

PLANNING COMMISSION WORK SESSION MINUTES
FEBRUARY 6, 2024
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MI

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

Members Absent: Sarah Haselschwardt (Secretary), Wade Lehmann, Heather Hunnell

Vacancy: One

Others Present: Michelle Marin (Carlisle Wortman), Tony Iannelli (City Council Liaison), Joe Ziolkowski (MSPA), Tim Britain (Viridis), Rachel Kapolka (Assistant Clerk)

1. Call to Order - Chair Robinson called the work session to order at 7:00 pm and announced an additional item to the agenda. Number 2 on the agenda will be a presentation on the Federal Screw Works property concept.

2. Main Street Park Alliance Presentation
 - a. Joe Ziolkowski
 - i. All volunteer board
 - ii. Development agreements with City, Egle, and Brownstown
 - iii. Held (4) focus groups, (2) public forums
 - iv. Conducted public surveys, including one with students
 - v. Here to share with the Planning Commission where they are in the process
 - b. Tim Britain - Viridis
 - i. Presented on activity hub and concepts:
 1. Park to include a skate park, climbing wall, splash pad, pavilion, sports courts, play sculptures, and a walking loop
 2. Incorporate narrative of history of property at the entrance of the park
 3. There will be a presentation to the community on February 13 from 12-2 pm and 5-7 pm at the Train Depot.

3. Draft Solar Ordinance

a. Michelle Marin – Reviewed memo to the Planning Commission

- i. Added an applicability section to indicate that the ordinance applies to projects that do not stand to be preempted by the recently signed package of bills.
- ii. Reviewed Section 4.29 with commissioners. Discussed the 3 year time frame under 6b. Replace “repaired or replaced” with “functional and in good repair” in section b.
- iii. Commissioners discussed eliminating the time frame and functionality language
- iv. Hoping to hear from the business in the Industrial Park to test out the ordinance.

4. Staff Updates – Michelle Marin

a. Upcoming agenda items:

- i. Heritage Farms Phase 2
- ii. Chelsea Hospital

b. Planning Priorities Table

- i. Admin changes to approximately (5) sections
- ii. Two new sections to add –Tree Preservation Ordinance and Conditional Rezoning section
- iii. Combine most important admin changes with the Tree Preservation Ordinance first.

Commissioner Chard expressed a concern for traffic and inquired about a Regional Study of Transportation. Commissioners discussed several traffic calming methods and traffic in town.

Work Session adjourned at 8:14 pm.

Respectfully Submitted,

Rachel Kapolka (Assistant Clerk)