



**CITY OF OWOSSO
PLANNING COMMISSION
Regular Meeting**

Tuesday, May 26, 2020 at 6:30 p.m.

VIRTUAL MEETING

Zoom Planning Commission meeting on May 26 @ 6:25 PM.

Join Zoom Meeting

<https://us02web.zoom.us/j/85144441893?pwd=OU9Ba2JSeHF3eWV5cjEyRThqdGRqdz09>

Meeting ID: 851 4444 1893

Password: 031767

One tap mobile

+13017158592,,85144441893#,,1#,031767# US (Germantown)

+13126266799,,85144441893#,,1#,031767# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 851 4444 1893

Password: 031767

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA – May 26, 2020

APPROVAL OF MINUTES – February 24, 2020

PUBLIC HEARING:

1. N. Washington Street Rezoning Request

OLD BUSINESS:

NEW BUSINESS:

OTHER BOARD BUSINESS

PUBLIC COMMENTS AND COMMUNICATIONS:

ADJOURNMENT

Next regular meeting will be on Monday, June 22, 2020

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. The City of Owosso website is: www.ci.owosso.mi.us

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
Monday, February 24, 2020 – 6:30 P.M.

CALL TO ORDER: Chairman Wascher called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew

MEMBERS PRESENT: Chairman Wascher, Vice-Chair Livingston, Secretary Fear, Commissioners Jenkins, Law, Robertson and Taylor

MEMBERS ABSENT: Commissioner Yerian

OTHERS PRESENT: Justin Sprague, CIB Planning, Gary Burke and Phil Hathaway, Friends of the Shiawassee River, Carrie Hoag, Owner of Trebor Industries

APPROVAL OF AGENDA:
MOTION BY COMMISSIONER LAW, SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE AGENDA FOR February 24, 2020.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY SECRETARY FEAR TO APPROVE THE MINUTES FOR THE January 27, 2020 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARINGS:

425 and 429 Hamblin – Rezoning Request .7 acres at 425 and 429 Hamblin from R-2, Two-Family Residential to I-1, Light Industrial - Owner Carrie Hoag, Trebor Industries

The two properties requested to be rezoned would be combined into one single parcel with a parcel located at 434 E. Howard Street where the principal light industrial business is located. The parcel identification numbers are as follows; 050-430-000-003-00, 050-430-000-002-00, 050-680-004-006-00.

Justin Sprague CIB Planners had the following findings:

1. Consistency with the goals, policies, and future land use map of the City of Owosso Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.

Finding – While the predominant land use to the east and south of the subject parcels remain residential, there are commercial uses nearby as well as industrial uses immediately adjacent to the north of these parcels. The applicant has indicated that they will not be expanding the industrial operations on this site and would be utilizing the site for additional storage purposes, specifically a storage shed already on site. It is our belief that this rezoning would not significantly impact the neighborhood, nor be in conflict with the overall goals of the Master Plan, nor impact the intent of the Zoning Ordinance.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

Finding – This site would be compatible with the host of uses permitted under the I-1 Zoning Classification.

3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) use permitted under the current zoning.

Finding – To our knowledge, no evidence exists showing that the applicant could not receive a reasonable return on investment through developing the property as residential. In this case, the applicant would prefer to utilize the properties as a means to provide additional storage in association with the existing business already in the I-1 district.

4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

Finding – Based on information from the applicant, we do not believe that there would be significant impact on surrounding property values if the properties are utilized in the way the applicant has stated. That is not to say that there couldn't be a significant impact in the future if these properties were ever developed for a higher intensity use beyond storage for the existing business. The Planning Commission will have to discuss the possibility of future development that would not be consistent with the surrounding land uses.

5. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."

Finding – There should be no issues with existing infrastructure being able to accommodate and service this site.

6. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

Finding – We do not see an overwhelming demand for this use in relation to the amount of land already zoned I-1. This is not a situation of a new business looking to rezone property as an ideal site for their business. This is a case where a property owner currently owns all the parcels and would like to combine them to serve the business without a split-zone situation on their property.

7. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

Finding – This application has not been previously before the City.

Based upon the above comments, CIB Planning recommends approval of the rezoning request for 425 and 429 Hamblin based on the following items;

1. That the request is not in overwhelming conflict with the Master Plan or the Zoning Ordinance;
2. The site is compatible with uses in the proposed I-1 Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may not be incompatible with surrounding land uses, but other uses in the I-1 district may be;
5. Infrastructure to the site is appropriate for the proposed use;
6. That the existing property owner owns all applicable parcels and would like to combine them into one contiguously zoned lot; and
7. The request has not been previously submitted to the City for consideration.

Residents that spoke during the Public Hearing:

1. Robert Shepard of 418 Hamblin called in to the Building Department that he is against the rezoning. If the lots were ever filled in, it would cause water issues as there is always standing water. Trebor is a mess and needs a fence around all of it.
2. Brian Heath of 426 Hamblin does not want to see the bins piled up from his front yard
3. Darlene Shepard of 418 Hamblin stated if the lots were used for additional storage, it would mean more of a vision block. Also related to the flooding issue.
4. Darlene Heath of 426 Hamblin does not want to see more of a storage mess
5. Cassandra Boulis of 423 Hamblin is concerned with flooding issues and does not want to see more bins

Owner of Trebor Industries, Carrie Hoag, explained her reasoning for the rezoning request. She stated her business lot is about 4' higher than the 2 lots and has no intentions of developing them. Once she removes the house on 425 Hamblin, she just wants to be able to keep the storage shed sitting on that lot. Ms. Hoag presented pictures to the board of her property and neighboring properties. These pictures will be given to the Code Enforcement Department.

