



CHELSEA PLANNING COMMISSION WORK SESSION Agenda

January 10, 2023

7:00 PM

311 S. Main St. (Council Chambers)

Commissioners must attend in person, a zoom option is available for members of the public.

Agenda:

1. Public Comment
2. Heritage Farms
 - a. Major Amendment to PUD Area Plan
3. Proposed Zoning Ordinance Amendments
 - a. Article 7: Landscaping

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 business days prior to the date of the meeting.

Sarah Haselshwardt, Secretary

Zoom Information:

Topic: Planning Commission Work Session – January 10, 2023

When: Jan 10, 2023 07:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84743337731?pwd=NkNUZ3Q3cmxrYjZRV0tlQ3hESkMwQT09>

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507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 689
278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248
7799

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Passcode: 675873

International numbers available: <https://us02web.zoom.us/j/84743337731?pwd=NkNUZ3Q3cmxrYjZRV0tlQ3hESkMwQT09>

Item 2a

Heritage Farms

Major Amendment to PUD Area Plan



November 28, 2022

City of Chelsea Planning Commission
305 S. Main St, Suite 100
Chelsea, MI 48118

Re: Heritage Farms PUD Amendment

Thank you for your consideration to amend the Heritage Farms PUD. Included for your review is the amended PUD Site Plan.

Following is a summary of the proposed Amendment:

- Unit Count: 231 (No Change)
- Lot sizes reduced to 60' wide on average
 - Eliminated 80' wide lots
- Building setbacks uniform throughout
 - Proposed Setback Standards:
 - Lot Area: 7200 SF Minimum (No Change)
 - Front Setback: 20'
 - Side Setback: 10' (20' total between homes)
 - Rear Setback: 20'
 - Note: Rear Setbacks for all lots backing to the Wastewater Treatment facility have been reduced from 58' to 20'.
 - Previous Setback Standards:
 - Lots 11-24, 57-62, 78-150, 160-169, 203-206
 - Lot Area: 7200 SF Minimum
 - Front Setback: 20'
 - Side Setback: 10' (20' total between homes)
 - Rear Setback: 20'
 - Lots 1-10, 25-56, 63-77, 151-159, 170-202, 207-231
 - Lot Area: 7200 SF Minimum
 - Front Setback: 30'
 - Side Setback: 10' (20' total between homes)
 - Rear Setback: 30'
- Lot Coverage Ratio: 35% (No Change)
- Open Space:
 - 44.11 acres, a 26% increase from the previously approved 35.23 acres
- Reduced Roadways: 1,656 Lineal Feet of roadway eliminated
- Reduction of Total Impervious Area with a 10% Reduction in storm water runoff



- Community Benefits
 - No change in density
 - Smaller Lots
 - Reduced Infrastructure (roadways, sanitary sewer, storm sewer, water main, electric etc)
 - More affordable homes
 - Provide more housing choices for young families, young professionals, empty nesters and retiring baby boomers
 - Faster absorption
 - A 26% increase in open space allowing for more park space, walking paths and landscape features for the enjoyment of the residents

GENERAL CONSTRUCTION NOTES:

1. IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.
2. ALL ROAD CONSTRUCTION SHALL IN GENERAL BE PERFORMED PER THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2012 STANDARD SPECIFICATION FOR CONSTRUCTION AND AS DIRECTED IN THE STANDARDS AND SPECIFICATIONS OF THE CITY OF CHELSEA.
3. THE AREA WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED OF ORGANIC SOILS PRIOR TO COMMENCING GENERAL EXCAVATION. THIS MATERIAL SHALL BE STOCKPILED ON THE PROPERTY OR AS DIRECTED BY THE ENGINEER OR THE OWNER.
4. THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRED VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING BASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS, THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUBGRADE.
5. ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.
6. THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF +/- 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNER'S REPRESENTATIVE/ENGINEER PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE BASE MATERIAL SHALL BE INCIDENTAL TO THE COST OF PREPARING THE SUBGRADE.
7. ALL DISTURBED AREAS, DITCH BOTTOMS AND SLOPES UNLESS NOTED OTHERWISE, SHALL BE SEEDED AND MULCHED PER M.D.O.T. SPECIFICATION 6.53 INCLUDING PLACEMENT OF 4 INCH TOPSOIL BED. DITCH BOTTOMS SHALL BE SODDED AND PEGGED WHERE DITCH GRADE EXCEEDS 3.00%.
8. THE CONTRACTOR MUST CONTACT MISS DIG PRIOR TO BEGINNING CONSTRUCTION.
9. ALL CONSTRUCTION ACTIVITIES SHALL BE SIGNED PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
11. CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT FROM THE CHELSEA AREA CONSTRUCTION AGENCY PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
12. SAFETY GRATES ARE REQUIRED FOR ALL END SECTIONS.
13. HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL OPEN SPACES AREA.
14. SANITARY SEWER EASEMENT AND ALL ACCESS LOCATIONS SHALL HAVE COMPACT GRAVEL COVERED WITH TOP SOIL.
15. THERE SHALL BE NO PARKING AT ALL INTERSECTIONS AND WITHIN THE CULL-DE-SAC. SIGN LOCATIONS ARE PROVIDED ON SITE PLAN. AS CITY STREETS ARE PROPOSED ON SITE PARKING WILL BE PERMITTED ON ONE SIDE OF STREET. THERE IS NO STREET PARKING IN THE CITY OF CHELSEA LIMITS BETWEEN 2AM AND 5AM. CITY PARKING ORDINANCE WILL BE ENFORCED AS SPACES MAY NOT BE USED FOR 24 HOUR PARKING.
16. ALL TREES TO BE PRESERVED SHALL HAVE TREE PROTECTION MEASURES IN PLACE PRIOR TO ANY CONSTRUCTION.
17. SEE ENGINEERING SHEETS FOR ALL STREET RADIUS INFORMATION. NO STRUCTURES INCLUDING DECKS OR PORCHES SHALL BE LOCATED WITHIN THE 100FT SETBACK OF TREATMENT PLANT.
18. SEE ENGINEERING SHEETS FOR UTILITY AND GRADING FOR EACH PHASE OF LOT AND ROAD CONSTRUCTION.
19. TO THE GREATEST EXTENT POSSIBLE TREES WITHIN THE SITE SHALL BE PRESERVED. HOWEVER, DUE TO GRADING, UTILITIES, AND OTHER ASPECTS OF IMPLEMENTATION VARIOUS TREES THROUGHOUT THE SITE SHALL BE REMOVED PRIOR TO CONSTRUCTION. ALL TREE IMPACT SHALL BE RE-EVALUATED AT FINAL SITE PLAN.
20. THE LANDSCAPE BUFFER SHALL BE INSTALLED IN A SEQUENCE WHERE BY THE CURRENT PHASE OF CONSTRUCTION.
21. ALL STREETS SHALL BE DEDICATED PUBLIC STREETS TO CITY, UPON INSPECTION AND ACCEPTANCE CONSISTENT WITH PROCESS ESTABLISHED IN PROJECT DEVELOPMENT AGREEMENT.
22. ALL MAIL BOXES SHALL BE GROUPED NEAR OPEN SPACES UNLESS OTHERWISE DICTATED BY THE POST OFFICE.

DESCRIPTION

Land situated in the City of Chelsea, County of Washtenaw, State of Michigan described as follows:

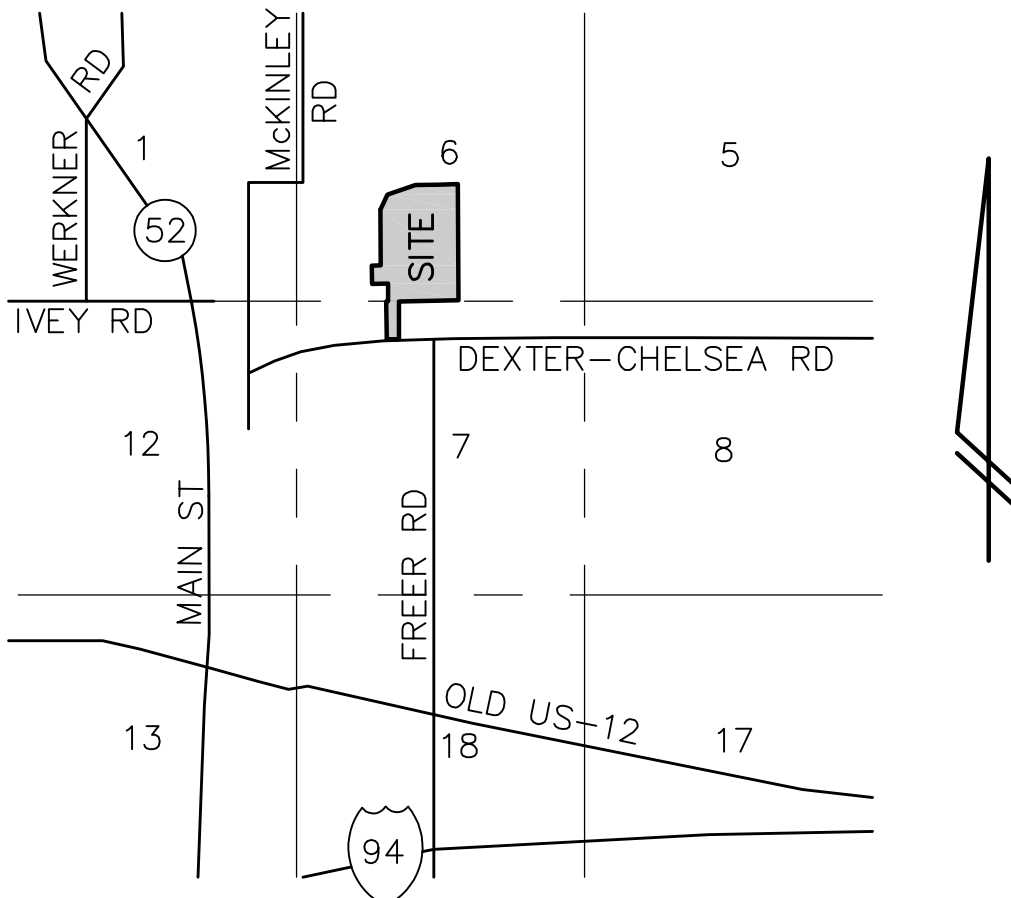
Commencing at the Southwest corner of Section 6, Town 2 South, Range 4 East, City of Chelsea, Washtenaw County, Michigan; thence North 01 degrees 10 minutes 30 seconds West 48.25 feet along the West line of said Section to the Southeast corner of Section 1, Town 2 South, Range 3 East, City of Chelsea, Washtenaw County, Michigan; thence North 00 degrees 20 minutes 05 seconds West 754.06 feet continuing along said West line; thence North 88 degrees 47 minutes 05 seconds East 1051.35 feet to the POINT OF BEGINNING; thence continuing North 88 degrees 47 minutes 05 seconds East 193.79 feet; thence North 00 degrees 20 minutes 35 seconds West 1240.56 feet; thence North 25 degrees 28 minutes 38 seconds East 371.29 feet; thence North 71 degrees 11 minutes 10 seconds East 651.91 feet; thence North 89 degrees 02 minutes 35 seconds East 508.93 feet; thence North 88 degrees 36 minutes 55 seconds East 435.13 feet; thence South 00 degrees 20 minutes 35 seconds East 2581.30 feet to a point on the South line of said Section 6; thence along said South line South 88 degrees 59 minutes 10 seconds West 656.57 feet to the South 1/4 corner of said Section 6; thence continuing along said South line South 88 degrees 59 minutes 25 seconds West 661.36 feet; thence South 00 degrees 02 minutes 15 seconds West 837.50 feet; thence South 89 degrees 52 minutes 55 seconds West 199.71 feet; thence Westerly 71.83 feet along the arc of a 4688.00 foot radius circular curve to the left through a central angle of 00 degrees 52 minutes 40 seconds having a chord that bears South 89 degrees 27 minutes 55 seconds West 71.83 feet; thence North 00 degrees 52 minutes 15 seconds West 834.96 feet; thence North 78 degrees 59 minutes 20 seconds East 42.15 feet; thence North 00 degrees 12 minutes 55 seconds East 391.27 feet; thence South 88 degrees 59 minutes 25 seconds West 356.31 feet; thence North 00 degrees 55 minutes 10 seconds West 406.20 feet to the Point of Beginning. Being a part of the South 1/2 of Section 6 and a part of the Northwest 1/4 of Section 7, Town 2 South, Range 4 East, City of Chelsea, Washtenaw County, Michigan.

