

PLANNING COMMISSION WORK SESSION MINUTES
APRIL 4, 2023
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MI

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

Members Absent: Vincent Elie, Sarah Haselschwardt

Vacancy: None

Others Present: David Straub (M/I Homes), 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. Heritage Farms Revised Final Site Plans

- a. Commissioners reviewed the revised landscape plan – staff to verify tree and shrub counts. Ms. Jordan noted that the spruce and pine buffer trees should be 8 ft. tall.
- b. Mr. Straub reviewed some of the landscape revisions which included applying the proper amount of trees and shrubs to satisfy the 2021 ordinance.
- c. Commissioner Lehmann noted that there was potential to also plant around the detention base if overcrowding or spacing was an issue for the landscape architect.

3. Proposed Zoning Ordinance Amendments

a. Section 14.05: Public Notice Requirements

- i. Reviewed table comparing the Michigan Zoning Enabling Act requirements, City of Chelsea requirements, and proposed requirements. The proposed plan follows the MZEA for final site plan requirements and public hearing requirements for Cluster Developments.
- ii. Current requirements include noticing for final site plans, which adds an additional month to the process for developers. There is also additional time and cost associated with current noticing requirements.

b. Food Trucks

- i. Ordinance would apply to both food trucks and food courts.
- ii. Reviewed food truck ordinance for neighboring communities.
- iii. Discussed performance standards.
- iv. Would be in conjunction with the peddler license with land use considerations such as signs, lighting, water/electric hook up, and seating.
- v. Commissioners discussed some questions to consider:
 1. Which zoning districts would food trucks be allowed in?
 2. What would be the hours of operation?
 3. What would the seating for a food court look like?

Work Session adjourned at 8:50 pm.

Respectfully Submitted,



Rachel Kapolka (Assistant Clerk)