Commissioner Robertson asked Ms. Hoag why she bought these lots. Ms. Hoag replied she bought on the city auction in order to clean up the neighborhood and the drug house.

Public Hearing closed

Further discussion regarding:

A recommendation to Council to not allow storage on these 2 lots, shed only
Special use to keep the shed as opposed to rezoning
Combination of the lots but keep the split zoning, would allow her to keep the shed

MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER LAW TO NOT APPROVE THE REZONING REQUEST DUE TO CONCERNS OF EXTENDING LIGHT INDUSTRIAL INTO A RESIDENTIAL AREA – SPOT ZONING.

AS AN ALTERNATIVE THE PLANNING COMMISSION IS RECOMMENDING THE FOLLOWING TO THE CITY COUNCIL:

1. **RECOMMENDS THE COMBINING OF THE LOTS WITH THE SPLIT ZONING.**
2. **ONLY THE SHED WOULD BE ALLOWED TO REMAIN ON THE VACANT LOT.**
3. **NO INDUSTRIAL STORAGE WOULD BE ALLOWED ON THE VACANT LOTS AS THEY WILL REMAIN ZONED AS RESIDENTIAL.**

RCV ALL YEAS MOTION CARRIED

OLD BUSINESS: NONE

NEW BUSINESS: NONE

PUBLIC COMMENTS AND COMMUNICATIONS:

1. Gary Burke and Phil Hathaway of Friends of the Shiawassee River discussed working on more trails and improve access to the downtown area from the river. Mr. Hathaway stated he would like to see the Planning Commission explore the idea of the city being a river town.
2. **2019 Planning Commission Annual Report per 125.319 (2) of the Michigan Planning Enabling Act 33 of 2008**

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY SECRETARY FEAR TO ACCEPT THE 2019 PLANNING COMMISSION ANNUAL REPORT AND RECOMMEND SENDING TO COUNCIL.

YEAS ALL. MOTION CARRIED

ADJOURNMENT

MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER ROBERTSON TO ADJOURN AT 7:35 P.M. UNTIL THE NEXT MEETING ON March 23, 2020.

YEAS ALL, MOTION CARRIED.

Janae L. Fear, Secretary

DRAFT

OFFICIAL NOTICE OF PROPOSED REZONING
VIRTUAL MEETING

City of Owosso is inviting you to a scheduled Zoom Planning Commission meeting on May 26 @ 6:25 PM. Join Zoom Meeting

<https://us02web.zoom.us/j/85144441893?pwd=OU9Ba2JSeHF3eWV5cjEyRThqdGRqdz09>

Meeting ID: 851 4444 1893 Password: 031767

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+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 851 4444 1893

Password: 031767

A Public Hearing will be held on a proposal to rezone the property described below. The proposed rezoning would allow for the creation of a new neighborhood with traditional Owosso characteristics: pedestrian access, housing for arrange of families, green spaces and a playground.

APPLICANT: #PUD 2020-01 Thomas Cook
Anna Owens
Bailey Park Homes, L3C
815 Lakeside
Owosso MI, 48867

PROPERTY ADDRESS: N. Washington Street
SW Corner of Washington and Wesley Streets

PROPOSED REZONING: FROM: RM-1 Multiple-Family Residential District-Low Rise
TO: RM-1 Multiple-Family Residential District-Low Rise with Planned Unit Development (PUD) Overlay

PROPERTY DESCRIPTION: Parcel number: 050-535-000-001-00
Legal/Tax Description: COM 358' N & 33' W OF INTER S LN SEC 12 & C/L N WASH ST TH W 231' N 6' W 133.7' N 279' E 364.21' S 284' TO POB PART OF SE 1/4 SE 1/4 SEC 12T7N R2E

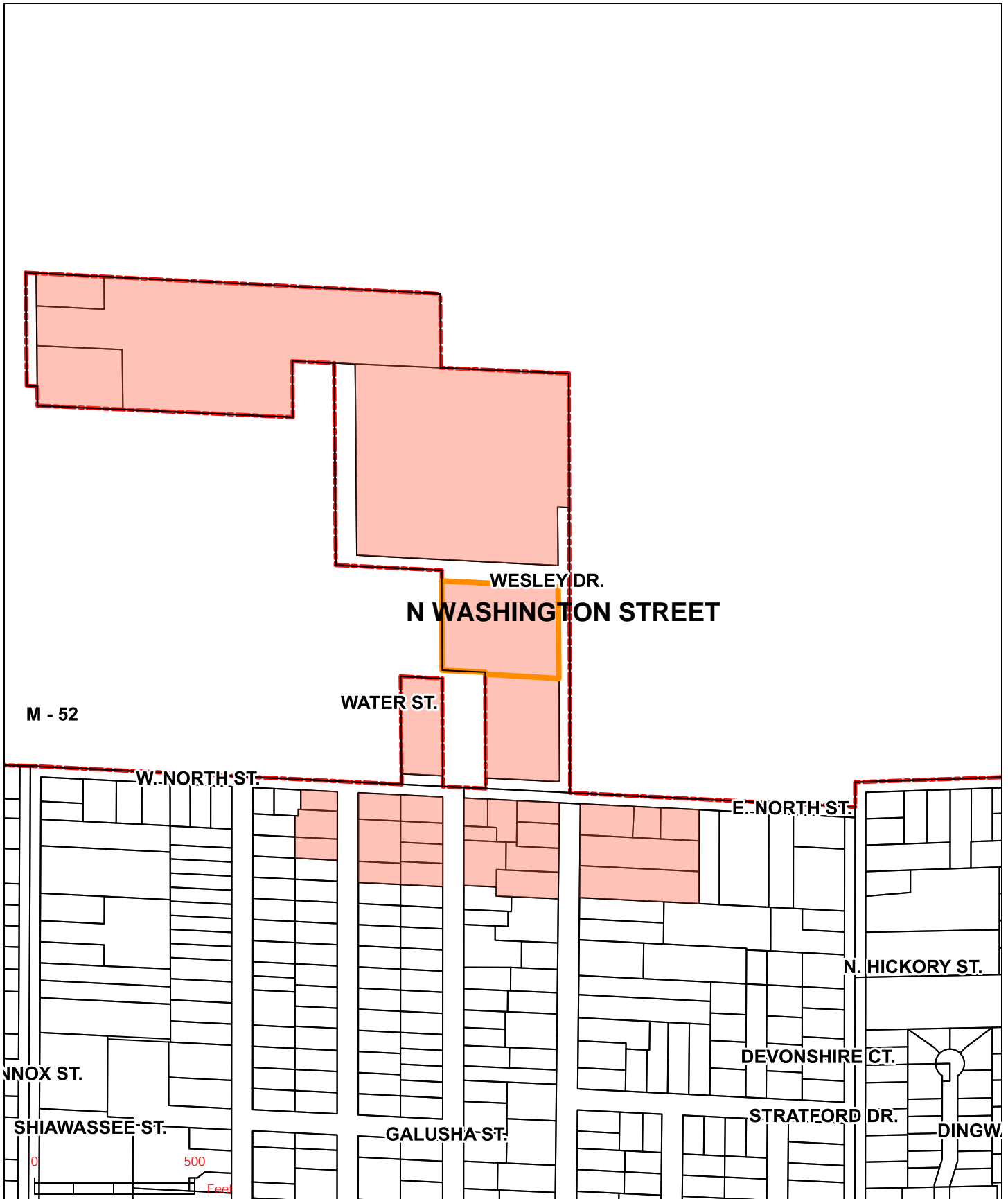
LOT SIZE: 2.373 acres Frontage: 364.21 feet Depth: 284.90 feet

