

# OWOSSO

## *Planning Commission*



Regular Meeting  
7:00pm, Monday, October 28, 2013  
Owosso City Council Chambers

**AGENDA**  
*Owosso Planning Commission*

Monday, October 28, 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:           October 28, 2013

APPROVAL OF MINUTES:       September 23, 2013

COMMUNICATIONS:

1.     Staff memorandum
2.     PC minutes from September 23, 2013
3.     Zoning review list & map
4.     Workshop letter

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:           None

SITE PLAN REVIEW:       None

BUSINESS ITEMS:

1.     Zoning Map Update Workshop (public engagement item)

ITEMS OF DISCUSSION: None

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT:           Next meeting will tentatively on Monday, November 25, 2013!

**Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, October 28, 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](http://www.ci.owosso.mi.us)

**Affirmative Resolutions**  
***Owosso Planning Commission***

Monday, October 28, 2013 at 7:00 p.m.  
Council Chambers – Owosso City Hall  
Owosso, MI 48867

**Resolution 131028-01**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Planning Commission hereby approves the agenda of October 28, 2013 as presented.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

**Resolution 131028-02**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

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

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

**Resolution 131028-03**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Planning Commission hereby adjourns the October 28, 2013 meeting, effective at \_\_\_\_\_pm.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_



---

# *MEMORANDUM*

---

DATE: October 21, 2013  
TO: Chairman Wascher and the Owosso Planning Commission  
FROM: Adam Zettel, AICP  
RE: Planning Commission Meeting: October 28, 2013

---

**The planning commission shall convene at 7:00pm on Monday, October 28, 2013 in the city council chambers of city hall.**

This meeting will be the zoning workshop that we decided to set up for the Westown area of the city. I have taken our list of properties that we wanted to take a closer look at and compiled a mailing list (the refined list is attached). Notices went out last week to all owners. The intent of this meeting will be to go over each parcel as we did at the last meeting, with the property owners in attendance.

I am hoping to keep this meeting less formal so that owners are comfortable attending and conveying their thoughts about the neighborhood and the parcels they own. As of today, I have not had any calls on the matter, but I am hoping that will change.

Based upon the interest and input the commission gets on the 28<sup>th</sup>, we will look to move forward with all or some of the recommended changes. The next step would be a formal public hearing related to a zoning change in the month of November, followed by another set of meetings at the city council to make any such changes official.

I have attached a map of the impacted parcels. Please take a drive, walk, or ride by these areas and see them. Also, please take a look at the zoning classification descriptions to get a sense of what these changes could mean to the prospective land uses. If you do not have a zoning code, you can access it at [www.municode.com](http://www.municode.com), then select the 'code library' tab and find chapter 38 of Owosso's ordinance.

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 28th!

**MINUTES**  
**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**Council Chambers, City Hall**  
**September 23, 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, Cindy Popovitch, Ron Schlaak, Brent Smith, Thomas Taylor and Craig Weaver (arrived 7:03).

**MEMBERS ABSENT:** Commissioner Tom Kurtz.

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

**AGENDA APPROVAL:**

**MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE AGENDA FOR SEPTEMBER 23, 2013.**

**YEAS ALL. MOTION CARRIED.**

**MINUTES APPROVAL:**

**MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF AUGUST 26, 2013.**

**YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

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

**COMMISSIONER / PUBLIC COMMENTS:**

Chairman Wascher commented that the railroad crossing at W. Stewart and Martin Streets has tall weeds or grass which obstructs the vision for drivers at that intersection.

Commissioner Weaver arrived at 7:03 p.m.

**PUBLIC HEARING: NONE**

**SITE PLAN REVIEW: NONE**

**BUSINESS ITEMS:**

**1. Zoning Map Update Discussion**

Mr. Adam Zettel, Assistant City Manager and Director of Community Development, started the discussion from a list of identified zoning issues. The list to be reviewed started with:

- 1) Westtown
  - a. 108 State
  - b. 401 State
  - c. S. Lansing / Lynn Street area.
- 2) Dutchtown
  - a. S. Chipman St., 503-617
- 3) Beehler St. riverfront
- 4) Vaungarde brownfield – city owned
- 5) 317 – 521 W. Williams – high rise
- 6) North of downtown transition analysis

- 7) M-71 / Howard / Park / Saginaw Streets
- 8) Jerome Street area – some are in flood plain area – even across M-21
- 9) M-71 frontage – need to look at whole corridor.
- 10) S. Washington Street – 1025 & 915
- 11) Shiawassee Street corridor towards M-21

Mr. Zettel suggested starting with 202-308 S. Shiawassee, an industrial area next to the lumber yard; and Howard and Park Streets because he has had inquiries about those two areas. They may begin in Westown also.

