennel regulations and the Master Plan policy topics at the work session next week! Have a happy Thanksgiving!

Respectfully submitted,

CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Community Planner

Land Use Goals

Chelsea is a regional center and should continue to promote land uses that support the needs of its residents and neighboring communities.

Chelsea will endeavor to maintain the small town character of the community through careful planning for the location and style of any and all new development and redevelopment.

Chelsea will support the City's traditional neighborhood design wherever possible.

Chelsea will ensure that new development reflects existing land use patterns in the older part of the community.

Chelsea will provide for the needs of existing and future residents through new and diverse land uses within the City.

Chelsea will endeavor to diversify its housing stock to support the needs of all residents.

Chelsea will protect, maintain and increase publicly accessible open spaces and endeavor to increase the supply.

Chelsea will ensure that new development and redevelopment can be supported by existing or planned infrastructure.

Chelsea will promote appropriate development and redevelopment of industrial and commercial opportunity sites.

Chelsea will utilize innovative zoning techniques to encourage the creation and preservation of open spaces, park land, and natural features.

Chelsea will utilize mixed use development and form-based design, as well as cluster housing and Planned Unit Developments (PUDs), to achieve preferred land use patterns and to provide an opportunity to preserve open space and natural resources.

Transportation Goals

Chelsea must develop a comprehensive transportation strategy that is periodically updated to meet changing needs and circumstances.

In partnership with surrounding townships and Washtenaw County, Chelsea will seek to coordinate comprehensive regional transportation planning.

Chelsea will endeavor to establish a complete multi-modal transportation system.

Chelsea supports implementation of contextually appropriate complete streets.

Chelsea supports active transportation within the City.

Chelsea's non-motorized amenities should support access and accessibility, as well as community health and recreation needs for all residents.

Chelsea will design and implement a strategy for increasing the walkability of the City in ways that are useful, safe, comfortable, and interesting.

Chelsea will prioritize traffic calming measures that address the safety of motorists, bicyclists, and pedestrians.

Chelsea will endeavor to increase safety at railroad crossings.

Chelsea's transportation investments should support both mobility and broader community goals.

Economic Development Goals

Chelsea will endeavor to build partnerships with townships in its economic region to develop and grow the regional economy.

Chelsea will endeavor to work cooperatively with surrounding communities to ensure continuity in new developments and redevelopments that arise in and around the City.

Chelsea should continue to pursue placemaking as part of its overall economic development strategy.

Chelsea should continue to build partnerships with nonprofits that serve vulnerable populations in the City and its wider region.

Chelsea should endeavor to sustain and enhance the economic benefits that City residents who work outside the City provide to the local economy.

Chelsea recognizes the importance of economic tourism and will endeavor to support and expand this industry.

Attraction and retention of young families is an important economic development goal. Therefore, Chelsea will endeavor to diversify its amenities and its housing stock.

Chelsea recognizes that the historic building stock is an important economic asset and that their preservation and enhancement is an essential economic development strategy.

Community Branding is important to the City's continued success.

Chelsea recognizes the Chelsea School District as an important economic and cultural asset.

Chelsea recognizes that investment and maintenance in parks, recreation and open spaces are key components of Chelsea's economic development plan.

Chelsea will implement the City's Parks and Recreation Master Plan. The City will explore opportunities to obtain new public parks and open space.

Heritage and Culture Goals

Chelsea must protect and preserve the historic character of the City's downtown and older neighborhoods.

Chelsea must strengthen the City's protection and preservation of its historic buildings.

Chelsea will update its Zoning Ordinance to encourage adaptive reuse of its historic buildings.

Chelsea will evaluate its Historic District Ordinance to ensure that it supports the current needs and initiatives of the community.

Chelsea will explore programs and resources available to support historic rehabilitation projects and identify ways that the City can facilitate these projects.

Chelsea will continue its support of the Chelsea Area Historical Society as a repository of the community's history, culture and historical records and artifacts.

Chelsea will continue to support the Chelsea District Library as an important community institution for social and education activity.

Recognizing that Chelsea's vibrant art community is an important asset to Chelsea's quality of life and also is an economic benefit through tourism, the City will promote and support art organizations in Chelsea.

Chelsea will continue to provide a rich array of events and festivals. Chelsea will continue to facilitate public art installations throughout the City.