MEETING INFORMATION: Owosso City Planning Commission regular meeting on Tuesday, May 26, 2020. This is a Virtual Meeting.

WRITTEN COMMENTS: Written comments may be submitted to the building department office at city hall or by email to building@ci.owosso.mi.us any time prior to the meeting. Further information on this case is on file in the Building Department for your review.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is www.ci.owosso.mi.us.

OWOSSO



APPLICATION FOR REZONING

CITY OF OWOSSO

301 W. Main Street, Owosso, Michigan 48867, TX 989-725-0540, FX 989-723-8854

Note to Applicants:

1. In order that this application may be processed, the applicant must completely fill in the application and make a non-refundable payment of Three Hundred Dollars (\$300) to the Treasurer's Office, to cover costs associated with the processing.
2. The applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request.

TO THE OWOSSO CITY COUNCIL:

I, (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the Zoning Map as hereinafter requested,

1. PROPERTY TO BE REZONED: Street Address SW corner of Washington and Wesley

Description: (lot, block or metes and bounds) see attached

Frontage in Feet 364.21 Depth in Feet 284.90

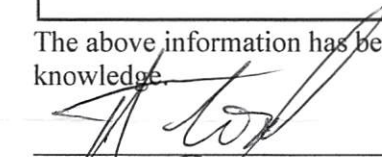
2. PROPERTY OWNERSHIP: (Name, Address, and Phone Number)
Jerry S Voight, Trustee; 25 Outerbridge Cir, Hilton Head, SC 29926; 843-681-2286


3. ZONING REQUEST Current Zoning RM-1 Requested Zoning RM-1 with PUD overlay
Proposed Use of the Property residential neighborhood

Indicate why, in your opinion, the requested change is consistent with the Ordinance in prompting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the City of Owosso:

The rezoning will allow for the creation of a new neighborhood with traditional Owosso characteristics: pedestrian access, housing for a range of families, green spaces, and a playground.

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.



(Signature of Applicant)


(Signature of Co-Applicant)

815 Lakeside, Owosso, MI 48867

(Address)
989-277-3953

(Phone)

- Legal Representative
- Owner
- Option to Purchase

FOR OFFICIAL USE ONLY
Case # PUD 2020-001
Receipt # 508268
Date Filed 4-15-2020
Description Checked _____

Planning Commission Hearing Date 5/26/2020
Action Taken _____
City Council Hearing Date _____
Action Taken _____

Jerry Voight
Carolyn Voight
25 Outerbridge Circle
Hilton Head SC 29926

March 12, 2020

To Whom It May Concern:

We have been working with Thomas Cook and Anna Owens and their company Bailey Park Homes L3C, to develop our vacant property on North Washington Street in the City of Owosso (Parcel 050-535-000-001-00), listed owner Jerry S. Voight, Trustee.

We grant permission for them to proceed with rezoning the property and seeking appropriate approvals from the City of Owosso. We support their development proposal. We also anticipate donating the property to a local land bank to facilitate the development of the property.

Thank you.