HERITAGE FARMS
AMENDED PUD PLAN

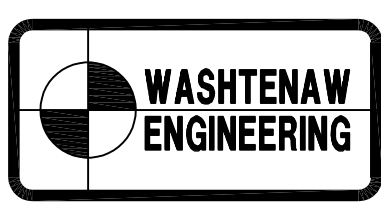
PART OF THE SW 1/4 OF SECTION 6 & 7, T2S, R4E,
CITY OF CHELSEA, WASHTENAW COUNTY, MICHIGAN

FOR:

M/I HOMES OF MICHIGAN
40950 WOODWARD AVE,
BLOOMFIELD HILLS, MI. 48304
PH: (248)-221-5011



VICINITY MAP
(NO SCALE)



CIVIL ENGINEERS • PLANNERS

SURVEYORS • LANDSCAPE ARCHITECTS

P.O. BOX 1128

3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106

TEL: 734-761-8800 FAX: 734-761-9530

E-MAIL: weco@wengco.com

washtenawengineering.com



Know what's below.
Call before you dig.

SITE DATA								
	REQUIRED	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	TOTAL
Area (acres)	-	19.44	13.94	44.93	11.86	8.22	6.53	104.92
Residential area (acres)	-	9.31	8.3	8.07	6.3	5.85	4.69	42.51
Open space area (acres)	-	5	2.45	33.05	3.44	-	0.19	44.12
R.O.W. area (acres)	-	5.14	3.19	3.82	2.12	2.37	1.65	18.28
Number of Units	-	48	47	42	36	33	25	231
Max. Lot Coverage	35%	35%	35%	35%	35%	35%	35%	35%
Max. Floor Area Ratio	35%	35%	35%	35%	35%	35%	35%	35%
Max. Building Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

PROJECT DESCRIPTION:

PROJECT IS A CONTINUATION OF THE ORIGINAL PUD APPROVED BY THE CITY IN 2004. UPDATED HERITAGE FARMS WILL BE A SEPARATE HOME OWNERS ASSOCIATION THAT WILL COMPLETE THE REMAINING 231 HOMES.

STREET ACCESS:

THE PROJECT WILL HAVE ACCESS FROM ELM STREET AND DEXTER-CHELSEA ROAD

REFUSE:

EACH HOME WILL HAVE INDIVIDUAL LOT PICK UP. NO COMMUNITY DUMPSTER ARE PROPOSED.

PARKING:

EACH HOME WILL HAVE INDIVIDUAL GARAGES AND DRIVEWAYS FOR PARKING.

STREETS:

AS CITY STREETS ARE PROPOSED ON SITE PARKING WILL BE ALLOWED ON ONE SIDE OF STREET. THERE IS NO STREET PARKING IN THE CITY OF CHELSEA CITY LIMITS BETWEEN 2AM AND 5AM. CITY PARKING ORDINANCE WILL BE ENFORCED AS SPACES MAY NOT BE USED FOR 24 HOUR PARKING.

SHEET INDEX	SHEET NO.
COVER PAGE	1
OVERALL BOUNDARY AND TOPOGRAPHICAL SURVEY	2
OVERALL PUD SITE PLAN – SOUTH	3
OVERALL PUD SITE PLAN – NORTH	4

OWNER
JBRMC, LLC.
1765 CYPRESS POINT CT.
ANN ARBOR, MI. 48108
&
DJK ANN ARBOR, LLC.
6589 JACKSON RD.
ANN ARBOR, MI. 48103
&
ANN MERKEL TRUST

APPLICANT
M/I HOMES OF MICHIGAN
40950 WOODWARD AVE,
BLOOMFIELD HILLS, MI. 48304
PH: (248)-221-5011

ENGINEER
WASHTENAW ENGINEERING COMPANY
JOSEPH K. MAYNARD, P.E.
P.O. BOX 1128
3526 W. LIBERTY RD, SUITE 400
ANN ARBOR, MI. 48106
PH: (734) 761-8800
jkm@wengco.com



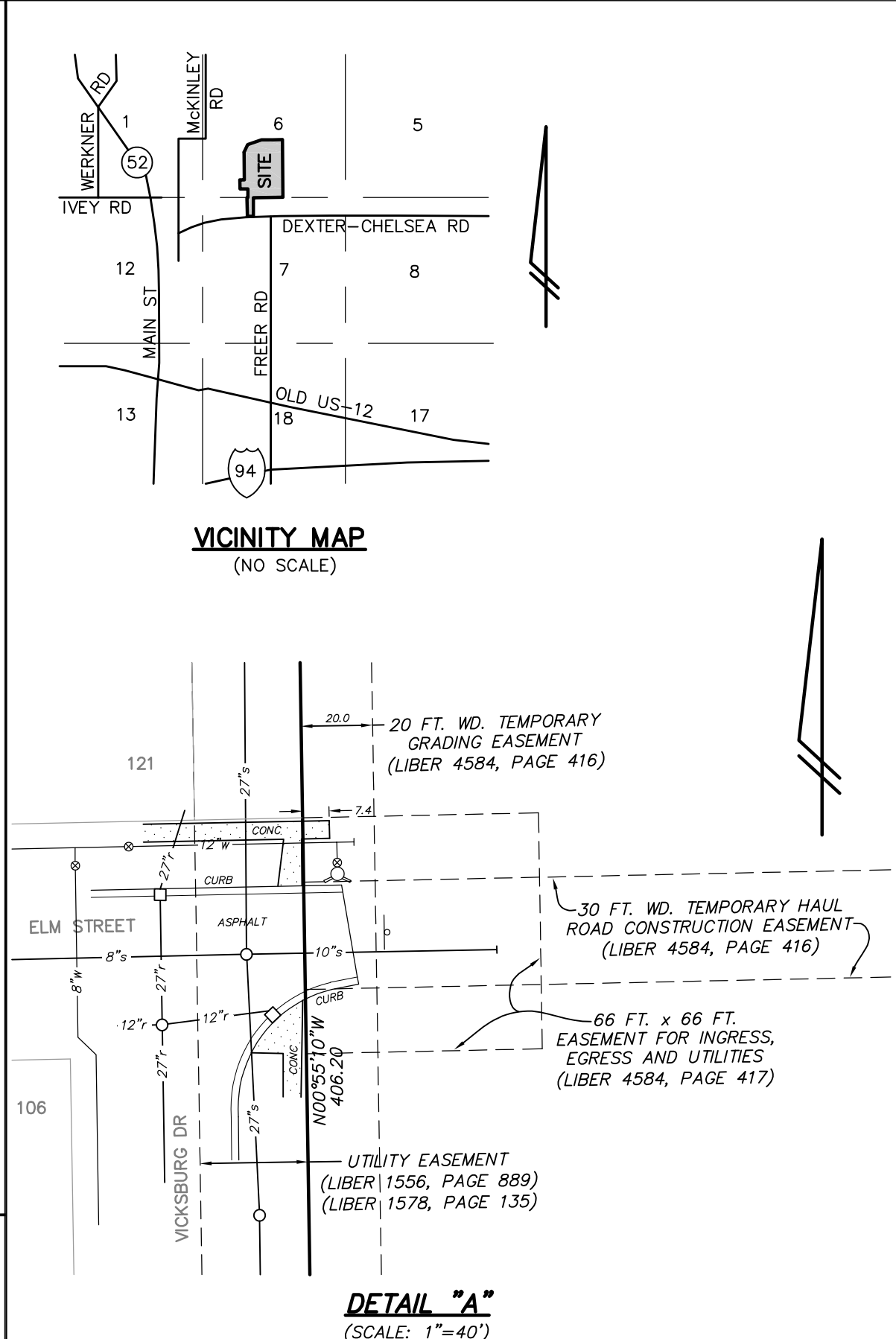
PREPARED BY 
JOSEPH K. MAYNARD P.E., MICH No. 52559

AMENDED PUD PLAN: 11-28-22

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATE AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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TOPOGRAPHY
THE LAND IS GENTLY SLOPED 1%-6% WITH SURFACE DRAINAGE TO THE ROADWAY DITCH WITHIN THE R.O.W. OF DEXTER-CHELSEA ROAD OR TO THE NORTH TOWARDS LETTIS CREEK.

