

OWOSSO

Planning Commission



Regular Meeting
7:00pm, Monday, September 23, 2013
Owosso City Council Chambers

AGENDA
Owosso Planning Commission

Monday, September 23, 2013 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

CALL MEETING TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA: September 23, 2013

APPROVAL OF MINUTES: August 26, 2013

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from August 26, 2013
3. Zoning and land use maps

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS: None

SITE PLAN REVIEW: None

BUSINESS ITEMS:

1. Zoning Map Update Discussion

ITEMS OF DISCUSSION: None

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will tentatively on Monday, October 28, 2013!

Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, September 23, 2013

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes 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

Affirmative Resolutions
Owosso Planning Commission

Monday, September 23, 2013 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 130923-01

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the agenda of September 23, 2013 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 130923-02

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the minutes of August 26, 2013 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 130923-03

Motion: _____
Support: _____

The Owosso Planning Commission hereby adjourns the September 23, 2013 meeting, effective at _____pm.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____



301 W. MAIN • OWOSSO, MICHIGAN 48867-2958 • (989) 725-0599 • FAX (989) 723-8854

MEMORANDUM

DATE: September 18, 2013

TO: Chairman Wascher and the Owosso Planning Commission

FROM: Adam Zettel, AICP

RE: Planning Commission Meeting: September 23, 2013

The planning commission shall convene at 7:00pm on Monday, September 23, 2013 in the city council chambers of city hall.

I have spent time pulling together a list of priority zonings in accordance with our discussion from last month. Included with this is a list of general areas that I recommend we look at in the coming year. To illustrate this, I was going to create and distribute new maps, but I decided to simply run a live presentation using our GIS system instead. This will allow us to look at aerial imagery in tandem with zoning and current land uses by classification. The only missing element is the future land use strategy. I have resubmitted those for reference.

If you are so inclined, please take a drive, walk, ride to some of the prioritized addresses and see them. I expect our next meeting will be very engaging and fruitful. If you want to speak with me, call my cell phone at 989.890.1394. Please **RSVP for the meeting**. I look forward to seeing you all on the 23rd!

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
August 26, 2013 – 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; Vice-Chairman Frank Livingston; Commissioners David Bandkau, Tom Kurtz, Cindy Popovitch, Brent Smith, Thomas Taylor and Craig Weaver.

MEMBERS ABSENT: Commissioner Ron Schlaak.

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development.

AGENDA APPROVAL:

MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE AGENDA FOR AUGUST 26, 2013.

YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF JUNE 24, 2013.

YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from June 24, 2013
3. Zoning and land use maps

COMMISSIONER / PUBLIC COMMENTS:

Chairman Wascher welcomed the new Planning Commissioner Craig Weaver. Commissioner Weaver stated that his wife is a teacher and they have three children. Mr. Weaver works for the state and is familiar with planning.

Commissioner Popovitch asked about the House of Mok Building. Mr. Zettel stated that per the building official, there is nothing operating illegally at that building.

Mr. Zettel commented that the former Eastside Cleaners building is being worked on.

PUBLIC HEARING: NONE

SITE PLAN REVIEW: NONE

BUSINESS ITEMS:

1. Planning Commission Officer Selection

MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER POPOVITCH TO NOMINATE CHAIRMAN WASCHER FOR CHAIRMAN OF THE OWOSSO PLANNING COMMISSION.

ROLL CALL VOTE – YEAS ALL. MOTION CARRIED.

MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER TAYLOR TO NOMINATE VICE-CHAIRMAN LIVINGSTON FOR VICE-CHAIRMAN OF THE OWOSSO PLANNING COMMISSION.

ROLL CALL VOTE – YEAS ALL. MOTION CARRIED.

MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER LIVINGSTON TO NOMINATE COMMISSIONER POPOVITCH FOR SECRETARY OF THE OWOSSO PLANNING COMMISSION.

ROLL CALL VOTE – YEAS ALL. MOTION CARRIED.

