

**MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
Council Chambers, City Hall  
November 26, 2012 – 7:00 pm**

**CALL TO ORDER:** Meeting was called to order at 7:01 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; Commissioners David Bandkau, Tom Kurtz (left 8:50 p.m.), Frank Livingston Cindy Popovitch (arrived 7:10 p.m.), Ron Schlaack, Brent Smith, and Thomas Taylor.

**MEMBERS ABSENT:** Secretary Melvin Renfrow

**OTHERS PRESENT:** Adam Zettel, Assistant City Manager and Director of Community Development; Mr. P. Craig Patterson, WODA; Mr. Justin Horvath, Shiawassee County Economic Development; Mr. Gary Burk, resident of Michigan Avenue near Lincoln School and Director of Public Works for the City of Owosso; Council Members Chris Eveleth and Burton Fox.

**AGENDA APPROVAL:**

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SCHLAAK TO APPROVE THE AGENDA FOR NOVEMBER 26, 2012.**

**YEAS ALL. MOTION CARRIED.**

**MINUTES APPROVAL:**

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE MINUTES OF THE MEETING OF OCTOBER 22, 2012**

**YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff memorandum
2. PC minutes from October 22, 2012
3. Lincoln School Rezoning Materials
4. PUD Approval Requirements
5. Design Guidelines Text
6. Assembly Use Research Materials
7. Outdoor sales and storage; temporary use text

**COMMISSIONER / PUBLIC COMMENTS:** None

**PUBLIC HEARING:**

1. Zoning Map Change: Lincoln School, 120 Michigan Avenue, from RM-2 to PUD  
Mr. Adam Zettel, Assistant City Manager and Director of Community Development, stated this is a great project for the community. It is similar to the Sycamore House in Durand which the same company built. The Lincoln School will have 28 housing units using the school and a building addition. The use is ideal for this location. We need to correct the zoning and then proceed with the site plan review. Only one resident commented that Clinton Street was recently paved and the construction truck traffic might be detrimental to the new street. This will have to be discussed during the plan review.

Mr. Craig Patterson, WODA stated that Justin Horvath of the Shiawassee County Economic Development has been very instrumental in getting his company in Shiawassee County.

7:10 p.m. Commissioner Popovitch arrived.

Mr. Patterson stated that the Lincoln House (as the project would be called) is in a great location. It is near Main Street; near the river; and near Tim Horton's. Many people aged 55 and older are still active and enjoy walking. The school will be built to SHPO standards. The classrooms cannot be divided up, so the addition must be built to make the project profitable. SHPO requires that the addition look different on the exterior from

the original building. The second floor stage / lunchroom area can be split. The community space has ample room for social or visitation. No space will be for commercial or retail. There will be an atrium between the two buildings.

7:31 p.m. – Chairman Wascher opened the public hearing.

Gary Burk, 214 Michigan Avenue, is in favor of the project. He thinks it will be less intrusive than the school was. Parking was previously on the streets and will now be located on the property per the preliminary diagrams. He asked where the dumpsters were to be located.

Mr. Justin Horvath, 818 S. Washington Street, Shiawassee County Economic Developer, is also in favor of this project. The Sycamore House in Durand is very successful and was done by the same company. The residents love it and they have no problem filling the units. The market is there.

City Council Members Eveleth and Burton, both gave the project thumbs up.

7:37 p.m. – Chairman Wascher closed the public hearing and brought it back to the Planning Commission.

The criteria for PUD zoning district was reviewed by the board.

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SCHLAAK:  
THE OWOSSO PLANNING COMMISSION, FINDING THE PROPOSED ZONING OF THE PARCEL IN  
QUESTION TO MEET THE STANDARDS OF THE ZONING CODE HEREBY RECOMMENDS TO THE CITY  
COUNCIL APPROVAL OF THE REZONING OF 120 MICHIGAN AVENUE, PARCEL NUMBER 050-700-001-  
008-00 TO PLANNED UNIT DEVELOPMENT ZONING.**

**ROLL CALL VOTE:**

**YEAS ALL. MOTION CARRIED.**

**SITE PLAN REVIEW:** NONE REQUESTED

**BUSINESS ITEMS:**

1. Draft Design Guidelines Ordinance Discussion

Mr. Zettel may separate residential and industrial zones. Discussion of fence regulations, mechanical equipment, and metal carports.

House of Mok – Per Mr. Zettel, after the red siding was taken off, the overhead doors were discovered. Now there is more work to do than originally thought, so there is a delay in the plans.

Stevens Law Building – Per Mr. Zettel, there may be a new buyer for this structure.

8:53 p.m. Commissioner Kurtz left the meeting.

2. Assembly Uses in Downtown Zoning Discussion

Mr. Zettel commented that if we have the theater, we have to allow a church. We could try an overlay district of restaurants, retail and entertainment. If we get a church in the downtown, it's a dead space six days a week and then it limits what can be near it.

**ITEMS OF DISCUSSION:** None

**COMMISSIONER / PUBLIC COMMENTS:** None

**ADJOURNMENT:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER SCHLAAK, TO  
ADJOURN AT 9:00 P.M. UNTIL DECEMBER 10, 2012.**

**YEAS ALL. MOTION CARRIED.**

mms

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Melvin Renfrow, Secretary