

**PLANNING COMMISSION WORK SESSION MINUTES**  
**JANUARY 10, 2023**  
**CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS**  
**311 S. MAIN STREET, CHELSEA, MI**

Names of those Present: Claire Robinson (Chair), Vincent Elie (Vice Chair), Sarah Haselschwardt (Secretary), Marcia White, Julianne Chard, Laura Baker, Wade Lehmann

Members Absent: Jamie Lane, Heather Hunnell

Vacancy: None

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. Chair Robinson introduced new commissioner, Laura Baker and congratulated Heather Hunnell on welcoming her new baby.

1. Public Comment

None

2. Heritage Farms

a. Major Amendment to PUD Area Plan

i. The proposed amendment includes:

1. Reduced lot sizes from 80' to 60'
2. Increased open space
3. Decreased total impervious area
4. Reduced roadways – 1,656 lineal feet of roadway eliminated

ii. Commissioners discussed additional information that would be helpful for the next meeting:

1. The number of phases
2. Coverage and time line of the traffic study
3. Housing details – types, square footage, etc.

iii. Ms. Jordan stated that a regional traffic study is planned

iv. Commissioners discussed freight train traffic/ railroad

3. Proposed Zoning Ordinance Amendments

a. Article 7: Landscaping – Discussion

- i. Section 7.02 Applicability – Commissioners discussed deleting item C and deleting the Certificate of Occupancy language from item F.
- ii. Section 7.03 Landscape Plan – Commissioners discussed adding a tree survey and Arborist language. Discussion on assessment of the health of existing trees.
- iii. Section 7.04 Frontage Landscaping – Commissioners discussed a possible waiver to including utility easement.
- iv. Section 7.05 Site Landscaping – Item B - Commissioners discussed lot coverage vs impervious coverage and adding language regarding excluding regulated or unregulated wetlands as delineated by EGLE. Item D – commissioners discussed the tree requirements for Multi-Family Districts and a possible reduction.
- v. Section 7.06 Parking Lot Landscaping – Commissioners discussed utility easements and parking lot islands.
- vi. Section 7.08 Buffering from Residential Uses – Commissioners discussed a possible table with uses and types of buffering.
- vii. Section 7.11 Standards for Plant Materials – reviewed tables under Recommended Species and Prohibited Species. Commissioners discussed invasive species – removing/replacing.
- viii. Section 7.13 Preservation and Mitigation – Commissioners discussed tree replacement standards. Additional discussion on invasive species and mitigation.

A discussion at the next work session to include solid buffers and waivers.

Work Session adjourned at 10:28 pm.

Respectfully Submitted,



Rachel Kapolka (Assistant Clerk)