

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
October 22, 2012 – 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:03 p.m. by Chairman William Wascher.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited by all in attendance.

ROLL CALL: Roll Call was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Chairman William Wascher; Secretary Melvin Renfrow, Commissioners David Bandkau, Tom Kurtz, Cindy Popovitch, Ron Schlaack, Brent Smith, and Thomas Taylor.

MEMBERS ABSENT: Commissioner Frank Livingston.

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development; Kris Lamphere Delaney, property owner in Westtown.

AGENDA APPROVAL:

MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE AGENDA FOR OCTOBER 22, 2012.

YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:

MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER RENFROW TO APPROVE THE MINUTES OF THE MEETING OF SEPTEMBER 24, 2012

YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from September 24, 2012
3. Plan comments with notes
4. Westtown Maps
5. Zoning checklist

COMMISSIONER / PUBLIC COMMENTS:

Commissioner Ron Schlaack was introduced as the newest member to the Planning Commission.

PUBLIC HEARING:

1. Owosso Master Plan

Mr. Adam Zettel, Assistant City Manager and Director of Community Development, stated the commission approved the master plan in draft form and the council approved it for distribution. Comments have been received. They can continue with further developments and then refer to the city council for their final approval. Mr. Zettel reviewed comments he received. He suggested working with this document and then work on sub plans as they develop. Discussion continued with suggested changes. He heard nothing from the townships, MDOT, or other planning commissions.

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER POPOVITCH:

WHEREAS, the City of Owosso Planning Commission has been engaged in the drafting of the city's first master plan since late 2010; and

WHEREAS, the planning commission has finished such a draft and has submitted the document to the city council for review and distribution in accordance to the Planning Enabling Act (PEA); and

WHEREAS, the city council approved the distribution of the plan in accordance with the PEA for a review period of no less than 63 days; and

WHEREAS, a subsequent public hearing was held by the planning commission to deliberate on any and all comments related to the plan and conditioned upon the discussed changes;

WHEREAS, the Owosso Planning Commission finds that the plan, with the inclusion of selected comments, is reflective of the community and satisfies the legal and best-practice needs of prudent planning.

**NOW, BE IT RESOLVED THAT City of Owosso Planning Commission hereby approves the 2012 Owosso Master Plan and directs staff to forward the plan to the Owosso City Council for final approval and distribution in accordance with the Michigan Planning Enabling Act.
YEAS ALL. MOTION CARRIED.**

2. Zoning Map Change: Westown

Mr. Zettel stated the buildings along Main Street through Westown will all be changed from B-4 to B-3 zoning between Cedar Street to the next to last parcels before Chipman Street. He recommends it all be rezoned in case of a new development. Everyone will be grandfathered in. B-4 zoning needs 25 foot front yard setback. The structures are really B-3 with 0 foot front yard. Kris Lamphere Delaney asked what is this going to do for us. The answer was that the structures will be more conforming. B4 is more like McDonalds or Walgreen's with bigger parking lots. B3 zoning has 0' lot lines with upper story residential. This doesn't change anything. Currently the buildings are less conforming now than they will be to B-3. This is a better fit. Residential is not allowed in B-4. Ms. Delaney asked about their own parking lot for their tenants. Mr. Zettel said there was no impact for now. They are now trying to work on adding to the parking in Westown.

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER TAYLOR THAT THE OWOSSO PLANNING COMMISSION, FINDING THE PROPOSED ZONING OF THE PARCELS IN QUESTION TO MEET THE STANDARDS OF THE ZONING CODE, HEREBY RECOMMENDS APPROVAL OF THE PROPOSED CHANGES TO B-3 TO THE OWOSSO ZONING MAP AS ILLUSTRATED AND TO BE INCLUDED IN THE MINUTES TO THE CITY COUNCIL WITH THE FOLLOWING FINDING OF FACT:

(1) What, if any, identifiable conditions related to the petition have changed which justify the petitioned change in zoning?

B-3 will better fit the newly adopted master plan.

(2) What, if any, error in judgment, procedure, or administration was made in the original ordinance which justifies the petitioned change in zoning?

Not Applicable.

(3) What are the precedents and the possible effects of a precedent which might result from the approval or denial of the petition?

Not Applicable.

(4) What is the impact of the amendment on the ability of the city to provide adequate public services and facilities and/or programs that might reasonably be required in the future if the petition is approved?

City is working on parking plans.

(5) Does the petitioned zoning change adversely affect the environmental conditions or value of the surrounding property?

The rezoning might increase the value.

(6) Does the petitioned zoning change generally comply with the adopted future land use plan of the city?

Yes.

(7) Does the petitioned zoning change adversely affect the historic resources of the city?

No.

Rezoning Map attached to next page:



City of Owosso

Westtown Rezoning

September 20, 2012

0 60 120 240 360 480
Feet



YEAS ALL. MOTION CARRIED.

SITE PLAN REVIEW: NONE

BUSINESS ITEMS:

1. Public Workshop: Design Guidelines

Mr. Zettel led the discussion of proposed design guidelines which should produce durable; value improvement; avoid deterioration when not in use; and be good looking structures. Discussion about "infill" – housing matching other houses. Standards were reviewed.

2. Public Workshop: Assembly Uses in Downtown

We currently need more retail and restaurants and less office. Offices are welcome downtown, but should be located on upper floors. A list needs to be created about what is allowed downtown and it needs to have variety.

3. Public Workshop: Outdoor Sales and Storage: Temporary Uses.

Things like windshield repair, hotdog stands and other permitted activities are allowed with permission from the building official with possible appeal through the Zoning Board of Appeals. Need a fee for the city for things such as snow plowing and police.

ITEMS OF DISCUSSION: None

COMMISSIONER / PUBLIC COMMENTS:

Kris Delaney said there has been a church in Westtown for eight years now that is very involved with Westtown. Will the city dictate who property owners can rent to? She thinks the city doesn't use common sense on everything

ADJOURNMENT:

MOTION BY COMMISSIONER SCHLAAK, SUPPORTED BY COMMISSIONER TAYLOR, TO ADJOURN AT 8:44 P.M. UNTIL NOVEMBER 26, 2012.

YEAS ALL. MOTION CARRIED.

mms

Melvin Renfrow, Secretary