WETLANDS
THERE ARE NO WETLANDS WITHIN PHASE 1 AS CONFIRMED BY GUS LAND PLANNING, LLC DATED: NOVEMBER 2020.

THREATENED AND/OR ENDANGERED SPECIES
THERE ARE NO THREATENED AND/OR ENDANGERED SPECIES OF PLANT OR ANIMAL ON THE PROPERTY.

100 YEAR FLOODPLAIN
A PORTION OF THE PROPERTY LIES WITHIN THE FLOODPLAIN OF LETTIS CREEK, BUT PHASE 1 IS NOT WITHIN THIS FLOODPLAIN AREA.

STEEP SLOPES
THERE ARE NO STEEP SLOPES ON SITE.

WATER COURSES
THERE ARE NO WATER COURSES ON THE PROPERTY, BUT LETTIS CREEK IS DIRECTLY NORTH OF THE PROPERTY.

NATURAL FEATURES
THE PROPERTY HAS BEEN MAINTAINED AS FARM LAND WITH A SMALL AND RANDOM ASSORTMENT OF DOMESTIC SPECIES TREES. THE REMAINDER OF THE PROPERTY IS MAINTAINED AS FARM LAND. THERE ARE NATIVE TREES, WETLANDS AND/OR NATURAL ENVIRONMENTS OUTSIDE OF PHASE 1 TO BE FOUND AT THIS SITE. PUBLIC UTILITIES WITH THEIR ASSOCIATED EASEMENTS SERVE THE EXISTING LOT.

BUILT FEATURES
NONE

LAND USE
THE SITE CURRENTLY HAS NO EXISTING STRUCTURES ON-SITE.

ACCESS POINT
VEHICULAR ACCESS IS DIRECTLY FROM DEXTER-CHELSEA ROAD OR BY CONNECTION TO ELM STREET. THERE ARE CURRENTLY NO PEDESTRIAN SIDEWALKS ON THE PROPERTY. A NEW SIDEWALK WILL BE INSTALLED ALONG DEXTER-CHELSEA ROAD AND A CONNECTOR TO ELM STREET.

PROPOSED LAND USE
THE PROPERTY IS CURRENTLY ZONED P.U.D.

NATURAL FEATURES PROTECTION PLAN
THE TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND CLEAN-UP EFFORTS. THE CONTRACTOR WILL OPTIMIZE WAYS TO PRESERVE AS MANY HIGH-QUALITY TREES ON-SITE AS POSSIBLE. PROPOSED STORM WATER MANAGEMENT WILL UTILIZE AN INFILTRATION BED LOCATED NEAR THE FRONT CENTER OF THE SITE.

PARKING:
EACH HOME WILL HAVE INDIVIDUAL GARAGES AND DRIVEWAYS FOR PARKING.

STREETS:
AS CITY STREETS ARE PROPOSED ON SITE PARKING WILL BE ALLOWED ON ONE SIDE OF STREET. THERE IS NO STREET PARKING IN THE CITY OF CHELSEA CITY LIMITS BETWEEN 2AM AND 5AM. CITY PARKING ORDINANCE WILL BE ENFORCED AS SPACES MAY NOT BE USED FOR 24 HOUR PARKING.

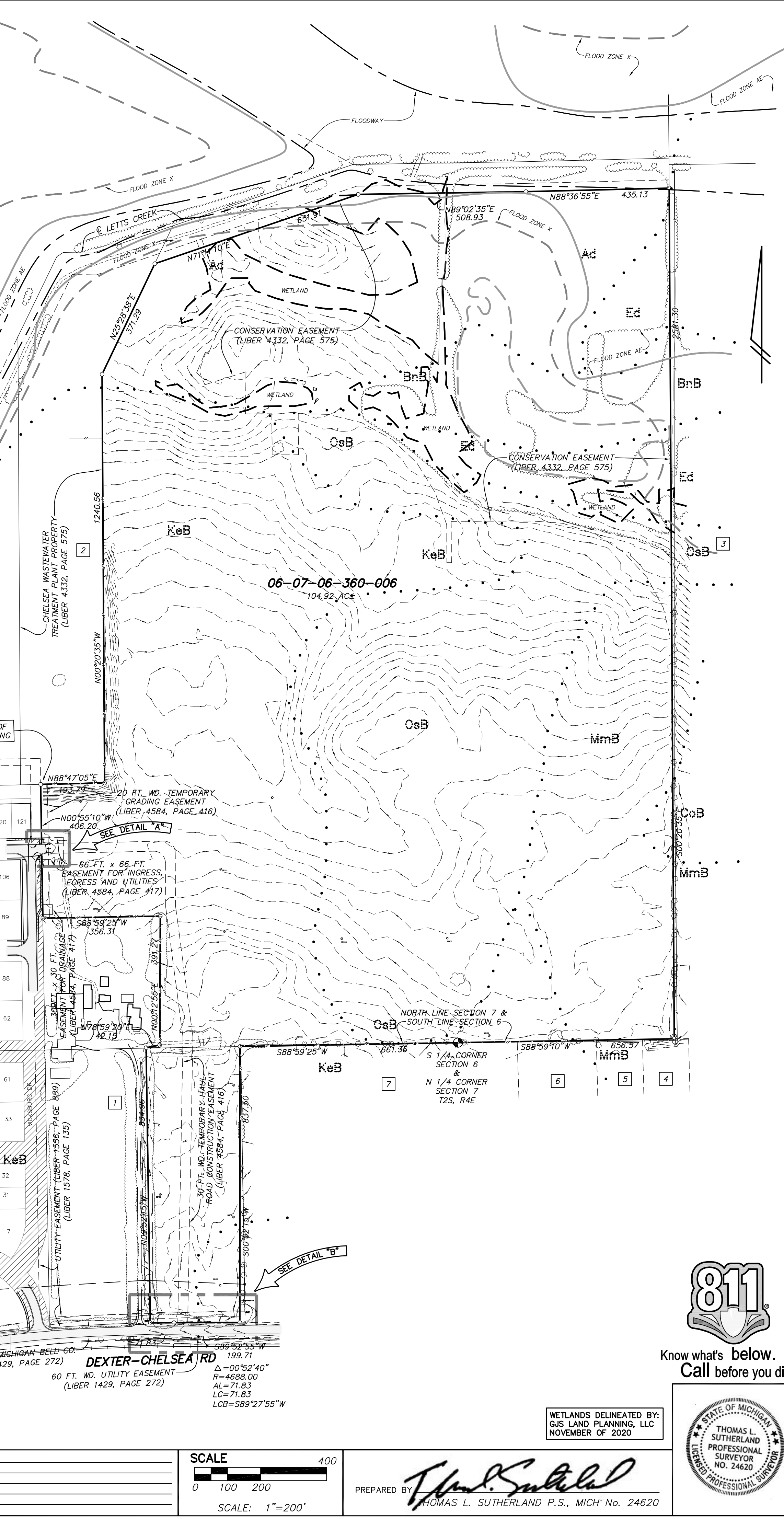
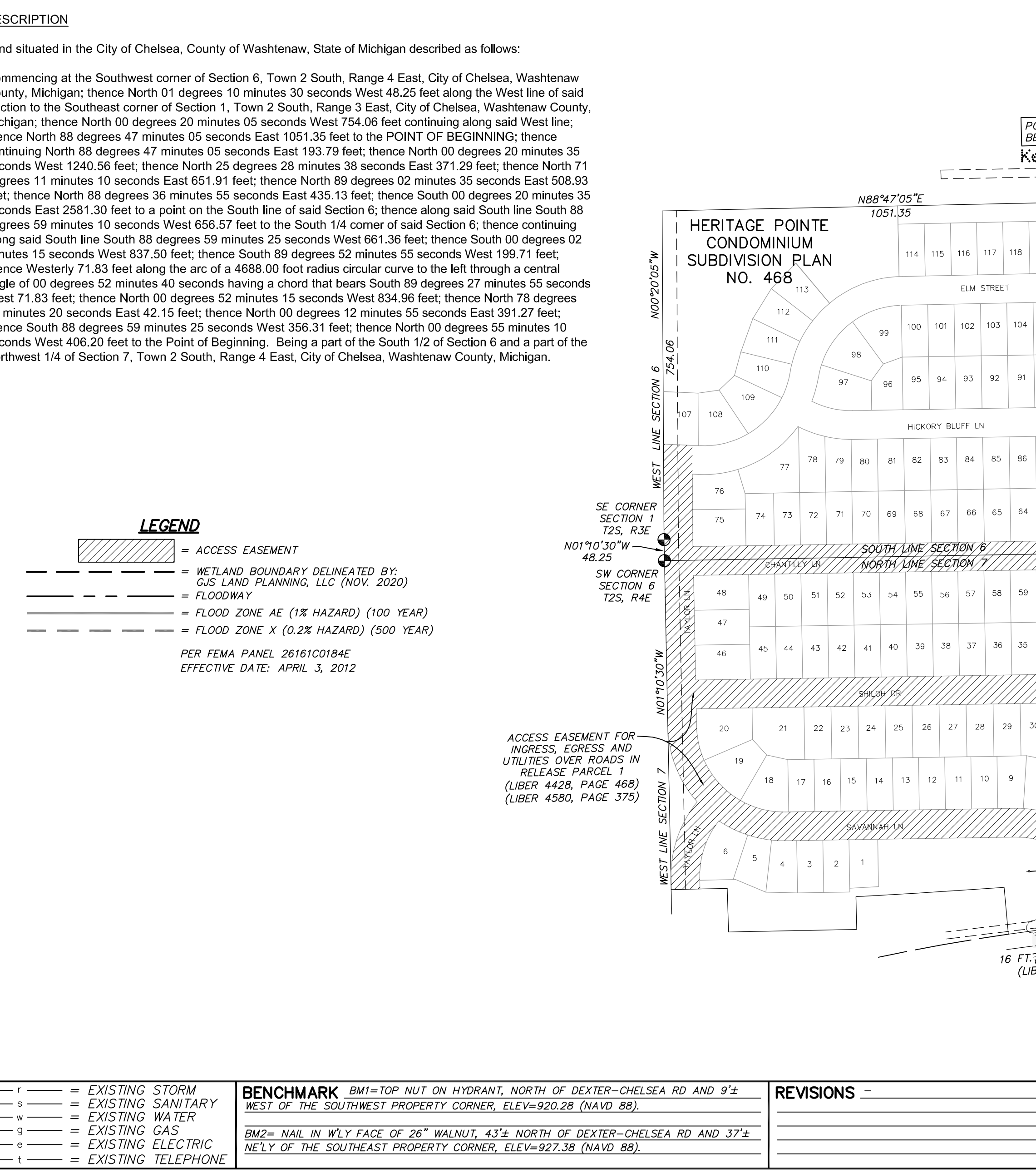
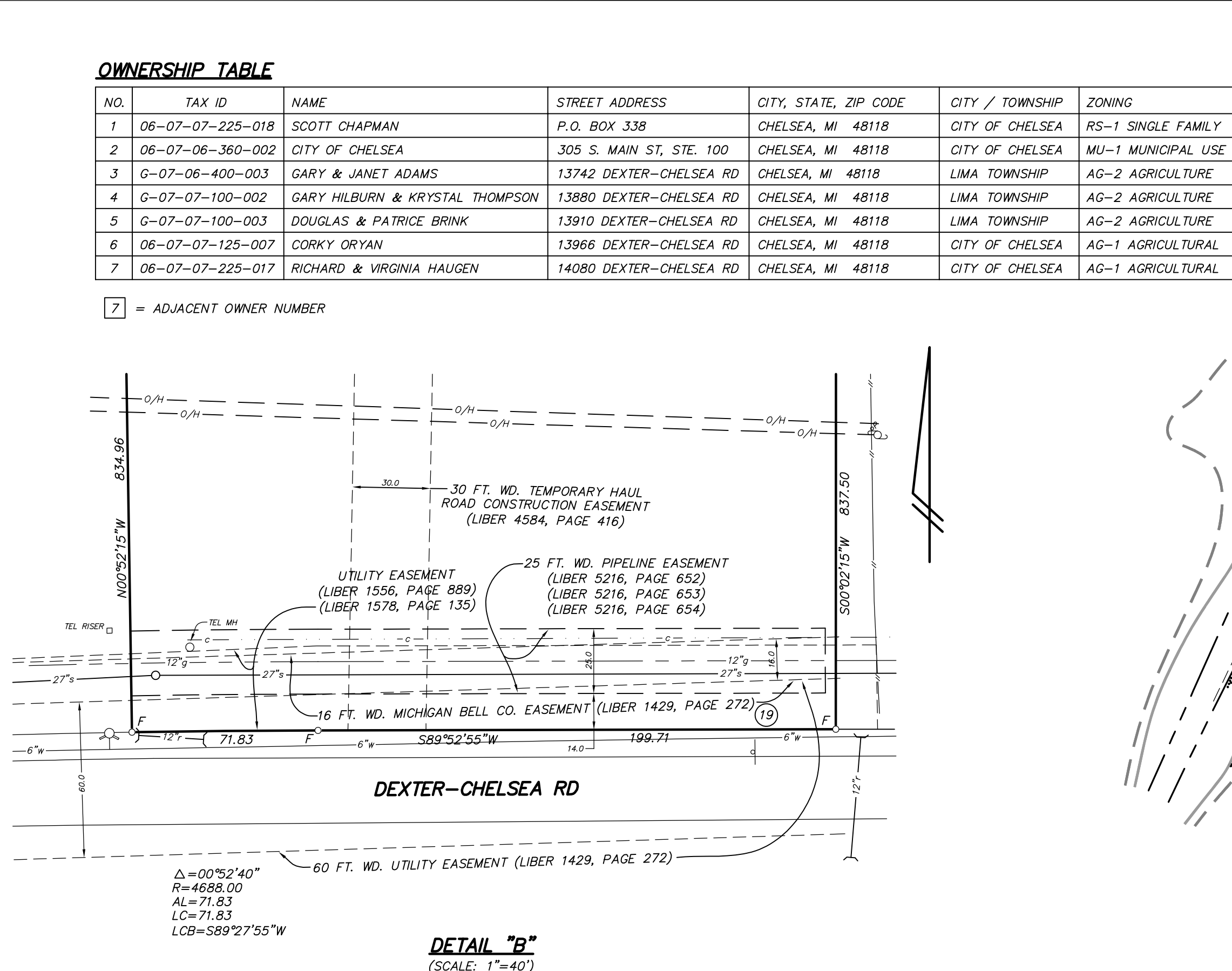
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