Jerry Voight

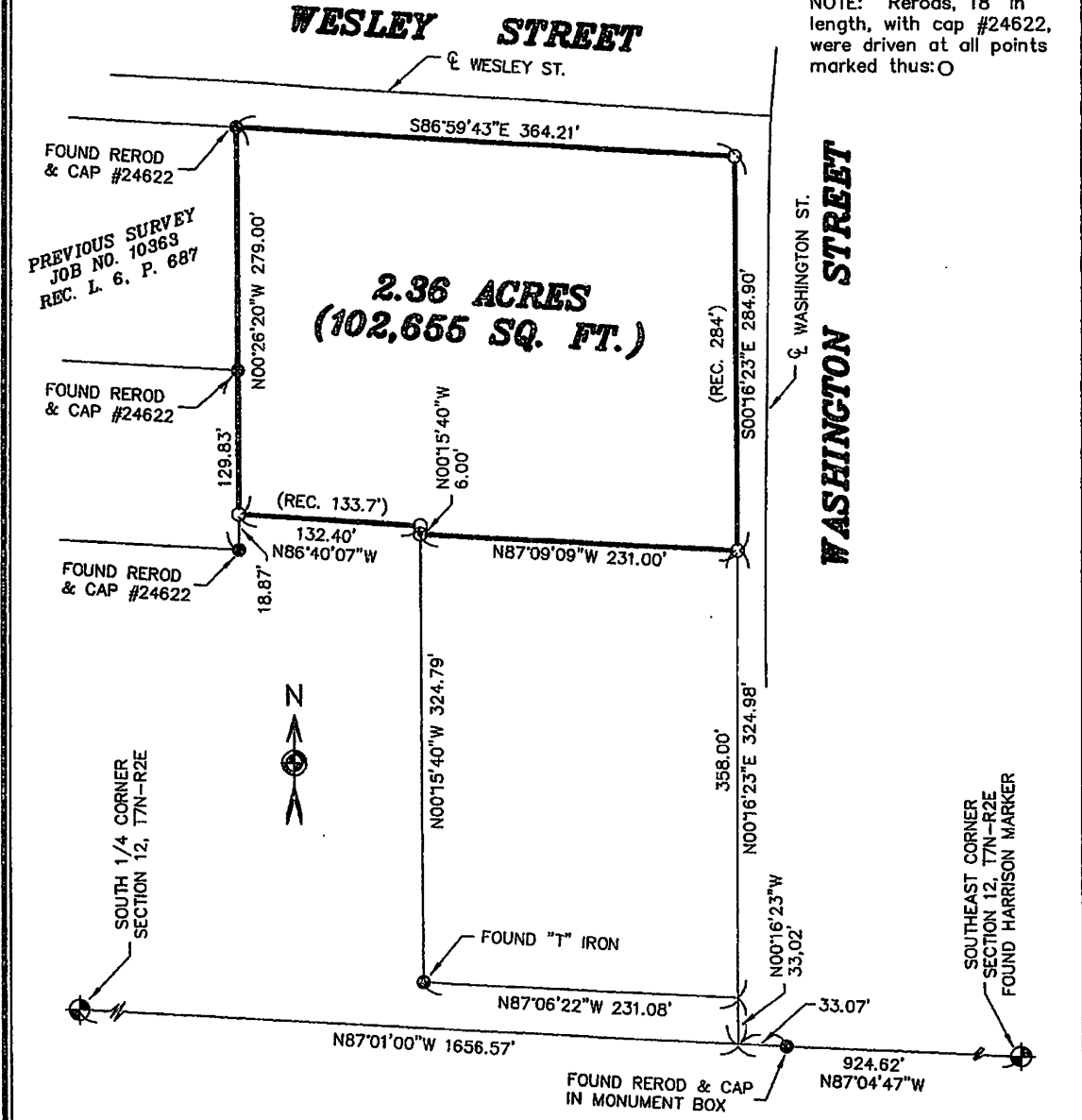


Carol Voight

CERTIFICATE OF LAND SURVEY

DESCRIPTION (AS PROVIDED): Commencing 358 feet North and 33 feet West of the intersection of the South line of Section 12 and the centerline of North Washington Street; thence West 231 feet; thence North 6 feet; thence West 133.7 feet; thence North 279 feet; thence East 364.21 feet; thence South 284 feet to the point of beginning, part of the Southeast 1/4 of the Southeast 1/4 of Section 12, T7N-R2E.

NOTE: Rods, 18" in length, with cap #24622, were driven at all points marked thus: O



CLIENT: Bailey Park Homes, L3C	Section 12, T7N-R2E, Owosso Township, Shiawassee County, Michigan
DATE: March 18, 2020	
SCALE: 1" = 100' JOB NO. 27516	

I hereby certify that I have surveyed and mapped the land above platted and/or described on 03/11/2020 and that the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying, and that the requirements of MCL 207.132, MCL 54.213 have been met.

	204 N. SHIAWASSEE ST. OWOSSO, MI 48867 (989) 725-8725 (810) 659-1053 FAX (989) 725-2452 landmark@michonline.net	
--	--	--

Washington Park Smart Homes Development Development Program

The proposed development is the creation of a new neighborhood with traditional Owosso characteristics: housing for a range of families, pedestrian accessibility, green spaces, and recreation opportunities for children. Using innovative design and construction techniques, the project would provide attainable market rate homeownership opportunities at a lower price than other new construction homes in the area, while preserving Owosso's neighborhood qualities.

Located on the north side of one of the community's established residential areas, Washington Park would provide ready access for residents to downtown Owosso. The sense of neighborhood would be enhanced by front porches and an orientation of the homes to a common walkway and courtyard. Sidewalks and a pedestrian-aware design would help strengthen relationships in the new neighborhood and connect it to existing ones.

Initial consultation has been held with the Owosso Public Schools and the City of Owosso to facilitate Safe Routes to Schools programs and infrastructure to complement the project. The proximity of two preschool programs, along with an onsite community playground, will also make Washington Park a supportive residential development for families with young children.

Washington Park has been designed with sustainability as a guiding principle. The purposeful, compact placement of the residential units on the site provides a more efficient use of the land compared to traditional single-family developments, while maintaining the character of the surrounding neighborhoods. Being planned as a cohesive residential development allows for responsible onsite stormwater management. The offsite construction of the residential units in a controlled environment helps to eliminate waste from the building process and reduce costs, which in turn allows for the incorporation of energy efficient features and durable building materials. The integrated pedestrian elements support non-motorized transportation, reducing the number of vehicular trips necessary, a benefit to both health and the environment. Moreover, the overall site design fosters a strong sense of community, building upon what makes Owosso such a great place to call home.