2. Zoning Map Update Discussion

Mr. Zettel stated we are proactively bringing the ordinances and standards into the Master Plan vision. He described various examples of zoning downfalls such as Corunna Avenue; on M-52 near M-21 there is an office in an industrial zoning. We need to be proactive. We're mainly thinking about M-71, M-21 and M-52 corridors.

Commissioner Popovitch asked if we would be meeting every other Monday. Mr. Zettel, said no, not that intense. We could occasionally do a site visit and then come back to city hall. Depends on the level of scrutiny we want to do.

Commissioner Taylor asked about the process. Mr. Zettel said we would have to give 15 day notice with a 300 foot mailing with a public hearing for the planning commission. Council would have two hearings after our public hearing. Areas might include E. M-21; some Westtown; M-52; M-71; and Tial Products, if the commission wants to.

Commissioner Kurtz suggested we do map changes in phases – look at immediate developments first. Mr. Zettel said we can work on high priority by December. We can figure out the total scope and then make divisions.

Chairman Wascher asked if there would be new zonings. Mr. Zettel said not really. It needs a total re-write, but that's too big for right now.

A starting list involves Michigan Avenue; the river and M-52 where there are a lot of duplexes. This is historic in nature.

Downtown parking was discussed including smart meter parking; possible deck parking.

Mr. Zettel invited the planning commissioners to e-mail him areas for discussion for the next meeting. Discussion continued with vacant / brownfield areas such as the Vaungard property. Other areas of interest may be River Street by M-52; Hickory and Oak; Bolt & Brass by the river; Dutch Town; King and Washington.

ADJOURNMENT:

MOTION BY VICE-CHAIRMAN LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ, TO ADJOURN AT 8:05 P.M.

YEAS ALL. MOTION CARRIED.