Ad	- ADRIAN MUCK, 0 TO 2 PERCENT SLOPES
Bw	- BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES
Co	- CONOVER LOAM, 0 TO 4 PERCENT SLOPES
Ed	- EDWARDS MUCK
Ke	- KENDALLVILLE LOAM, 2 TO 6 PERCENT SLOPES
Mi	- MIAMI LOAM, 2 TO 6 PERCENT SLOPES
Os	- OSHTOMO LOAMY SAND, 0 TO 6 PERCENT SLOPES
.....	- SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

LEGEND

☆	= LIGHT POLE	TC	= TOP OF CURB	---	= GRAVEL	---	= EXISTING STORM
○	= UTILITY POLE	TW	= TOP OF WALL	---	= FENCE	---	= EXISTING SANITARY
⊙	= POST	○	= MANHOLE	---	= CONCRETE	---	= EXISTING WATER
⊕	= GUY ANCHOR	□	= CATCHBASIN	---	= ASPHALT	---	= EXISTING GAS
⊖	= HYDRANT	---	= END SECTION	---		---	= EXISTING ELECTRIC
						---	= EXISTING TELEPHONE



WASHTENAW ENGINEERING

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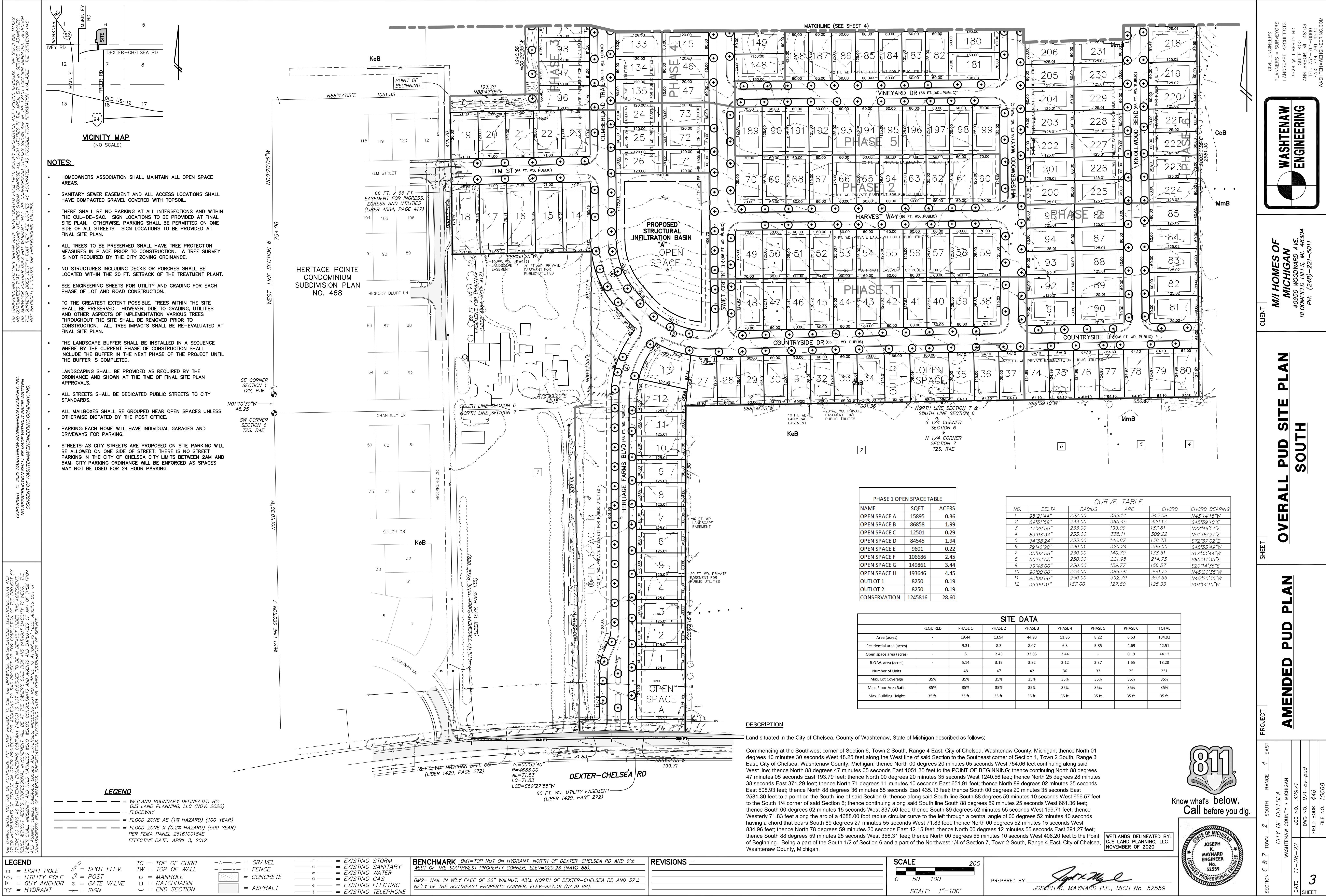
M/I HOMES OF MICHIGAN
40950 WOODWARD AVE.
BLOOMFIELD HILLS, MI 48304
PH: (248)-221-5011