Washington Park Smart Homes Development

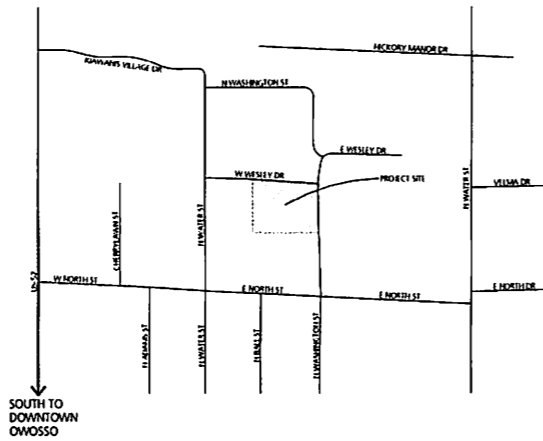
Owosso, MI 48867

Date Issued: April 9, 2020

Issued For: Re-zoning Submission

SHEET INDEX

	Cover Sheet
C1.01	Boundary Survey
C2.01	Existing Conditions Plan
C3.01	Proposed Site Plan
C4.01	Proposed Utilities Plan
C5.01	Proposed Color Rendering
C5.02	Proposed Character Images



Location Map

NTS

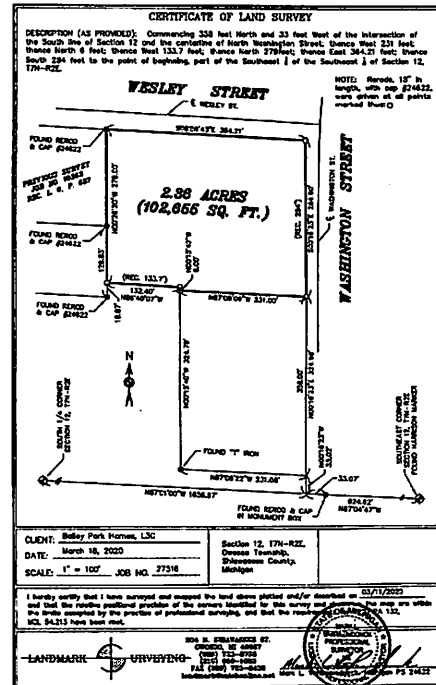
Landscape Architect / Engineer

B R O
Beckett & Raeder
Landscape Architecture
Planning, Engineering and
Environmental Services
Beckett & Raeder, Inc.
535 Grand Rapids, Suite 101
Ann Arbor, MI 48103
734.663.8222 ph
734.663.6799 fx

Surveyor



Developer: Bailey Park Homes L3C



Washington Park
 Smart Homes Development
 Owoeso, IA

Boundary Survey

Date: 03/17/2020
 Drawn by: [Signature]
 Checked by: [Signature]
 Approved by: [Signature]

As Shown

Drawn: JC
 Checked: CD
 Approved: CS

Sheet

C1.01





B R O
Beckett & Raeder
Landscape Architecture
Planning & Engineering

Beckett & Raeder, Inc.
520 West Robert, Suite 122
Ann Arbor, MI 48103
734 661 2622
734 663 9719

Washington Park
Smart Homes Development
Owosso, MI

Existing Conditions Plan

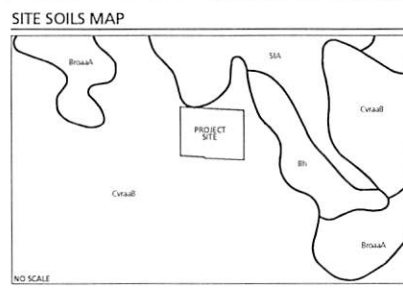
Date	Revised for
06.09.2010	Site planing Submission

1" = 30'

Drawn	JK
Checked	CS
Approved	CS

2/20/14

C2.01



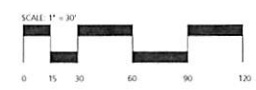
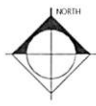
LEGAL DESCRIPTION
EAS: SHI-WES (1/4) (PROV: E20) - Cornering 158 feet North and 33 feet West of the intersection of the South line of Section 12 and the centerline of North Washington Street, thence North 231 feet, thence North 6 feet, thence West 133.7 feet; thence North 275 feet, thence East 364.23 feet; thence South 284 feet to the point of beginning, part of the Southeast 1/4 of the Southeast 1/4 of Section 12, T7N-R2E.