Healthy Community Goals

Chelsea is committed to the physical wellness and mental health of all members of the community.

Chelsea will endeavor to expand formal and informal opportunities for residents to engage in physical activity.

Chelsea will maintain existing parks and endeavor to expand park land and open spaces to promote physical activity in the community.

Chelsea should complete the network of non-motorized trails and pathways to promote the health of the community.

Chelsea supports active transportation as an important component of the community's health.

Chelsea recognizes that opportunities for social engagement are important for the mental health of all community members.

Chelsea will endeavor to broaden access to, and availability of, fresh and healthy foods in the community.

Chelsea will strive to maintain a safe environment and increase the feeling of security for community members.

Chelsea believes the health of the local environment has immediate effects on people's physical and mental health.

Age-Friendly Goals

Chelsea believes that the quality of the community is important to all residents, especially children and active seniors.

Chelsea believes community enhancements must be available to all members of the community no matter their age or ability.

Chelsea will seek to ensure that community members of all ages are given the opportunity to provide input to planning and policy making processes.

Chelsea believes that opportunities for social interaction should be available to all members of the community.

Chelsea will seek to provide multiple transportation options to support access needs of community members of all ages.

Chelsea will endeavor to complete the network of non-motorized pathways to provide accessibility throughout the community.

Chelsea strongly supports Safe Routes to School.

Chelsea seeks to ensure that community residents can successfully age in place.

Chelsea will encourage the provision of diverse housing opportunities in appropriate locations to meet the needs of residents of all ages.

Recreation and Entertainment Goals

Chelsea believes that open space, parks, recreation opportunities and entertainment are essential to the quality of life and health of the community.

Chelsea will support entertainment initiatives and facilitate special events.

Chelsea should continue to provide and seek additional amenities to support visits to the Downtown.

Chelsea will implement the City's Parks and Rec Master Plan.

Chelsea will strive to complete the network of non-motorized paths and pathways.

Parks and open space should be a requirement of all new developments and redevelopments in Chelsea.

All park and green spaces in Chelsea should be accessible to all.

All new development and redevelopment in Chelsea should include a plan to connect to existing or future pedestrian and bicycle facilities.

The City will explore opportunities to obtain new public parks and open space.

Chelsea will support continuation and expansion of public, quasi-public and publicly accessible private recreation and entertainment opportunities.

Environmental Goals

Chelsea is committed to protecting and preserving the natural environment, including wetlands, woodlands, groundwater resources and open space.

Chelsea seeks to moderate the adverse effects of human activities on the natural environment.

Chelsea will encourage the availability and consumption of locally grown foods produced with sustainable farming practices.

Chelsea recognizes that a non-motorized transportation network will have a positive effect on the environment by providing a transportation alternative that does not increase pollution or energy consumption.

Chelsea supports responsible energy use.

Chelsea should expand incentive programs aimed at encouraging energy efficiency for residential, commercial, and industrial customers.

Chelsea will support the adaptive reuse of buildings that consumes fewer resources than new development.

Chelsea supports the increased use of renewable energy sources. Chelsea supports Green Building practices and Green Streets.

Chelsea should implement low impact development [LID] techniques for the treatment of storm water.

Chelsea should support and pursue energy conservation practices and alternative energy sources.

Housing

Chelsea supports the development of affordable and attainable housing.

Chelsea should pursue partnerships with developers experienced in development of affordable and attainable housing.

Chelsea should coordinate with neighboring jurisdictions to jointly address regional housing stock deficiencies and pursue complementary strategies.

Chelsea supports thoughtful development of the Gateway corridor to provide diverse housing options.

Chelsea recognizes that preserving existing neighborhood character should be balanced with increased infill development.

Chelsea supports housing regulations that encourage multi-generational households and aging in place.

Chelsea should implement practical Accessory Dwelling Unit (ADU) standards.

Chelsea seeks to combat regulations that disproportionately impact renters.

HOUSING

Housing Affordability

Which housing techniques should the City use to address housing affordability?

- Increased density: 18
- Subsidized housing: 8
- Restricted by income housing: 14
- Restricted by age housing: 2
- Infill density: 13
- Pre-approved housing plans: 7

Housing Options

What housing types would you like to see developed in the City?