It was noted the process would include an invitation to the public for a workshop in October; possible rezoning in November; and a recommendation to the city council in January.

**PUBLIC / BOARD COMMENTS:**

Commissioner Smith asked if the sidewalk work was occurring overnight across a driveway such as King Street, where do residents park their cars. Mr. Zettel said they were allowed to park on the streets without getting tickets by informing the police department of the situation.

Commissioner Bandkau asked what was going on at the area north of Bentley Park. Mr. Zettel responded that Consumers Energy is working on their property there.

Commissioner Popovitch asked about the huge pile of dirt at the high school. Commissioner Weaver responded that the school is working on the soccer field and it will be used there.

Mr. Zettel reported that the hedges were trimmed at the corner of Saginaw and Exchange Street. This was not tied to the new ordinance, but to a complaint. It was a blind situation and once the city was aware of it, we couldn't let it continue as a potential hazard. Commissioner Bandkau agreed with Mr. Zettel and said that the city did the right thing in this situation.

**ADJOURNMENT:**

**MOTION BY VICE-CHAIRMAN LIVINGSTON, SUPPORTED BY COMMISSIONER BANDKAU, TO  
ADJOURN AT 8:55 P.M.  
YEAS ALL. MOTION CARRIED.**

mms

---

Cindy Popovitch, Secretary

# Westtown Area Zoning Workshop

<u>Parcel or Area</u>	<u>Current Zoning</u>	<u>Potential Zoning</u>
108 state	B4	OS1/R1/B3
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
412 S. Shiawassee	I2	OS1
450 S. Shiawassee	I2	I1
202-308 S. Shaiwassee	I1	OS1/R2
508-509 Genesee	I1	OS1
511 Clinton	I1	OS1
615 Clinton	I1	R1