OVERALL BOUNDARY AND AMENDED PUD PLAN TOPOGRAPHICAL SURVEY

SECTION 6 & 7 TOWN 2 SOUTH RANGE 4 EAST

PROJECT
CITY OF CHELSEA
WASHTENAW COUNTY • MICHIGAN
JOB NO. 32971
DATE 11-28-22
DWG NO. 774-bndr/200
FIELD BOOK 446
FILE NO. 10668

2
SHEET



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATE AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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UNIT AREAS		UNIT AREAS		UNIT AREAS		UNIT AREAS	
Unit No.	Area (sf)	Unit No.	Area (sf)	Unit No.	Area (sf)	Unit No.	Area (sf)
1	7,500	76	8,011	151	7,800	226	7,501
2	7,500	77	8,011	152	7,800	227	7,501
3	7,500	78	8,011	153	7,800	228	7,501
4	7,500	79	8,011	154	7,800	229	7,501
5	7,500	80	7,976	155	9,100	230	7,501
6	7,500	81	8,751	156	7,500	231	7,501
7	7,500	82	7,500	157	7,500		
8	7,500	83	7,500	158	7,500		
9	7,500	84	7,500	159	7,500		
10	7,500	85	7,500	160	7,500		
11	7,500	86	7,500	161	7,500		
12	9,310	87	7,500	162	7,500		
13	10,400	88	7,500	163	7,500		
14	12,986	89	7,500	164	7,500		
15	12,715	90	8,750	165	7,500		
16	12,697	91	8,750	166	7,486		
17	12,679	92	7,500	167	7,500		
18	12,661	93	7,500	168	7,500		
19	8,520	94	7,500	169	7,500		
20	8,520	95	7,500	170	7,500		
21	8,520	96	8,123	171	7,500		
22	8,520	97	7,995	172	7,500		
23	8,853	98	7,995	173	7,500		
24	7,200	99	7,995	174	9,100		
25	7,200	100	7,995	175	7,800		
26	7,200	101	7,995	176	7,800		
27	9,430	102	7,995	177	7,800		
28	7,500	103	7,995	178	7,800		
29	7,500	104	7,995	179	7,800		
30	7,500	105	7,995	180	7,800		
31	7,500	106	7,995	181	9,100		
32	7,500	107	7,995	182	7,500		
33	7,500	108	7,995	183	7,500		
34	8,750	109	7,995	184	7,500		
35	8,013	110	7,995	185	7,500		
36	8,013	111	7,995	186	7,500		
37	8,013	112	7,995	187	7,500		
38	8,782	113	7,995	188	7,500		
39	7,571	114	7,995	189	8,750		
40	7,613	115	8,708	190	7,500		
41	7,655	116	10,977	191	7,500		
42	7,697	117	11,242	192	7,500		
43	7,738	118	11,242	193	7,500		
44	7,780	119	10,703	194	7,500		
45	7,822	120	10,476	195	7,500		
46	7,864	121	12,358	196	7,500		
47	7,906	122	9,344	197	7,500		
48	9,277	123	7,800	198	7,500		
49	8,750	124	7,800	199	8,750		
50	7,500	125	9,344	200	7,500		
51	7,500	126	9,600	201	7,500		
52	7,500	127	7,200	202	7,500		
53	7,500	128	7,200	203	7,500		
54	7,500	129	7,200	204	7,500		
55	7,500	130	7,200	205	7,500		
56	7,500	131	7,200	206	7,500		
57	7,500	132	7,200	207	7,500		
58	7,500	133	7,200	208	8,981		
59	7,500	134	7,200	209	9,024		
60	7,500	135	7,200	210	9,024		
61	7,500	136	7,500	211	9,024		
62	7,500	137	7,500	212	9,024		
63	7,500	138	9,600	213	9,024		
64	7,500	139	7,200	214	9,024		
65	7,500	140	7,200	215	8,557		
66	7,500	141	7,200	216	7,500		
67	7,500	142	7,200	217	8,750		
68	7,500	143	7,200	218	11,335		
69	7,500	144	7,200	219	7,501		
70	8,750	145	7,200	220	7,501		
71	7,200	146	7,200	221	7,501		
72	7,200	147	7,200	222	7,501		
73	7,200	148	9,100	223	7,501		
74	8,012	149	7,800	224	7,501		
75	8,011	150	7,800	225	7,501		

PARKING: EACH HOME WILL HAVE INDIVIDUAL GARAGES AND DRIVEWAYS FOR PARKING.

STREETS: AS CITY STREETS ARE PROPOSED ON SITE PARKING WILL BE ALLOWED ON ONE SIDE OF STREET. THERE IS NO STREET PARKING IN THE CITY OF CHELSEA CITY LIMITS BETWEEN 2AM AND 5AM. CITY PARKING ORDINANCE WILL BE ENFORCED AS SPACES MAY NOT BE USED FOR 24 HOUR PARKING.

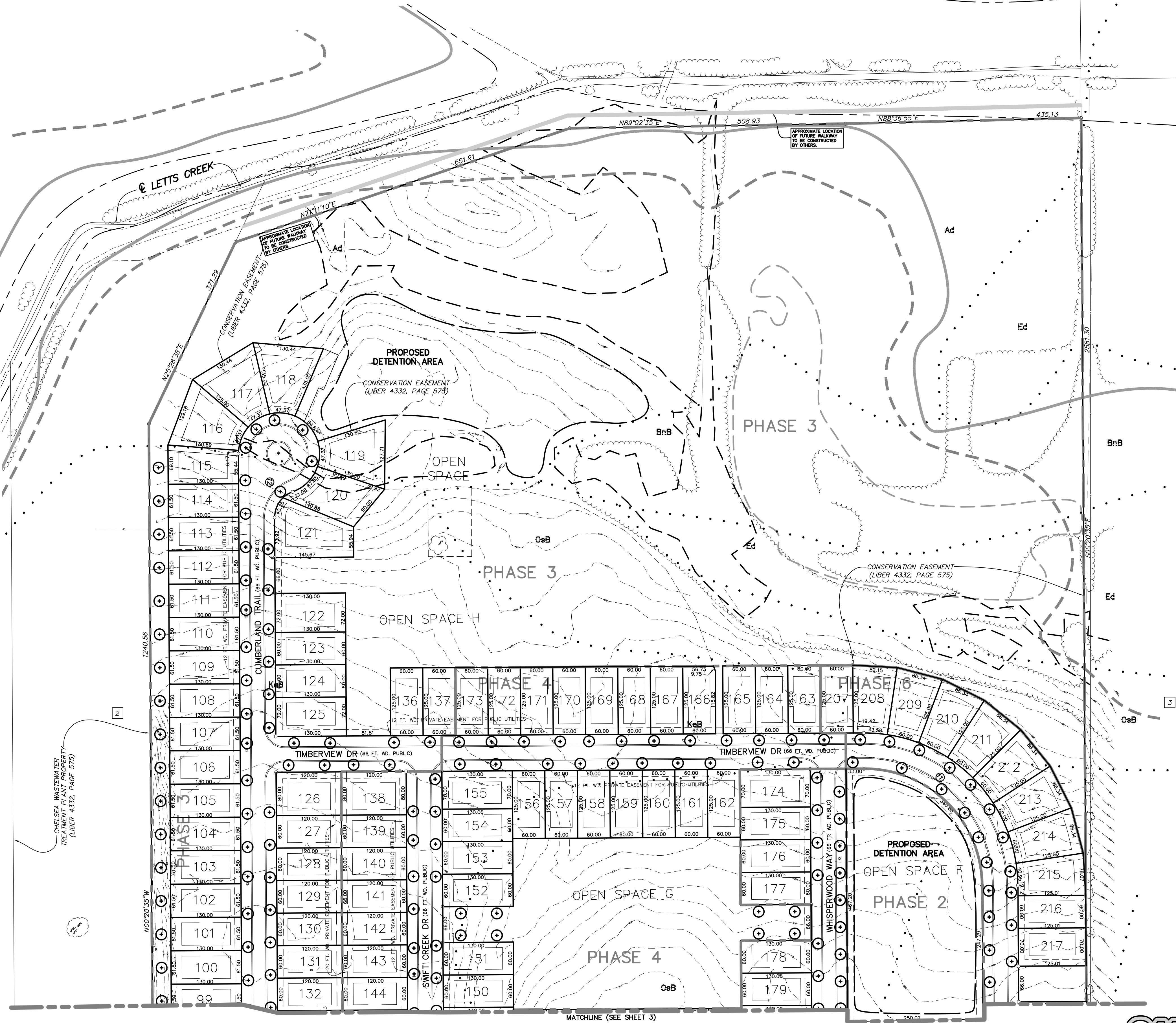
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

Ad = ADRIAN MUCK, 0 TO 2 PERCENT SLOPES
Bo = BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES
Co = CONOVER LOAM, 0 TO 4 PERCENT SLOPES
Ed = EDWARDS MUCK
Ka = KENDALLVILLE LOAM, 2 TO 6 PERCENT SLOPES
Mi = MIAMI LOAM, 2 TO 6 PERCENT SLOPES
Os = OSHTIMO LOAMY SAND, 0 TO 6 PERCENT SLOPES
..... = SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

LEGEND

Light Pole, Utility Pole, Guy Anchor, Hydrant, Spot Elev., Post, Gate Valve, Sign, Top of Curb, Top of Wall, Manhole, Catchbasin, End Section, Gravel, Fence, Concrete, Asphalt, Existing Storm, Existing Sanitary, Existing Water, Existing Gas, Existing Electric, Existing Telephone