- Fourplexes within exiting developed areas: 6
- Conversion of single-family homes to duplexes or triplexes: 9
- Low rise apartments: 3
- Attached single family homes: 5
- High density, infill apartments: 21
- Cottage style homes: 21
- Duplex developments: 3
- Write-in: co-housing, co-op housing: 4

Housing Options

What should the City do?

- More intergenerational housing
- Please consider a short-term rental ordinance
- Address zoning to allow more density
- Energy efficient housing and as much bird habitat as possible
- Build up
- ADU attached
- Require PUDS to include a certain percent of lower priced lowers
- Have a City-developed project or two
- Smaller and more affordable single family housing
- Well-planned/zoned developments with diverse housing types, green space, trails, and non-motorized connections

Chelsea Master Plan Public Workshop 11/14/2024 Responses

- Establish a basic spending income guaranteed for all residents of Chelsea. Many funding options

Notecards:

- Use more infill and 60 “up” before expanding City boundaries (& utility and car issues).
- No conversion of single family homes to duplexes or multi. Changes density of neighborhood.
- The City should flippers like the mayor from taking affordable housing stock and converting it into high rent duplexes or high cost single-family homes.
- Address VRBO – impacts affordability.
- Think about taxing house flippers.

GROWTH

Growth Options

What growth strategy would you most like to see in the City?

- Commercial corridor infill: 16
- Expand City boundaries: 1
- Increased building height: 3

Growth and Preservation

What areas would you like to see preserved as-is or changed? (summary of results)

Preserve:

- Many of the parks and open spaces and public facilities
- The open space lot next to the Purple Rose Theater
- A neighborhood church
- Heritage Farms and Heritage Pointe PUDs
- The site of the future Wolf development

Change:

- Pierce Golf Course
- Commercial parcels along the Gateway corridor (M-52, between Old US-12 and I-94)
- The site of the future Wolf development.

Notecards:

- Pierce Lake Golf Course is a limited use huge piece of land. Would like to see that reduced.

Chelsea Master Plan Public Workshop 11/14/2024 Responses

- Lima Township should be preserved as wetlands. Lots of migratory bird traffic and disappearing wetlands and habitat is of concern.
- Freer & Rte 12: can be developed for residential use
- No more housing until address
 - Adding new parks
 - Addressing transportation issues
 - Improving walkability
- My kids used to sled down the space by the Purple Rose but the trick is that this was only one of many hills they used. It's nostalgic but looking forward, I'd be much happier knowing we, as a City, can offer affordable housing to help keep people living here and keep Chelsea vibrant.
- Preserve Park Street green space to stay green for the children's recreation and resident's well-being. The only hill in town tobogganing, sledding, snowboarding. - Diane Kyte
- It would be lovely to include rain gardens, gardens in some of the corridor spaces. Safer crossing at M-52/Old US12. It would be nice if we could reconsider a bypass. Seriously – no semi-truck driver wants to stop at the Main Street stores for a gift. When we think about eating outside in summer, it is always ruined by the traffic and the kind of traffic passing through Chelsea.
- Seems like the Lima Township section North of Heritage Farms could go suburban (1 acre) or more dense even.
- Include mixed-use in residential areas for small coffee shops, grocery. Switch some of the “mixed” suburban residential to multi-family.
- Don't like placing all the “high density” residential near I-94 and the pollution. Eco-equity.
- As far as expansion into neighboring areas, my priorities would be green space, non-motorized connectivity, and playing fields (soccer, etc) and a cross country course. These sorts of things should be integrated with developments.
- More green space and parkland! Plan and budget for it.
- The planned (ongoing) development in the northeast quadrant of the city (north of Chelsea-Dexter & east of McKinley) are not appropriate without major traffic infrastructure improvements and re-design.
- The city must do something to reduce, slow down, and calm traffic using Dewey-McKinley-Dexter-Chelsea as a high-speed bypass to avoid M-52/Main. Traffic is speeding through, running stop signs and nearly hitting pedestrians.
- The Future Land Use map was hard to understand – colors hard to discriminate between.

