

**MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
Council Chambers, City Hall  
October 27, 2014 – 7:00 pm**

**CALL TO ORDER:** Meeting was called to order at 7:00 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 Tom Kurtz, Commissioners David Bandkau, Mike O’Leary, Brent Smith, Thomas Taylor, Craig Weaver, and Randy Woodworth.

**MEMBERS ABSENT:** Vice-Chairman Frank Livingston.

**OTHERS PRESENT:** Susan Montenegro, Assistant City Manager and Director of Community Development,

**AGENDA APPROVAL:**  
**MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE AGENDA FOR OCTOBER 27, 2014.**  
**YEAS ALL. MOTION CARRIED.**

**MINUTES APPROVAL:**  
**MOTION BY COMMISSIONER WEAVER, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE MEETING FOR SEPTEMBER 22, 2014.**  
**YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff memorandum.
2. PC minutes from September 22, 2014.
3. 400-900 block of Corunna Avenue
4. M-71 Map

**COMMISSIONER / PUBLIC COMMENTS:**

Commissioner Bandkau commented that the Treasurers is still investigating on how to split the building which is one structure with two businesses. Could it be with a partition wall? The basement is wide open to both businesses. Discussion followed with the board members. It would need a firewall in the basement. Restaurant and pharmacy are on the main level. It would need a parapet between the two. Commissioner Woodworth stated they are going to have to spend money to accomplish a division of the building.

**PUBLIC HEARING:** None

**SITE PLAN REVIEW:** None

**BUSINESS ITEMS:**

1. Discuss future land use and potential rezoning in the 400-900 blocks of Corunna Avenue.

Ms. Sue Montenegro reviewed current zoning on a map and presented suggested zonings. The planning Commission discussed various zoning changes for the following properties:

| Parcel Address  | Current Zoning | Proposed Zoning |
|-----------------|----------------|-----------------|
| 424 Maple       | R-2            | R-1             |
| 416 Maple       | R-2            | R-1             |
| 406 Maple       | R-2            | R-1             |
| 637 Corunna Ave | R-2            | R-1             |
| 633 Corunna Ave | R-2            | R-1             |
| 625 Huron       | I-2            | I-1             |
| 638 Corunna Ave | B-4            | I-1             |
| 634 Corunna Ave | B-4            | I-1             |
| 460 E. Howard   | R-2            | I-1             |
| 452 E. Howard   | R-2            | I-1             |
| 446 E. Howard   | R-2            | I-1             |
| 440 E. Howard   | R-2            | I-1             |
| 429 E. Howard   | R-2            | I-1             |
| 501 W. North St | R-1            | I-1             |
| 401 E. Howard   | I-2            | I-1             |

**ITEMS OF DISCUSSION:**

1. Consider dates for a public workshop to discuss potential zoning changes. The board is not ready to for a public workshop yet on the zoning changes.

**COMMISSIONER / PUBLIC COMMENTS:**

Ms. Montenegro received a phone call regarding a hookah lounge for smoking flavored tobacco. Currently the city has no restrictions. State law can't block tobacco specialty shops per Michigan government web site. Ms. Montenegro read some regulations from state web site. She suggested that the Planning Commission may want to consider putting some regulations in our zoning ordinances.

Commissioner Bandkau suggested that if we have the leeway, to fashion it after the marijuana ordinances – not to locate near schools or churches. Ms. Montenegro will be willing to look at regulations from other jurisdictions and bring possible ordinances to the commission. Commissioner Bandkau prefers reasonable restrictions to prevent becoming a lightning rod community. It was suggested that it be restricted to separate structure versus connected buildings.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER WOODWORTH TO ADJOURN AT 7:59 P.M.  
YEAS ALL. MOTION CARRIED.**

---

Tom Kurtz, Secretary

mms