OWNERSHIP TABLE						
NO.	TAX ID	NAME	STREET ADDRESS	CITY, STATE, ZIP CODE	CITY / TOWNSHIP	ZONING
1	06-07-07-225-018	SCOTT CHAPMAN	P.O. BOX 338	CHELSEA, MI 48118	CITY OF CHELSEA	RS-1 SINGLE FAMILY
2	06-07-06-360-002	CITY OF CHELSEA	305 S. MAIN ST, STE. 100	CHELSEA, MI 48118	CITY OF CHELSEA	MU-1 MUNICIPAL USE
3	0-07-06-400-003	GARY & JANET ADAMS	13742 DEXTER-CHELSEA RD	CHELSEA, MI 48118	LIMA TOWNSHIP	AG-2 AGRICULTURE
4	0-07-07-100-002	GARY HILBURN & KRISTAL THOMPSON	13880 DEXTER-CHELSEA RD	CHELSEA, MI 48118	LIMA TOWNSHIP	AG-2 AGRICULTURE
5	0-07-07-100-003	DOUGLAS & PATRICE BRINK	13910 DEXTER-CHELSEA RD	CHELSEA, MI 48118	LIMA TOWNSHIP	AG-2 AGRICULTURE
6	06-07-07-125-007	CORRY ORYAN	13966 DEXTER-CHELSEA RD	CHELSEA, MI 48118	CITY OF CHELSEA	AG-1 AGRICULTURAL
7	06-07-07-225-017	RICHARD & VIRGINIA HAUGEN	14080 DEXTER-CHELSEA RD	CHELSEA, MI 48118	CITY OF CHELSEA	AG-1 AGRICULTURAL

[7] = ADJACENT OWNER NUMBER

BENCHMARK BM1=TOP NUT ON HYDRANT, NORTH OF DEXTER-CHELSEA RD AND 9th WEST OF THE SOUTHWEST PROPERTY CORNER, ELEV=920.28 (NAVD 88).
BM2= NAIL IN WLY FACE OF 26" WALNUT, 43rd NORTH OF DEXTER-CHELSEA RD AND 37th NELY OF THE SOUTHEAST PROPERTY CORNER, ELEV=927.38 (NAVD 88).

REVISIONS

LEGEND

WETLAND BOUNDARY DELINEATED BY: GJS LAND PLANNING, LLC (NOV. 2020)
FLOODWAY
FLOOD ZONE AE (1% HAZARD) (100 YEAR)
FLOOD ZONE X (0.2% HAZARD) (500 YEAR)
PER FEMA PANEL 26161C0184E
EFFECTIVE DATE: APRIL 3, 2012

SCALE

0 50 100
SCALE: 1"=100'

PREPARED BY: JOSEPH K. MAYNARD P.E., MICH No. 52559

WETLANDS DELINEATED BY: GJS LAND PLANNING, LLC NOVEMBER OF 2020

811
Know what's below. Call before you dig.

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER
No. 52559
LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL: 734-761-8800
FAX: 734-761-8800
WASHTENAWENGINEERING.COM

WASHTENAW ENGINEERING

CLIENT

M/I HOMES OF MICHIGAN
40950 WOODWARD AVE.
BLOOMFIELD HILLS, MI 48304
PH: (248)-221-5011

SHEET

OVERALL PUD SITE PLAN
AMENDED PUD PLAN
NORTH

PROJECT

SECTION 6 & 7 TOWN 2 SOUTH RANGE 4 EAST

CITY OF CHELSEA
WASHTENAW COUNTY • MICHIGAN

DATE 11-28-22 JOB NO. 32971 DWG NO. 971-01-PUD FIELD BOOK 446 FILE NO. 10668

4 SHEET

Item 3a

Proposed Zoning Ordinance Amendments

Article 7: Landscaping

SECTION 7.01

Purpose and Intent

Landscaping, greenbelts, and screening are necessary for the protection and enhancement of the environment, and for the continued vitality of all land uses in the City. The purposes and intent of this Section are as follows:

- A. To aid in stabilizing the environment's ecological balance by contributing to the process of air purification, carbon dioxide storage, oxygen regeneration, groundwater recharge and stormwater runoff mitigation, while at the same time aiding in noise, glare, and heat abatements.
- B. To encourage the preservation of existing trees and vegetation.
- C. To assist in providing adequate light and air.
- D. To provide visual buffering and enhance the beautification of the City.
- E. To preserve, protect, and restore the unique identity and environment of Chelsea, and preserve the economic base attracted to the City by such factors.
- F. To conserve energy and to protect the public health, safety, and general welfare.
- G. To provide habitat for living things.

SECTION 7.02

Applicability

- A. Except as otherwise specified in the general requirements for each zoning district, or for the specific use, all landscaping shall conform to the standards of this Article.
- B. The requirements set forth in this Article shall apply to all uses, lots, sites, and parcels for which Site Plan Review is required and which are developed or expanded following the Effective Date of this Ordinance. No site plan shall be approved unless that site plan includes the required landscape plan and shows landscaping consistent with the provisions of this Article.
- C. In cases where the use of an existing building or parking lot changes, or an existing building or parking lot is altered or re-occupied, all of the standards of this Article shall be met.
- D. The requirements of this Section are minimum requirements, and nothing in this Article shall preclude a developer and the City from agreeing to more extensive landscaping.
- E. Existing landscaping that meets the requirements of this Article may be used to comply with the landscaping standards.

Commented [AJ1]: Is this too onerous? The alteration or use of a parking lot could result in an increase or decrease in parking, but the code doesn't get into that level of discussion. I also question the land use trigger as many changes in land uses do not lead to any exterior changes to the property itself, and may not per se require a site plan review if going from one permitted use to another.

- F. Where landscaping is required, a Zoning Compliance Permit shall not be issued until the required landscape plan is submitted and approved, ~~and a Certificate of Occupancy shall not be issued unless provisions set forth in this Article have been met.~~

Commented [AJ2]: The landscaping requirements to get the CofO are already covered in Section 7.12.A(1).

SECTION 7.03

Landscape Plan

- A. **Landscape Plan Requirements.** A separate, detailed landscape plan shall be submitted as part of a Site Plan Review. The landscape plan shall contain the following.

- (1) **Topography.** Existing and proposed topography, by contours, correlated with a grading plan.
- (2) **Existing Trees.** Location, species, size, and condition of existing trees (six (6) inches diameter breast height (DBH) and larger), indicating which are to be preserved, transplanted, or removed. Delineation of tree fencing or other required protection from construction activities should be identified on the plans.
- (3) **Landscaping.** Scaled layout of proposed plant materials, indicating the species and quantity within each plant grouping. Landscaping should be shown as applicable for: general site landscaping, frontage areas, parking lots, required buffers/screening, stormwater basins, and screening for outdoor storage, refuse, and utility areas.
- (4) **Proposed Plant List.** A plant list of proposed materials, showing: sizes, quantity, botanical and common names, spacing, and root type (bare or balled and burlapped).
- (5) **Proposed Site Improvements.** Scaled layout of all proposed improvements as shown on the site plan, including structures, driveways, and parking and loading areas.
- (6) **Proposed Landscape Improvements.** Plans, sections, elevations, and details of all landscape site improvements, such as: grading, landscaped berms, water features, pavements, structures, and furnishings.
- (7) **Installation.** Planting details notating installation requirements, materials to be used, critical dimensions, and any special requirements to ensure proper installation and establishment of proposed plant materials. Technical specifications indicating general requirements, warranties, submittals, materials, and installation requirements for all items of work shown on the drawing.
- (8) **Maintenance Program.** Specify an annual landscape maintenance program including a statement that all diseased, damaged, or dead materials shall be replaced in accordance with the standards of this Article.
- (9) **Utilities.** Include the location of all utility infrastructure to ensure the landscaping does not interfere with, block access to, or damage overhead or underground utilities, pavements, or other public facilities.

B. Effect of Approval. The approved landscape plan shall be considered a permanent record and integral part of site plan approval. Unless otherwise approved in accordance with the aforementioned procedures, any revisions to or removal of plant materials will place the parcel in nonconformity with the originally approved landscape plan and shall be viewed as a violation of this Ordinance and the agreed upon terms of site plan approval.

SECTION 7.04

Frontage Landscaping

A. Required Landscaping. Where the site abuts a public or private street, the following frontage landscaping shall be provided in the front yard area adjacent to the street right-of-way:

Type of Landscaping	Required Landscaping
Street Trees (Deciduous/Canopy Tree)	1 per 50 linear feet of road frontage.
Front Lawn	Grass or suitable living plant material where front yard or planting strip between sidewalk and curb is provided.

Commented [AJ3]: Excluding dedicated utility easements from the frontage calculations?

- B. Street Tree Arrangement.** Street tree spacing shall be as uniform as possible. Variations will be permitted where necessary to recognize driveways, and to avoid interference with street lights, utility poles, fire hydrants, and other appurtenances. Trees shall be located between the street curb and sidewalk.
- C. Calculating Frontage.** For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted.
- D. Fractions.** Where calculations result in a fractional number of required plantings, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one tree or shrub.

SECTION 7.05

Site Landscaping

- A. Location.** Site landscaping shall be located near building entrances, along building foundations, along pedestrian walkways, near service areas, or as landscaped plazas.
- B. Interior Site Landscaping.** Interior site landscaping shall be provided in accordance with the following standards. Required open or green space on the site should comply with required lot coverage standards for each zoning district.

Commented [AJ4]: Should or shall? And this seems like a strange standard given that there should be no lot coverage inside of required open space areas.

Type of Landscaping	Minimum Required Landscaping
Deciduous (Canopy) or Evergreen Tree	1 per 500 square feet of open/green space.
Ornamental (Flowering) Tree	2 per 500 square feet of open/green space, permitted in lieu of deciduous or evergreen trees.
Shrubs	1 per 300 square feet of open/green space.

- C. Site landscaping should be integrated with other ornamental site design elements where appropriate, such as water features, trellises, pergolas, fences, walls, lighting, street furniture, and public art.
- D. **Specific Landscaping Requirements for Multi-Family Districts.** All lots or parcels proposed for multiple-family residential use in the R-3 District shall contain a minimum of two (2) deciduous or evergreen trees and four (4) shrubs per dwelling unit within the landscaped open space areas. These requirements are in addition to the requirements of this Section.

Commented [AJ5]: Does the PC want to consider lowering this requirement to 1 tree and 2 shrubs per dwelling unit?

SECTION 7.06

Parking Lot Landscaping

All parking areas and other paved ground surface areas used for vehicular parking shall have perimeter and internal landscaping to provide visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian and vehicular circulation.