Chelsea Master Plan Public Workshop 11/14/2024 Responses

- Please consider a park behind Chelsea Ridge HOA.
- We need vertical parking more small parcels preserved for walking, gardens, rain gardens.
- I am a big supporter of the medium and high density residential areas as currently depicted. I would, however, like to allow for businesses that serve the surrounding residents to open in these areas – ex. Dentist office, small restaurants? This scenario already exists, and my brain can't currently think of other good examples like this one.
- Too much development potential north of town being considered – given the fact that Dewey-Railroad-Freer has become the de-facto “Chelsea bypass”
- Revisit idea of a Chelsea bypass to make 2nd story dwelling downtown and all Main Street housing more “livable”
- Love the senior community! But we need young people, families, early career professionals, etc. – houses, apartments, condos, etc.

TRANSPORTATION

Nonmotorized Transportation

What type(s) of nonmotorized transportation features would you like to see developed or further developed in Chelsea?

- Sharrow: 3
- Bike lane (standard): 8
- Buffered bike lane: 1 (note about no bike lane on Dexter-Chelsea Rd)
- Protected bike land – bollards: 4
- Physically separated bike lanes: 0
- Multi-use path (aka safety path or greenway): 16

Transportation

What type(s) of public transportation options do you or might you use if available to you?

- Express bus to Ann Arbor: 13 (notes: or express bus to AAT at Meijer Pickup – WAVE is great but too circuitous; bus to Saline + Pittsfield – Target).
- Express bus to Jackson: 2
- Around town bus: 6
- Jackson to Detroit commuter train: 13

Transportation Network

Chelsea Master Plan Public Workshop 11/14/2024 Responses

Indicate places where traffic works well or doesn't work well (summary of results)

Areas identified as traffic problem areas:

- The intersection of Old US-12 and Freer Road is indicated as a traffic problem area by many respondents. One respondent indicated that it would be appropriate to add a roundabout.
- Multiple points along Old US-12 and M-52, particularly at the intersections of Dewey Street and Sibley Road.
- The road crossing across the railroad at McKinley Street.
- Dexter-Chelsea Road near Heritage Farms
- Intersection of M-52 and Old US-12: 2 stickers

Areas identified where traffic works well

- The roundabout north of the City along M-52.
- Old-US-12 and Fieldstone Drive
- Main Street, through Downtown
- Intersection of Madison and Washington Streets.
- Intersection of Dexter-Chelsea and Freer Roads
- Intersection of McKinley and Dewey Streets
- Intersection of M-52 and Old US-12: 1 sticker

Transportation Options

What should the City do (regarding transportation and traffic concerns)?

- More non-motorized routes:
 - Partner with the hospital to develop trails
 - Connect B2B
 - More signage on paths
 - Sidewalks to library schools, parks, etc.
- “Trolley” from north to south on Main Street, hop on and off
- Where
- Pedicycle scooters
- Traffic circles at:
 - Freer and Old US-12
 - Dexter-Chelsea Rd at Heritage subdivision
 - Add a flashing walk signal/pedestrian signal at McKinley and Dexter-Chelsea so northbound cars on McKinley stop before tracks
- Traffic on Dexter-Chelsea coming into town. With new homes at Heritage Farms, traffic, both cars and pedestrians, will increase. Reduce speeds; add crosswalks

Notecards:

- To encourage bicycle use and reduce traffic congestion, a place to safely and securely park a bike is necessary. Chelsea needs more bike racks.
- McKinley and Dexter/Chelsea (Railroad St):
 - horrible for pedestrians and often congested for cars
 - a person in a wheelchair would not be visible to cars traveling north
 - Idea – crossing flasher on N side of Dexter/Chelsea w/ tall extension that can be seen by cars before they cross the RR tracks heading north.
 - Restrict left turns onto Jackson Street for cars doing S on McKinley (prevent backing up traffic)
 - Maybe no turns from Jackson Street to go N on McKinley (slows traffic, hard for peds to anticipate traffic from so many directions) –Megan McCall
- We have learned that pedestrian crossings on M52 are only allowed by the state. Even so, if the City could direct those of use who are concerned about crossings north of town to places where we can lobby the state, that would be, could be effective.
- Considering the driving we see around here—speeding, not stopping at crosswalks – can't we have more tickets issued by police? A program set up to fine motorists who don't stop for pedestrians would be welcomed. We are always surprised by the low number of tickets issued in this city.
- 24 hour ride share services – hours of WAVE are too limited for hospitality workers, service workers.