Cindy Popovitch, Secretary

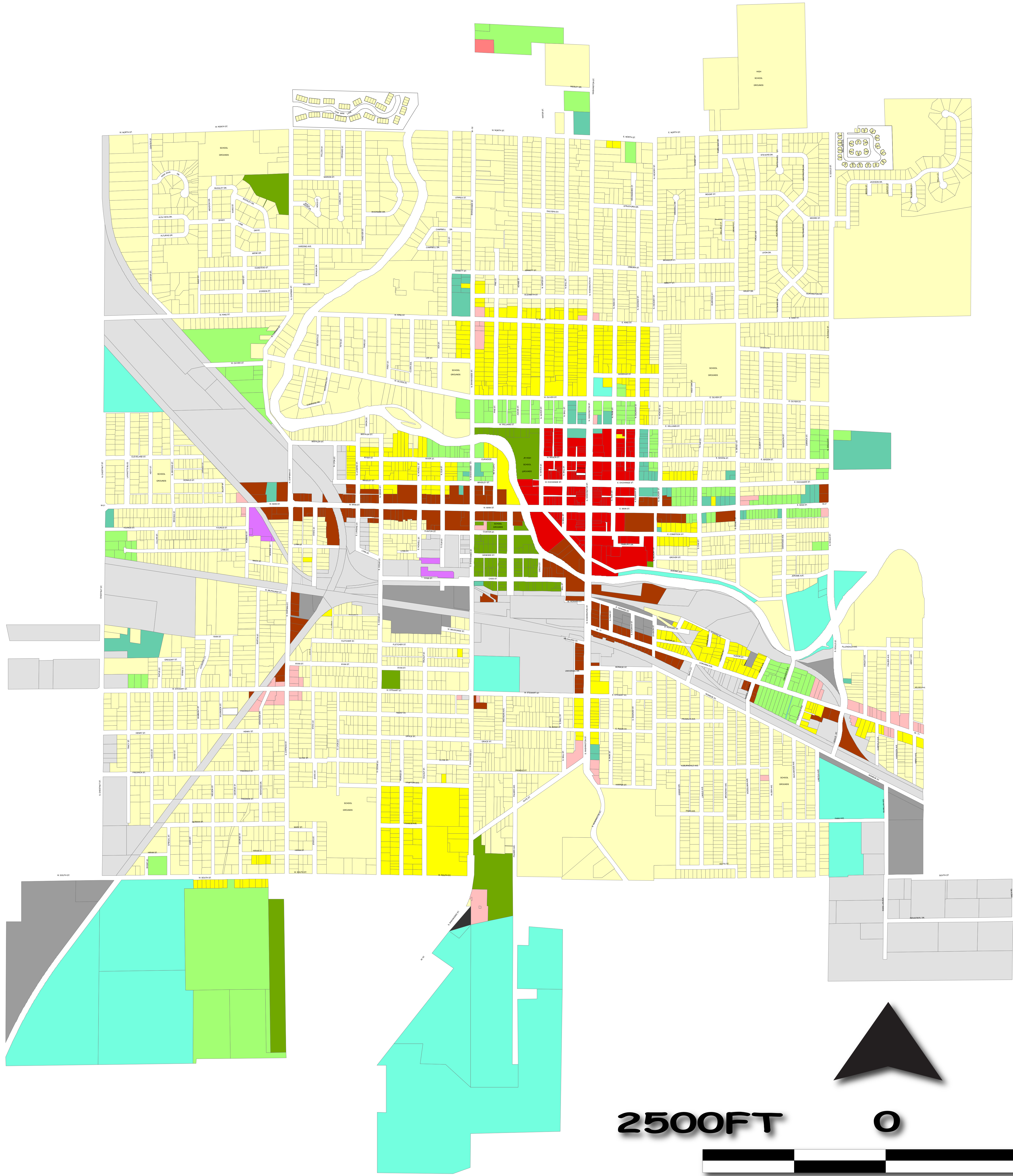
mms

Identified Zoning Issues

<u>Parcel or Area</u>	<u>Current Zoning</u>	<u>Recommended Zoning</u>
108 state	B4	R1
111-219 S Lansing	I1	R1
814 Lynn	I1	R1
401 S State	I1	R1
503-617 S Chipman	B4	B1
919-921 Beehler	I1	R2
123 N Lansing	B4	OS1
317-521 W. Williams	RM2	??
North Downtown Transistions	All screwed up	Less screwed up
E-M21 Frontage	RM1	R-1-RM1
M-21, Howard, Park, Saginaw	I2	B4
M-21, Howard, Saginaw, Division	I2	I1
M-71 Frontage	Mostly screwed up	Better
1025 & 915 S. Washington	B1 & OS1	R1
S. Washington Corridor	More Intense B4/R2	OS1/B1/R1
524 S. Washington	I-1	B4
412 S. Washington	I2	B4
202-308 S. Shaiwassee and adjacent	I1	OS1/R2
615 Clinton	I1	R1