- A. **Screening.** Where parking lots are adjacent to sidewalks, streets, and other public rights-of-way, landscaped screening shall be provided between the public right-of-way and the parking lot area. Such screening shall consist of one or a combination of the following:
- (1) **Landscaped Screening.** Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. Shrubs shall be planted a maximum of 30 inches on center. The landscaping shall be located at least two (2) feet from the front of a parking space curb so as to account for vehicle overhang.
 - (2) **Screening Wall or Fence.** Walls shall be between three (3) and four (4) feet in height and constructed of durable, natural materials such as stone, brick, wrought iron, or metal.
- B. **Interior Landscaping.** All off-street parking areas shall have internal landscaping to provide visual and climatic relief from broad expanses of pavement, improve aesthetics, and define areas for pedestrian and vehicular circulation.
- (1) Each parking lot shall provide interior landscaping equal to a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. Sidewalks shall be excluded from the calculation of paved area.
 - (2) Parking lot islands shall be curbed and a minimum of 170 square feet in area with a minimum width of ten (10) feet. Parking lot islands shall be one (1) foot shorter than the adjacent parking space.

Commented [AJ6]: Would like Commissioner Lehmann's opinion on this. Seems that depending on the species this could crowd and inadvertently harm plant health. Do we add a table with spacing requirements based on the mature spread of shrubs?

Commented [AJ7]: Almost identical language from what we read at the start of 7.06. Too repetitive?

- a) Parking lot islands may contain canopy trees, ground cover, perennials, shrubs, hardwood mulch, native plantings, rain gardens, and/or bioswales to meet the minimum landscaping requirements of this Section.
- b) Rock, stone, or pebbles shall only be permitted as ground cover for rain gardens or bioswales.
- (3) Minimum canopy tree requirements are as follows:
 - a) A minimum of one (1) canopy tree per 10 parking spaces or fraction thereof.
 - b) A minimum of one (1) canopy tree per 40 linear feet around the perimeter of the lot.
- (4) All required interior parking lot landscaping shall be planted within the landscaped islands or in landscaped areas within 20 feet of the perimeter of the parking lot, provided that such landscaping is not also counted toward other landscape or screening requirements.

Commented [AJ8]: Excluding dedicated utility easement areas? (This came up recently with Starbucks.)

C. Other Paved Areas. In addition to the above parking lot landscaping requirements, other large paved areas not dedicated to parking, such as gas stations, car washes, shared access lanes and storage lots, shall be landscaped as follows:

- (1) A minimum of five percent (5%) of the paved surface area shall be provided for the purpose of planting canopy trees or other landscape materials within the paved areas.
- (2) Shade trees shall be provided along the perimeter of a large paved area at a minimum rate of one (1) tree per 40 linear feet. Trees may be planted at uniform intervals or in clusters.

Commented [AJ9]: Excluding dedicated utility easement areas?

D. Parking Deck Landscaping. A minimum of one (1) tree and six (6) shrubs per 30 linear feet are required along the base of a parking deck structure.

SECTION 7.07

Loading Area Landscaping

A. All loading areas (including, but not limited to, truck docks, overhead doors, or trailer staging areas) shall be screened from view from any public street rights-of-way or adjacent residential zoning district for the entire length of the loading area to the greatest extent possible. Screening for loading areas may be accomplished by one or a combination of the following:

- (1) **Landscaped Screening.** Evergreen trees at least eight (8) feet in height and planted in a staggered double row spaced fifteen (15) feet on center. Any plant material used to fulfill these requirements shall meet or exceed the minimum size requirements of this Article when planted.
- (2) **Wall or Fence.** An opaque fence or wall which is at least six (6) feet high and is made of the same or compatible material, in terms of texture and quality, as the material and color of the principal building.

SECTION 7.08

Buffering from Residential Uses

All premises used for business, commercial, or industrial, as well as approved or permitted non-residential uses in residential districts, shall be screened along each rear lot line and each interior lot line when the rear lot line or interior lot line abuts to a parcel which is zoned R-1, R-2, or R-3.

A. Buffer Types. *Required residential screening may be satisfied by any one or combination of any of the following.*

- (1) **Greenbelt.** A 10-foot-wide greenbelt containing one of the following:
 - a) A continuous screen of evergreen trees at least six (6) feet in height.
 - b) A wooded area left in its natural state, with no trees or other vegetation removed unless it is deemed to be dead, may serve as the required greenbelt. However, if any vegetation is removed from the greenbelt at any time, then plantings must be added to ensure that there is at least one (1) tree and eight (8) shrubs per 30 feet of the length of the lot line.
- (2) **Green Wall.** A “green wall” of sufficient density or compactness to effectively obscure vision through it. The wall must be at least six (6) feet in height. A green wall enables plants to grow vertically along its l to provide air and water quality functions as well as aesthetic enhancement. Green walls may have plantings on either side, but any non-planted sides must be visually appealing, in the opinion of the Planning Commission.

B. Planting Setback. Trees and shrubs shall not be placed closer than four (4) feet to the property line. Fences shall be located in accordance with [Section 6.08B](#).

Commented [AJ10]: This seems somewhat limiting in terms of options. What about brick walls, board-formed concrete walls, or other patterned or stamped concrete?

Commented [AJ11]: There's a word missing? Should it say “length”?

SECTION 7.09

Refuse, Recycling, and Utility Screening

A. Garbage, Refuse, and Recycling Collection Areas. All garbage, refuse, and recycling collection areas (i.e., dumpsters) shall be screened to meet the requirements of [Section 6.09](#).

B. Mechanical and Utility Equipment Screening. All mechanical equipment, utility meters, storage tanks, air conditioning equipment, transformers, or similar equipment, incidental to any building, including roof-mounted equipment shall be screened to meet the requirements of [Section 6.10](#). This requirement shall not apply to equipment serving a single dwelling unit.

SECTION 7.10

Stormwater Basin Landscaping

Stormwater detention or retention basins shall be designed to provide a natural appearance through the use of gradual side slopes, rock walls, and plant material. The following standards shall be considered minimum requirements for the landscaping of stormwater basins:

A. Vegetation Requirements. The landscape treatment for stormwater basins shall include a mixture of groundcover, wetland, and wildflower species native to Michigan. Native vegetation provides a number of benefits in stormwater basins including enhanced stormwater quality, increased habitat, passive recreational opportunities, and reduced algae growth. The combination of wetland plugs and native seed mixes will provide the optimum opportunities to achieve the benefits described above. The side slopes and the bottom of the basin shall be planted with a combination of a native seed mix and wetland plugs/bare-root stock.

B. Perimeter Greenbelt.

- (1) **Basin Perimeter.** Trees and shrubs shall be planted around the basin to buffer and enhance views of the basin, and to replicate a natural environment. Deciduous canopy trees shall be clustered around the sides of the basin to provide shade and minimize solar heating of the water.
- (2) **Trees.** Trees shall be planted above the freeboard line of the basin. Any plantings proposed below the freeboard line shall be tolerant of wet or moist soil conditions.
- (3) **Native Species.** Plants shall be species native to Michigan, in accordance with the City's list of approved native plant species for stormwater basins.
- (4) **Screening of Mechanical Structures.** Any above ground mechanical structures necessary for basin operation shall be identified on the site and landscape plan and shall be fully screened with evergreen trees or trees and shrubs suitable for the wetness zone in which they are to be located.
- (5) **Screening.** The area around the stormwater basin riser outlet structure(s) (outlet between forebay and basin and primary outlet to creek/storm sewer) shall be appropriately screened with vegetation appropriate for the applicable basin zone. The screening vegetation shall not inhibit future maintenance access to the structure.

C. Establishment and Maintenance.

- (1) The landscape performance guarantee held by the City for a site with a stormwater basin shall include the stormwater basin-related plantings. The performance guarantee shall be held for two (2) years to ensure sufficient establishment of the stormwater basin plantings.
- (2) The homeowner association covenants and restrictions or master deed must include language for stormwater basin maintenance per the approved plans. For multi-family residential, commercial, industrial, and non-residential sites, such maintenance shall be the responsibility of the landowner and consistent with the approved plans.
- (3) Use of fertilizers along the side slopes or within the stormwater basin is prohibited.

SECTION 7.11

Standards for Plant Materials

- A. Lawn Areas.** Lawn areas shall be planted in species of grass normally grown as permanent lawns in Southeast Michigan. Grass may be sodded or seeded and mulched, except that solid sod shall be used in swales or other areas subject to erosion. Sod or seed shall be clean, free of weeds and noxious pests or disease.
- B. Recommended Species.** Plantings should emphasize native trees, shrubs, and perennials which are hardy to Southeast Michigan. The following is a list of recommended species and required minimum sizes of plant materials. The Planning Commission or Planning and Zoning Administrator may permit other species not listed below.

Recommended Plant Type and Minimum Size	Common Name
Evergreen Trees (8 feet minimum height)	Fir, Hemlock, Juniper, Pine, and Spruce
Narrow Evergreens (5 feet minimum height)	Blue Columnar Chinese Juniper, Column Honoki Cypress, Douglas Arborvitae, Pyramidal Red Cedar, Pyramidal White Pine, and Swiss Stone Pine
Deciduous (Canopy) Trees (2.5-inch minimum caliper)	Beech, Birch, Gingko, Hackberry, Honey Locust (Without Thorns), Hickory, Hop Hornbeam, Hornbeam, Horsechesnut, Kentucky Coffeetree, Linden, Maple (Hard Maple), Oak, Planetree (Sycamore), and Zelkova.
Ornamental Trees (2-inch minimum caliper)	Allegheny Serviceberry, Dogwood, Flowering Cherry, Flowering Crab, Flowering Pear, Hawthorn, Magnolia, and Redbud.
Deciduous Shrubs (3 feet minimum height)	Dogwood, Euonymus, Fosythia, Hazelnut, Honeysuckle, Hydrangea, Lilac, Mock- Orange, Ninebark, Privet, Spiraea, Sumac, Rose of Sharon, Winterberry, Witchhazel, and Viburnum.
Evergreen Shrubs (30 inches minimum height)	Holly, Juniper, and Yew.
Spreading Shrubs (18 inches minimum height)	Cotoneaster and Creeping Juniper.
Perennial Flowers/Groundcover	Black-Eyed Susan, Creeping Juniper, Creeping Phlox, Daylily, Fragrant Sumac, Ornamental Grass, and Periwinkle.