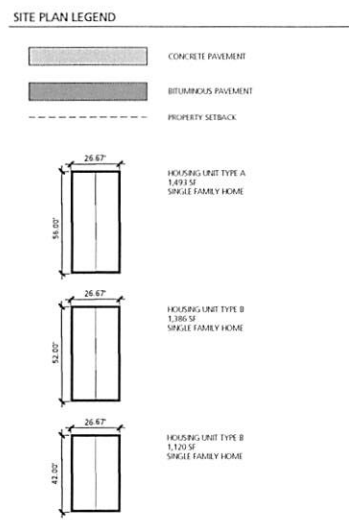
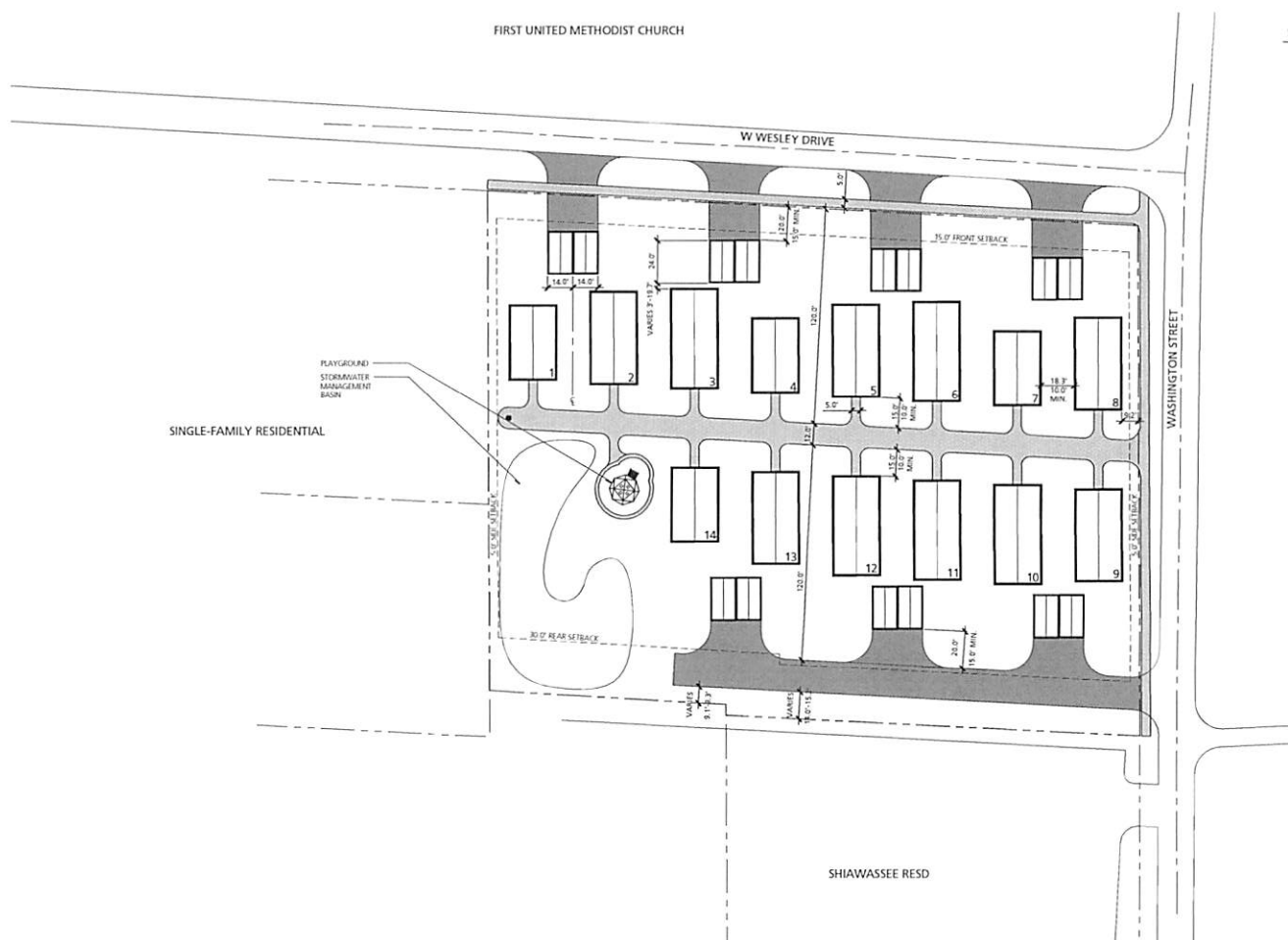
ZONING CLASSIFICATION
Existing Zoning - RM1
Proposed Zoning - RM1 with PUD Overlay

FLOOD PLAIN
Data from FEMA Floods - Site area is located in Zone X, area of minimal flood hazard
26155C:01C eff: 9/29/2011

SITE SOILS INFORMATION
Shawnoo County, Michigan
Map Unit Symbol: Map Unit Name
BH: BrnYclC loam
BrosAA: Brooks loam, dense substratum, 0 to 1 percent slopes
CeraaB: Conover loam, 0 to 4 percent slopes
S1A: Selfridge loamy sandy, 0 to 3 percent slopes

SITE ANALYSIS
- 2.26 Acres
- Mostly open field with light vegetation surrounding parts of the property boundary
- Site is flat with a depression in the southwest corner within property boundary
- Adjacent property located north of the site consists of a religious facility named First United Methodist Church, Zoned - R3
- Adjacent property located south of the site consists of a single story office building named Shiawassee Resd, Zoned - OS
- Adjacent properties located to the west of the site consist of Single-family residential housing, Zoned - R2
- Adjacent properties located to the east of the site consist of Single-family residential housing, Zoned - R3





B R O
Beckett & Raeder
 Landscape Architecture
 Planning & Engineering

Beckett & Raeder, Inc.
 525 West William, Suite 101
 Ann Arbor, MI 48103
 734.663.2622 p
 734.663.8758 f

Washington Park
Smart Homes Development
 Owosso, MI

Proposed Site Plan

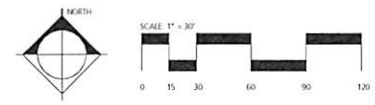
Date	Issued for
06.09.2025	rezoning submission

1" = 30'