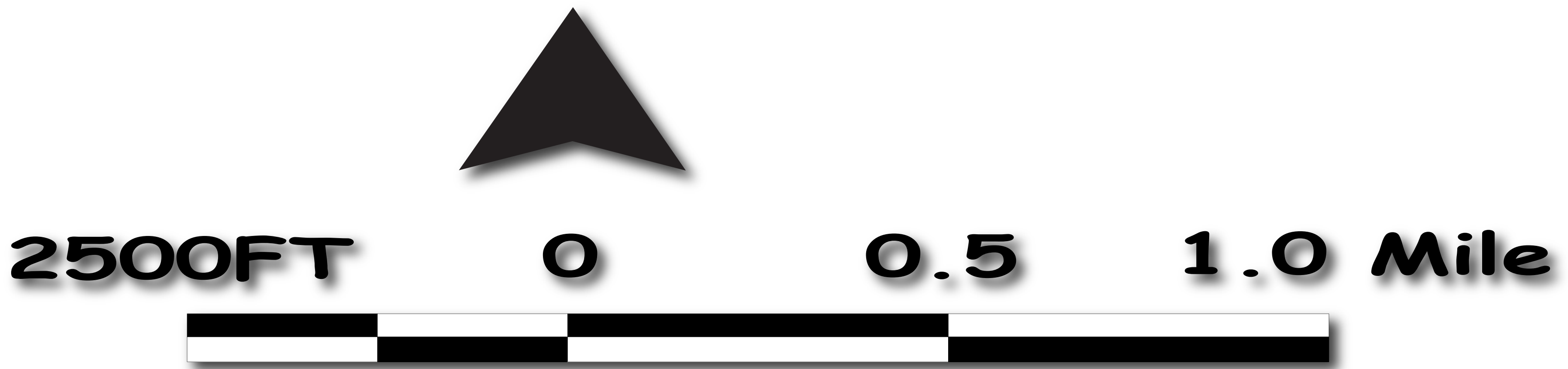
19-Sep-13

City Of Owosso Zoning March 2012



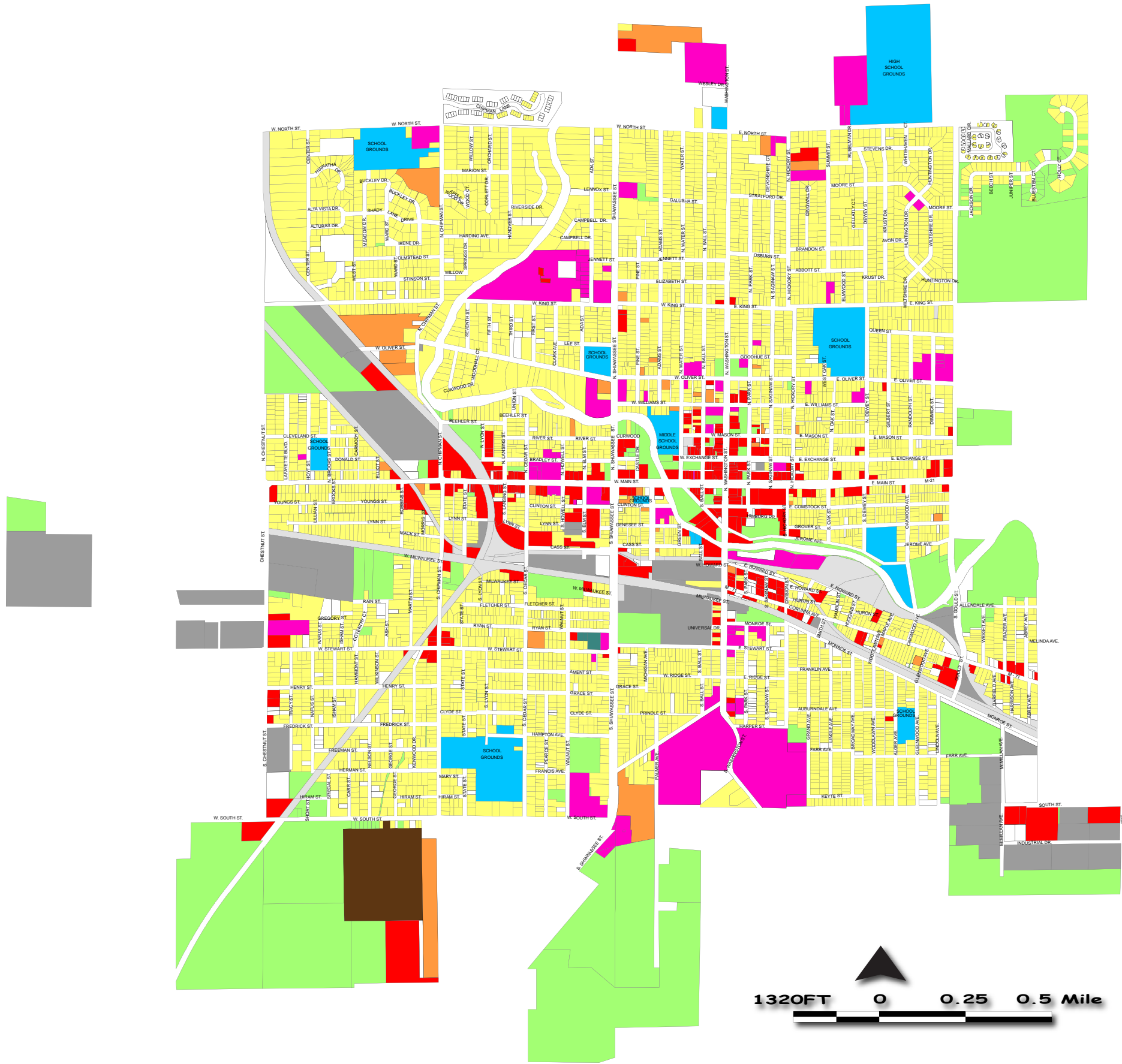
Zoning Classification

-  R-1 One Family Residential
-  R-2 Two Family Residential
-  RM-1 Multiple Family Residential
-  RM-2 Multiple Family Residential
-  OS-1 Office Service District
-  B-1 Local Business
-  B-2 Planned Shopping Center
-  B-3 Central Business District
-  B-4 General Business District
-  I-1 Light Industrial
-  I-2 General Industrial
-  C-OS Conservation-Open Space
-  PUD Planned Unit Development
-  P-1 Parking