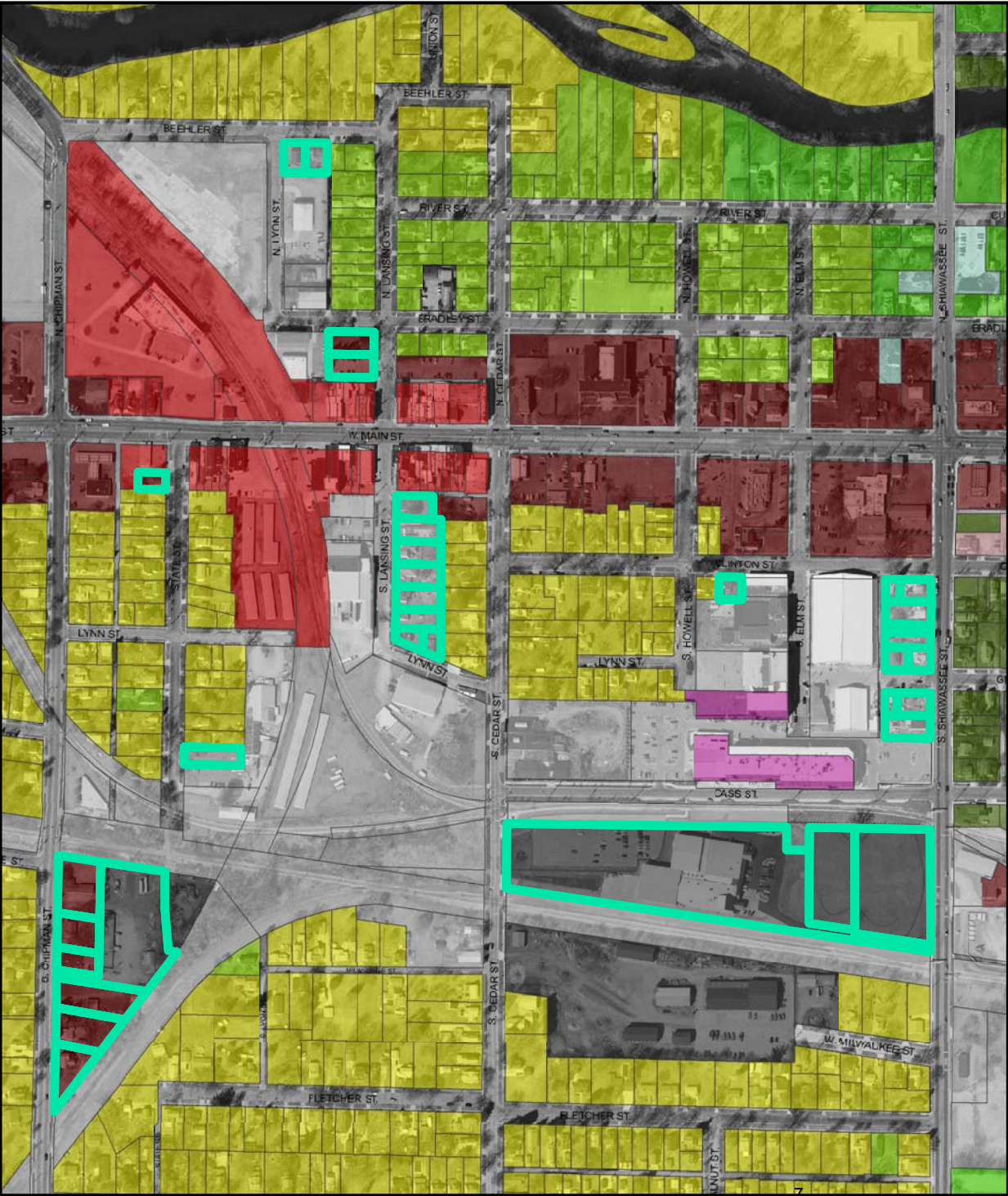
## Classifications

- R1 - One Family Residential
- R2 - Two Family Residential
- OS1 - Office Service District
- B4 - General Business District
- I1 - Light Industrial
- I2 - General Industrial


15-Oct-13



# City of Owosso




## Zoning


 <all other values>

## Z\_PRIMARY

 <Null>

 B1

 B2

 B3

 B4


 C-OS

 I1

 I2

 OS1

 P1

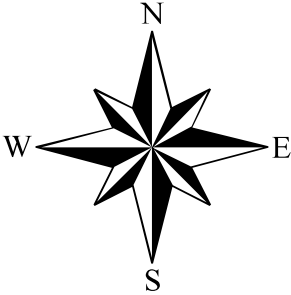
 PUD

 R1

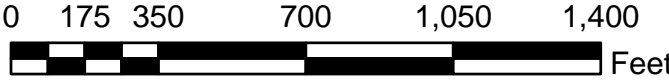
 R2

 RM1

 RM2



October 22, 2013







Adam Zettel, AICP  
Asst. City Manager/Dir. of Community Development  
City of Owosso  
[adam.zettel@ci.owosso.mi.us](mailto:adam.zettel@ci.owosso.mi.us)

---

301 W MAIN ST • OWOSSO, MI 48867-2958 • 989-725-0544 • FAX 989-725-0526

---

**October 22, 2013**

Dear Owosso Property Owner,

The City of Owosso is reviewing the zoning map in accordance with the 2012 master plan. There are many areas of the community that are evolving and changing in very positive ways and this is putting new pressures on some properties to develop or redevelop in ways that may not have been accounted for in previous years.

You are receiving this letter because you are listed as the owner of record for one or more properties that the planning commission would like to review (Please see the attached list). No official action has taken place, and the planning commission is not determined to move ahead with any specific changes. **At this time, we are requesting you to contact the city staff and/or attend a planning commission meeting to discuss your vision for the property(ies) you own.**

**A workshop meeting to discuss the zoning issues is scheduled for Monday, October 28, 2013 at 7:00pm in the city council chambers.** The commission has set this time aside to work with owners individually and as a group to talk about each of the properties listed on the attached sheet. The goal is to provide an open, less formal venue to express your opinions and needs to the commission.

Please attend or designate someone to attend as appropriate. In addition to this meeting, you are welcome and encouraged to contact me to learn more about why these properties are being considered for rezoning, what the impact might be, and how the zoning process works. I can be reached at 989.725.0544 or emailed at [adam.zettel@ci.owosso.mi.us](mailto:adam.zettel@ci.owosso.mi.us). If you cannot have a presence at the meeting, please submit any thoughts to the city clerk or myself in the form you are most comfortable using.

If any changes are proposed during this workshop, the city intends to proceed with official zoning amendments. In this event, you will be notified in writing of any such changes. If you have any questions or comments, please do not hesitate to contact me at the city offices.

Sincerely,

Adam H. Zettel, AICP  
Community Development Director

---

Find out more about Owosso on the web!

[www.ci.owosso.mi.us](http://www.ci.owosso.mi.us)