

**PLANNING COMMISSION WORK SESSION MINUTES
DECEMBER 6, 2022
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MI**

Names of those Present: Claire Robinson (Chair), Vincent Elie (Vice Chair), Marcia White, Jamie Lane, Julianne Chard, Heather Hunnell, Wade Lehmann

Members Absent: Sarah Haselschwardt

Vacancy: One

Others Present: Adrianna Jordan (Community Development Director), Kate Mehuron (City Council Liaison), Charles Wiseley, Rachel Kapolka (Assistant Clerk)

Chair Robinson called the work session to order at 7:00 pm.

1. Public Comment

None

2. Proposed Zoning Ordinance Amendments

- a. Section 4.18 A: Outdoor Recreation Area Requirements for State Licensed Day Care Centers
 - i. Discussion on state requirements vs current Chelsea requirements for outdoor recreation square footage.
 - ii. Commissioners discussed a possibility of developing a formula to include multipliers and a minimum per child.
 - iii. Ms. Jordan to compare neighboring areas
- b. Section 7.02: Landscaping Applicability – table for a separate work session
- c. Section 7.14: Landscaping Waivers – table for a separate work session
- d. Section 14.03.A: Zoning Compliance Permit
 - i. This section clarifies the administrative duties and is specific to land use and/or exterior modifications
 - ii. Commissioners discussed adding “exterior demolition” to the language
- e. Solar Energy
 - i. Commissioners reviewed the sample ordinance in the packet and touched on building materials and considering certain districts.

- ii. Commissioners were in favor of scheduling a separate discussion and noted it would be helpful to know what surrounding communities had in place, specifically Ann Arbor.
- f. Mobile Food Vendors (Food Trucks)
 - i. Commissioners discussed looking at the City of Jackson and the Chelsea Fairgrounds for discussion at a future work session.
 - ii. Also discussed including ice cream trucks and pedal pubs
- g. Special Events – refer to General Code of Ordinance

A work session in January will be held to discuss landscaping. Commissioners to vote on 2023 dates at the next meeting on December 20th.

Work Session adjourned at 8:22 pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Rachel Kapolka". The signature is written in a cursive, flowing style.

Rachel Kapolka (Assistant Clerk)