March 8, 2012

City Of Owosso 2012 Master Plan Map 9: Existing Land Use



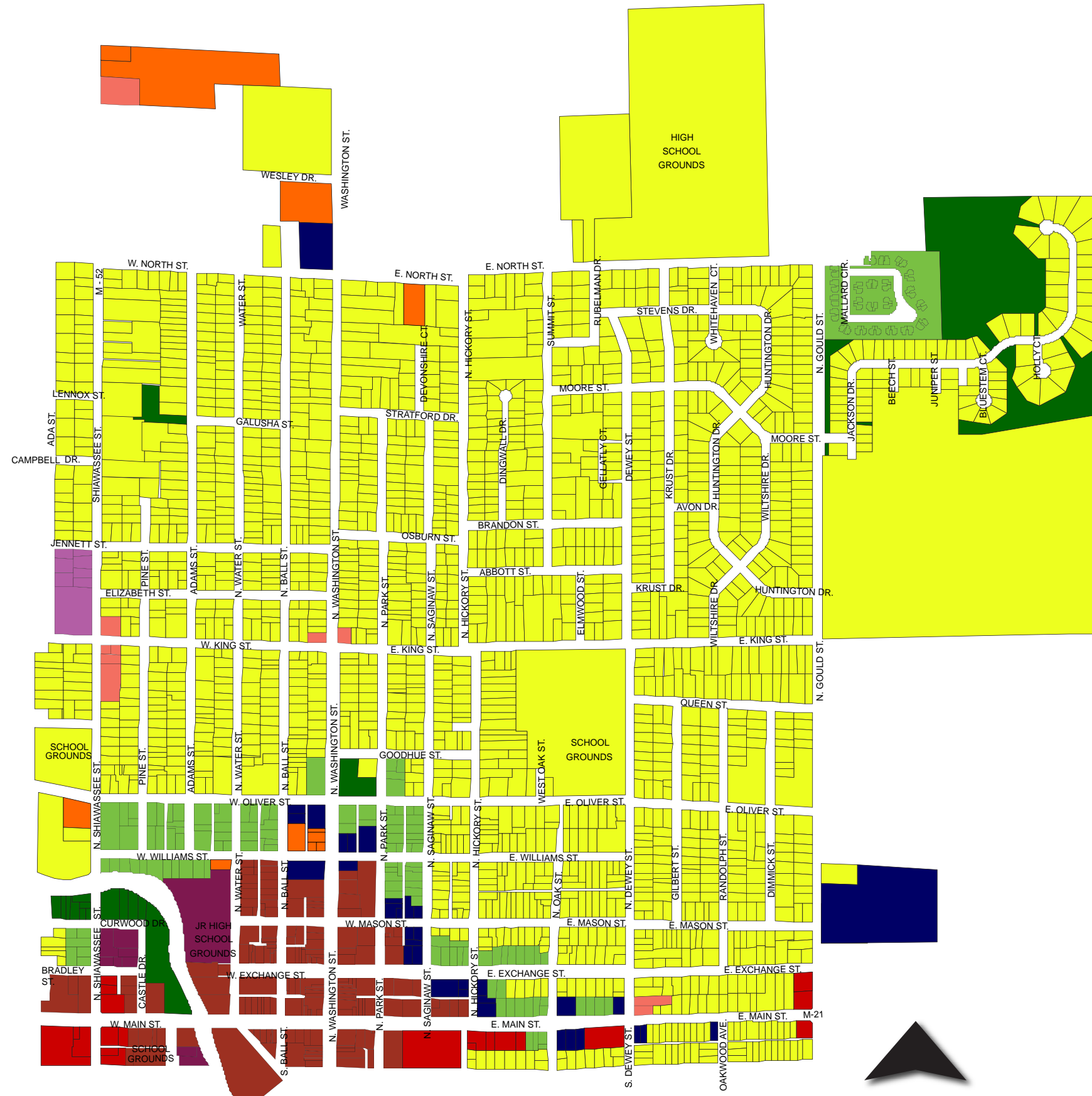
Land Uses

-  Vacant
-  Low Density Residential
-  High Density Residential
-  Mobile Home Park
-  Commerical
-  Industrial
-  Utility/Railroad
-  Institutional: Public
-  Institutional: Private
-  Public Schools