- C. Prohibited Species.** The following species are considered undesirable or invasive to this area and are prohibited from being planted as required landscaping. The Planning Commission or Planning and Zoning Administrator may prohibit other species that are not listed below.

***Denotes invasive species.**

Commented [AJ12]: Need to specify which are invasive with an asterisk or other identifier – otherwise very difficult to implement Section 7.14.A.

Commented [AJ13]: Commissioner Lehmann – did I miss any? I wasn't sure about Olive since it didn't specify what species of olive.

Formatted: Indent: Left: 0.3", Hanging: 0.3"

Prohibited Species	Prohibited Species
Ash	Horse Chestnut (Nut Bearing)
Black Locust*	Mulberry
Box Elder	Norway Maple*
Buckthorn*	Olive
Catalpa	Poplar
Cottonwood	Silver Maple
Elm	Tree of Heaven*
Ginkgo (Female)	Willow
Honey Locust (With Thorns)	

D. Minimum Requirements for Plant Material.

- (1) All plant material shall conform to the description consistent with generally accepted and published nursery and landscape standards. Plant materials shall be typical of their species or variety, have normal habitat of growth, well-branched and densely foliated when in leaf.
- (2) Plant materials shall be chosen according to soil, climatic conditions and environmental factors for the proposed development, the location of the installation, and its desired function.
- (3) Artificial plants are prohibited from satisfying landscape requirements.

SECTION 7.12

Installation and Maintenance

A. Installation

- (1) *Installation Period.* Whenever planting is required by this Ordinance, it shall be planted prior to the issuance of the Certificate of Occupancy. If the weather does not permit the planting, the required planting shall take place within six (6) months from the date of issuance of the Certificate of Occupancy and the owner shall post a performance guarantee in accordance with the provisions set forth in [Section 14.08](#).
- (2) *Installation Method.* All landscaping shall be installed in a manner consistent with generally accepted and published nursery and landscape standards, the approved landscaping plan, and the following:
 - a) *Balled and Burlapped.* All trees shall be balled and burlapped at the time of planting.

- b) **High Quality and Healthy Plant Material.** Plant material shall be freshly dug and nursery grown. Plant material shall be of sound health, vigorous and uniform in appearance with a well-developed root system and free from disease, insects, pests, eggs, or larvae. Trees shall have straight trunks with leaders intact, undamaged and uncut.
- c) **Mulching.** Trees, shrubs, hedges, vines, perennials, and live groundcovers (except turf grasses) shall be generously mulched at the time of planting with hardwood bark mulch or similar natural material. Because stone, rocks, and pebbles trap heat and do not retain moisture, these materials shall not be permitted as a ground cover or mulch.
- d) **Topsoil.** A minimum of four (4) inches of topsoil shall be provided for all lawn areas, ground covers, berms, and planting beds.
- e) **Plant Material Required in All Portions of Landscaped Areas.** All portions of the landscaped areas shall be planted with grass, groundcover, shrubbery, or other suitable plant material, except that paved patios, terraces, sidewalks, and similar site features may be incorporated with Planning Commission approval.
- f) **Planting Locations.** Unless a specific planting pattern is required by the Zoning Ordinance or the Planning Commission, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, provided they are planted in accordance with the approved plan. Landscaping shall be located and maintained in a manner that minimizes conflicts with overhead or underground utilities, and that allows reasonable view of storefronts and signs. When trees are planted with five (5) feet of a permanent building, structure, or paved area, structural soil systems shall be used to direct new root growth downward. When soil structural soils are used, a minimum depth of six (6) feet of structural soil shall be provided underneath trees.
- g) **Protection of Existing Vegetation.** Existing vegetation to be preserved shall be protected during construction through the use of temporary fencing around the drip line.

B. Irrigation Required. All landscape areas (including lawns) shall be provided with an automatic underground irrigation system. The Planning Commission or Planning and Zoning Administrator may approve an alternate form of irrigation for a particular area, or may waive the irrigation requirement in an area upon determining that the underground irrigation is not necessary to maintain site landscaping in good condition due to the characteristics of the proposed plant materials.

C. Maintenance. The owner of the property is responsible for the regular maintenance of all plants and must replenish mulch, control weeds, fertilize plants, and prune plants as necessary beginning upon completion of construction of landscaping. All diseased, dead, or damaged plants shall be replaced within 30 days, unless the season is not appropriate for planting, in which case such plant material shall be replaced at the beginning of the next planting season.

SECTION 7.13

Preservation and Mitigation

Commented [AJ14]: These standards should be revised to indicate whether removal and/or preservation of prohibited or prohibited/invasive tree species should be credited at the same rate as other (desirable) tree species. This issue is forthcoming with the Gestamp site.

- A. Purpose.** The purpose of this Section is to encourage and incentivize the preservation of mature trees and healthy plant materials, and promote the protection of the natural environment and tree canopy by requiring replacement of mature trees throughout the City of Chelsea.
- B. Applicability.** The standards in this Section shall apply for all activities requiring Site Plan Review, except for those submitted for a singular single-family or two-family dwelling.
- C. Preserving Existing Trees and Plants.** Healthy plant materials on a site prior to its development shall be incorporated into the landscape plan, if such materials meet the standards of the City of Chelsea.
- (1) Plant materials and trees to be preserved shall be indicated on the site plan. A matrix shall be provided that lists existing trees and credits for preserved trees in accordance with the standards in [Section 7.13E](#).
 - (2) The Planning Commission may require the preservation of significant existing plant materials based upon its determination that a reasonable layout of the site is incorporating those materials. Significant materials shall be defined as those not readily replaceable by virtue of the size, species, variety, form, condition, quality, or location, and may include vegetation identified as wildlife habitat.
 - (3) Prior to limb removal, root pruning or other treatments on existing plants being preserved the Planning Commission may require approval of the work by the City's consulting landscape architect or certified arborist.
 - (4) Plant materials to be saved shall be protected from construction activities. Fencing or other barriers shall be placed at the dripline. Areas to be protected shall be staked. Barriers shall not be supported by the tree or shrubs they are protecting, and shall be of durable materials that will provide the intended protection until construction is completed. No vehicles, soil deposits, nor any other materials may be parked or stored within the driplines of such trees or shrubs unless wells or other devices as shown on the approved landscape plan are used to protect the plant materials.
 - (5) If trees or plant materials to be preserved are found to be unhealthy, damaged, or removed within three (3) years after completion of construction, the property owner shall replace them or provide a performance guarantee in an equivalent amount plus a ten percent (10%) administrative fee for later replacement. The performance guarantee may be used by the City of Chelsea to replace such materials.
- D. Tree Replacement Standards.** Existing trees to be removed within the proposed development area that are greater than six (6) caliper inches for deciduous trees or eight (8) feet for evergreen trees shall be replaced in accordance with the following standards.

Size of Tree Removed	Number of Replacement Trees per Tree to Be Removed	
Deciduous or Ornamental Trees (Caliper)	Within Building Footprint	Site
6 - 8 inches	1.0 tree	2.0 trees
8.1 - 16 inches	1.5 trees	3.0 trees
Greater than 16 inches	2.0 tree	6.0 trees
Evergreen Trees (Height)		
8 feet	.5 tree	1.0 trees
8.01 - 10 feet	0.75 trees	1.5 trees
Greater than 10 feet	1.0 trees	2.0 trees

1 tree = One 2.5" - 3" caliper deciduous tree OR 6' coniferous tree.

- (1) When the number of replacement trees required results in a fraction, any fraction up to one-half (.5) shall be disregarded, and any fraction over and including one-half (.5) shall require one replacement tree.
- (2) A matrix shall be included on the site plan identifying existing trees, trees to be removed, and number of replacement trees provided.
- (3) Replacement trees shall be provided in addition to all other trees required by this Article.

E. Tree Preservation Credits. To encourage the preservation of quality and mature trees, the following credits may be granted to waive the number of new trees required by this Article. Tree credits may account for up to 50 percent (50%) of the new trees required by this Section.

Size of Tree Preserved	Credits
Deciduous Trees (Caliper)	
2.6 - 8 inches	1 credit / each
8.1 - 16 inches	2 credits / each
Greater than 16 inches	3 credits / each
Coniferous Trees (Height)	
Greater than 6 feet	1 credit / each

1 credit = One 2.5" - 3" caliper deciduous tree OR One 6' coniferous tree

SECTION 7.14

Waivers

Recognizing that a wide variety of land uses and the relationships between them can exist, and that varying circumstances can mitigate the need for landscaping, the Planning Commission may allow the following waivers from the provisions of this Article.

Commented [AJ15]: Planning Commission power to grant waivers is currently limited to irrigation, prohibited species, and screening. What other waivers would the Planning Commission like to have the power to grant? For instance, there is currently no ability to waive the minimum required amounts of trees and shrubs unless the project is a PUD (in which case City Council grants the waiver, not the PC).

- A. Permitted or Prohibited Species.** The Planning Commission may permit any of the prohibited species or allow for other species not listed in the permitted species list. No waiver shall be granted to permit invasive species.
- B. Screening.** The Planning Commission may permit an alternate screening plan, upon finding that the alternative screening will ensure compatibility with surrounding and nearby land uses because of one or both of the following:
- (1) The site has natural existing vegetation and/or topography, natural bodies of water or wetland areas or other existing conditions which offer sufficient screening. The Planning Commission shall require the preservation of these natural features as a condition of site plan approval in such circumstances.
 - (2) The arrangement, design and orientation of buildings on the site maximize privacy and isolate adjacent and nearby land uses from any potential negative impacts of the project.

Note: Article 7 does not mention any discussion of the City's Tree Trust Fund. The Tree Fund is an entirely separate discussion issue for a future date – especially after Canton Twp's Tree Fund was recently ruled unconstitutional which has potential implications for Chelsea's Tree Fund implementation. See: <https://npr.brightspotcdn.com/c6/10/9a637f4a4d5b9c041e352d998ed4/20-1466-documents.pdf>