Drawn	JK
Checked	CD
Approved	CS
2/05/24	

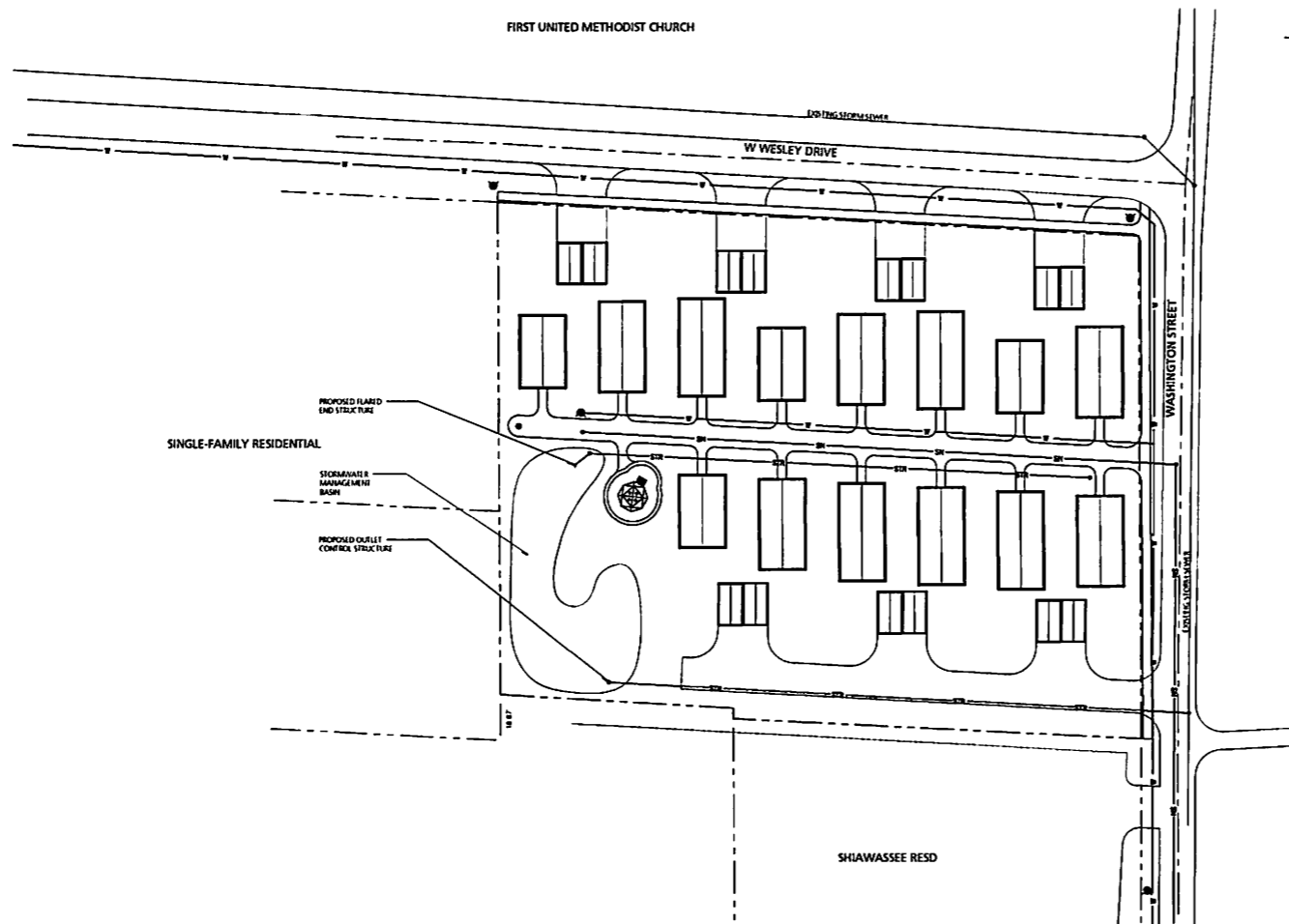
DEVELOPMENT REGULATIONS CHART

	Existing RM-1	Proposed RM-1 with PUD Overlay	Regulatory Section
Minimum Lot Size	10,000 sf 0.23 ac.	121,853 sf (net) 2.78 ac.	§38-352(h)(7)
Maximum Density	102,655 sf/2,200 = 46.7 rooms	56 rooms	§38-352(h)(1)
Front Setback (feet)	30	15	§38-351
Side Setback (feet)	20	5	§38-351
Rear Setback (feet)	30	30	§38-351
Minimum Floor Area Per Unit	850 sf Three-Bed Unit	800 sf Two or Three-Bed Unit	§38-352(g)
Maximum Percent Lot Coverage	25	30	§38-351
Minimum Spacing Between Dwellings	20	10	§38-352(h)



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

C3.01



UTILITIES PLAN LEGEND

	EXISTING STORM SEWER
	EXISTING OFF-SET STORM STRUCTURE
	PROPOSED STORM SEWER
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED FLARED END STRUCTURE
	PROPOSED WATER SEWER
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT

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Beckett & Raeder
 Landscape Architecture
 Planning & Engineering

Beckett & Raeder, Inc.
 125 West Jackson, Suite 131
 Ann Arbor, MI 48101
 734.663.2622 ext
 734.663.8708 fax