July 24, 2012

City Of Owosso 2012 Master Plan Map 14: North East Future Land Use



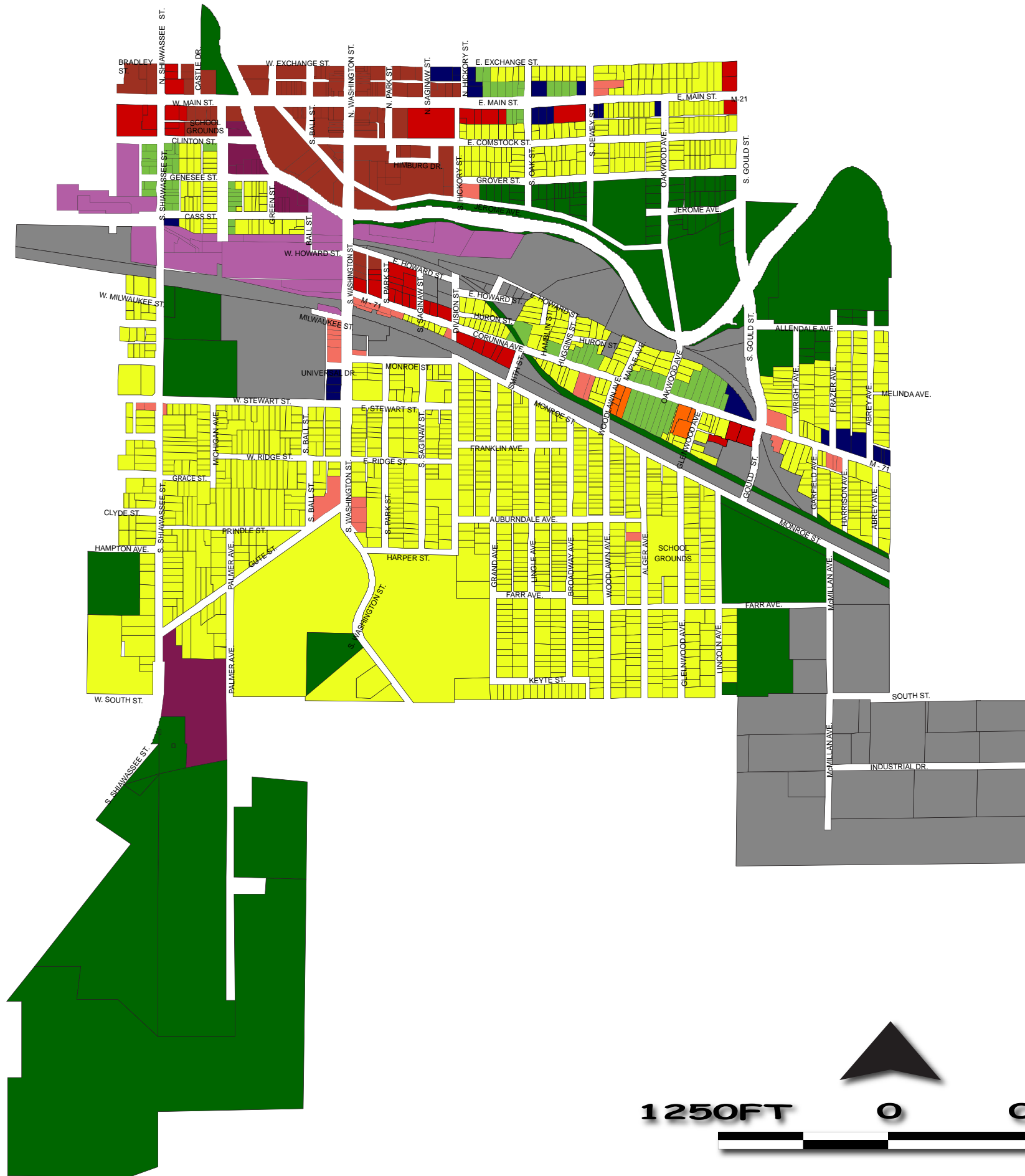
Land Uses

-  One Family Residential
-  Two Family Residential
-  Multiple Family Residential
-  Multiple Family - High Rise
-  Office
-  Local Business
-  Mixed Use/Traditional Commercial
-  General Commercial / Office
-  Industrial
-  P-1 Parking
-  Conservation/Flood Plain
-  PUD Planned Unit Development