**Washington Park
 Smart Homes Development**
 Owosso, MI

Proposed Utilities Plan

Client	Grand Ave
DR #	DR-2014-001
Drawn	JC
Checked	CR
Approved	CR
Date	2014

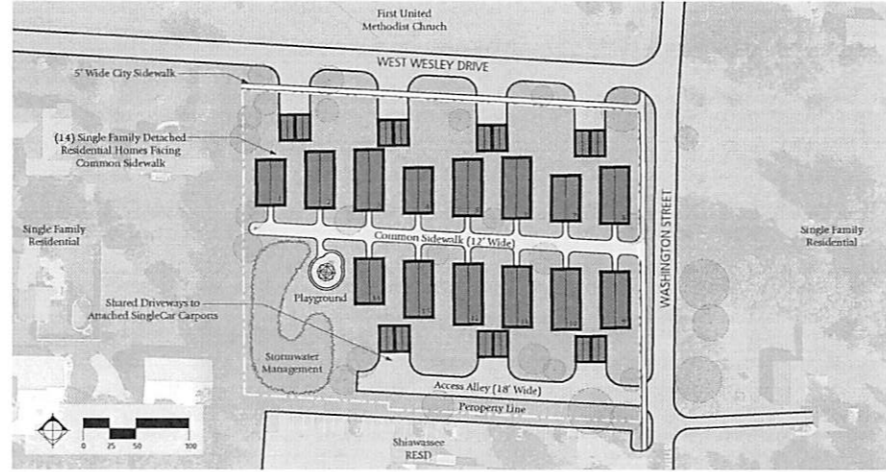


C4.01

Washington Park Smart Homes Development
 Bailey Park Homes
 Owosso, Michigan

B R O
 Beckett&Raeder

April 2020



Washington Park Smart Homes Development
 Owosso, MI

Proposed Color Rendering

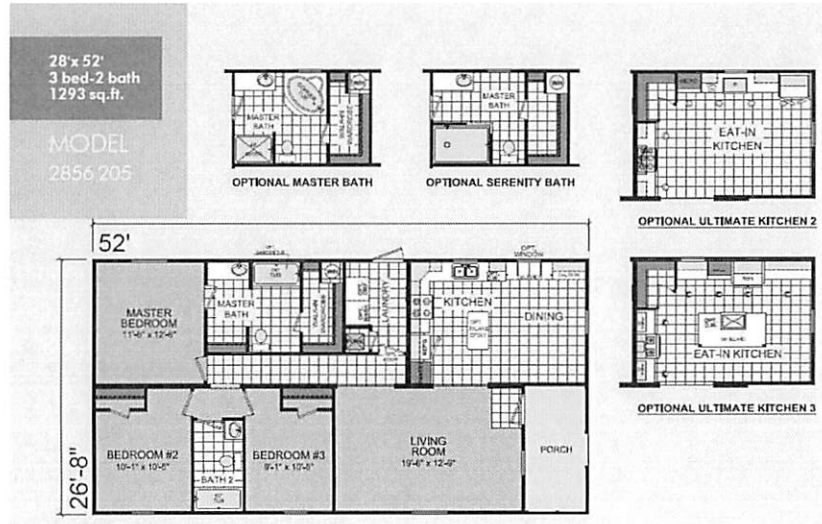
Date	Revised For
04.09.2020	Re-zoning Submission

As Shown

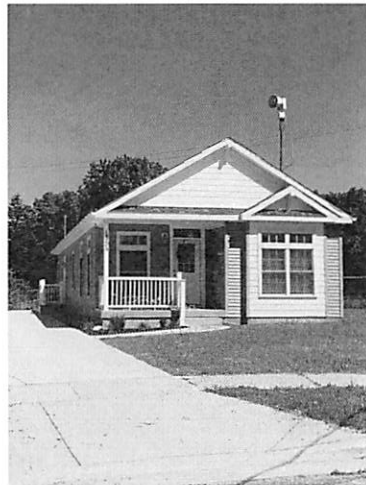
Drawn	JC
Checked	CD
Approved	CS

202014

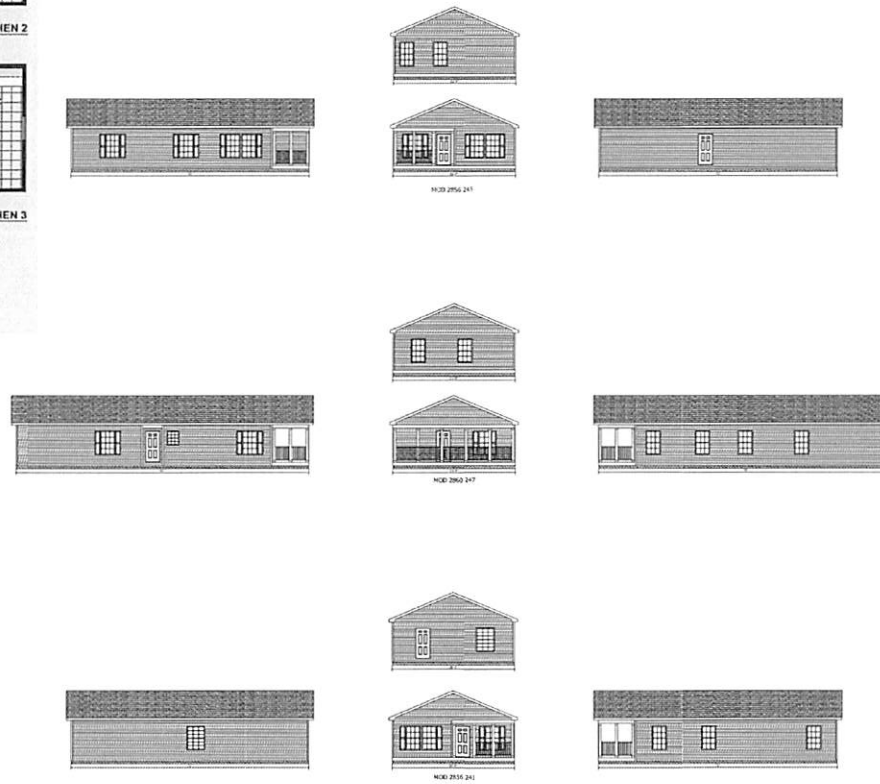
C5.01



EXAMPLE FLOOR PLAN



EXAMPLE PERSPECTIVE IMAGE



EXAMPLE ELEVATIONS

Date	Issued For
04/09/2009	for zoning submission

Drawn	JC
Checked	CD
Approved	CS