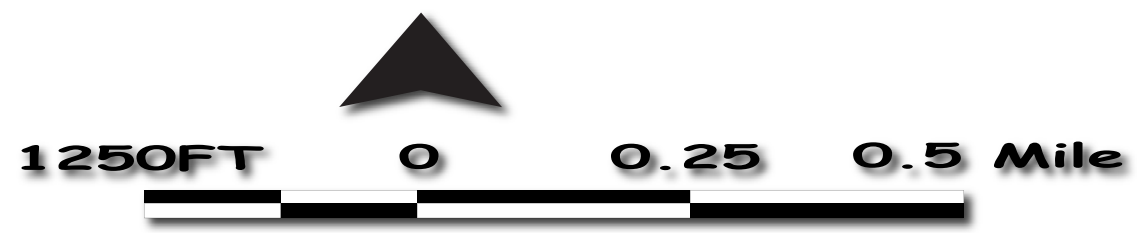
July 24, 2012

City Of Owosso 2012 Master Plan Map 16: South East Future Land Use



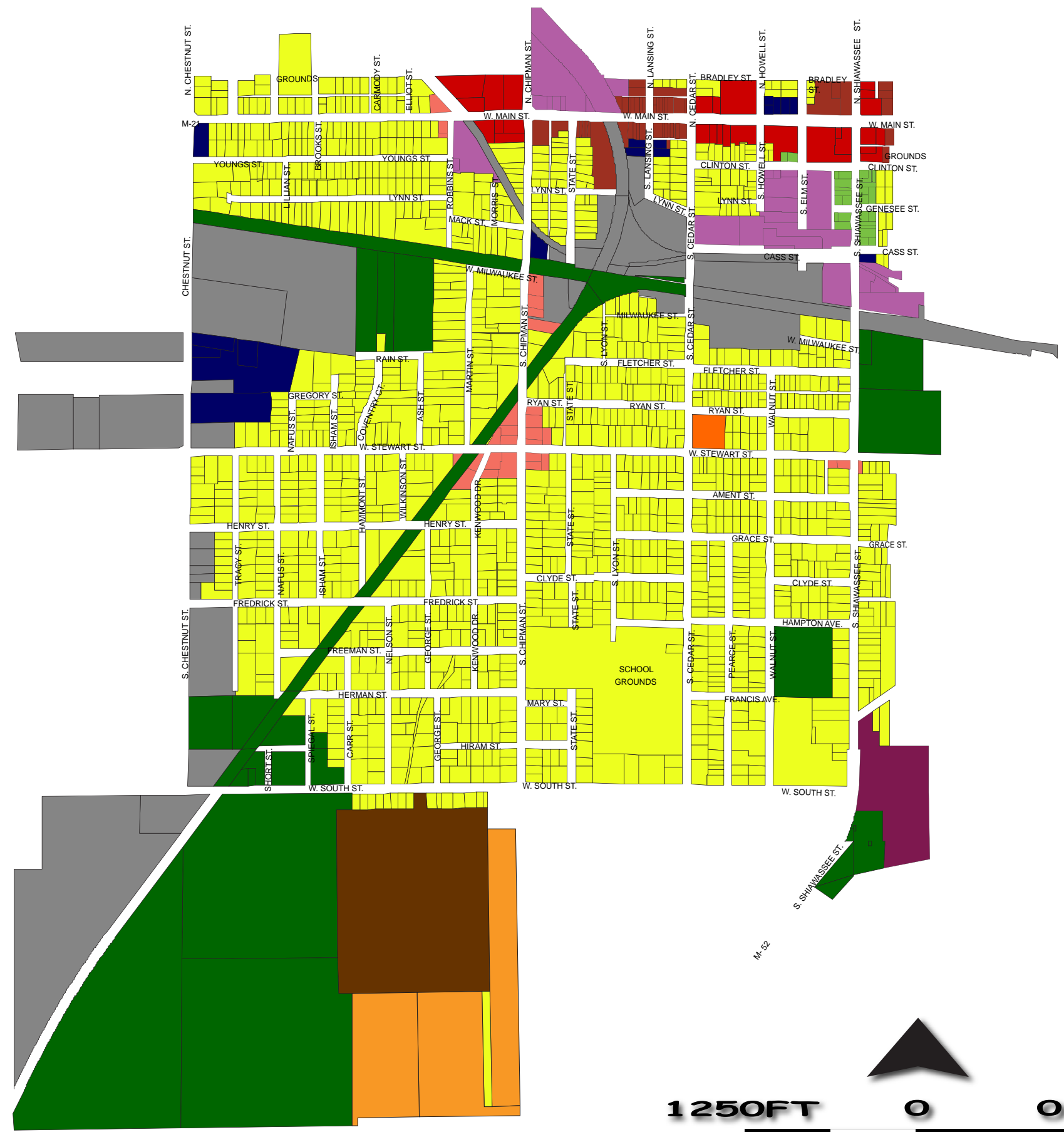
Land Uses

-  One Family Residential
-  Two Family Residential
-  Multiple Family Residential
-  Multiple Family - High Rise
-  Office
-  Local Business
-  Mixed Use/Traditional Commercial
-  General Commercial / Office
-  Industrial
-  P-1 Parking
-  Conservation/Flood Plain
-  PUD Planned Unit Development



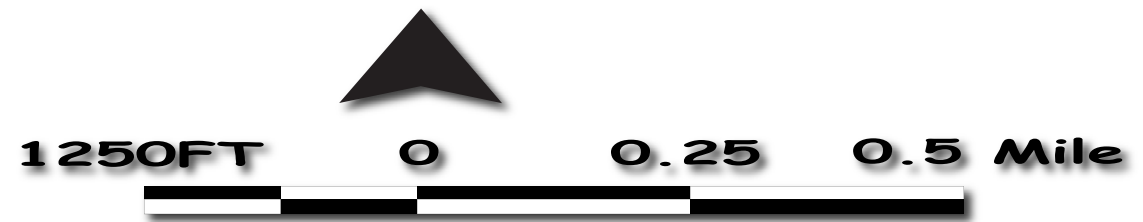
July 24, 2012

City Of Owosso 2012 Master Plan Map 15: South West Future Land Use



Land Uses

-  One Family Residential
-  Two Family Residential
-  Multiple Family Residential
-  Multiple Family - High Rise
-  Office
-  Local Business
-  Mixed Use/Traditional Commercial
-  General Commercial / Office
-  Industrial
-  P-1 Parking
-  Conservation/Flood Plain
-  PUD Planned Unit Development



July 24, 2012