

OWOSSO
Planning Commission



Regular Meeting
7:00pm, Monday, September 22, 2014
Owosso City Council Chambers

AGENDA
Owosso Planning Commission
Monday, September 22, 2014 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 22, 2014

APPROVAL OF MINUTES: August 25, 2014

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from August 25, 2014.
3. Staff review for Qdoba Mixed Use
4. M-71 Map

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. None.

SITE PLAN REVIEW:

1. Qdoba Mixed Use – Main and Gould

BUSINESS ITEMS:

1. Discuss future land use and potential rezoning in the 900-1400 block of Corunna Avenue.

ITEMS OF DISCUSSION:

1. Consider dates for a public workshop to discuss potential zoning changes.

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will be Monday, October 27, 2014.

Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, September 22, 2014

[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 22, 2014 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 140922-01

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the agenda of September 22, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 140922-02

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the minutes of August 25, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 140922-03

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the site plan for the southwest corner of Main and Gould, lots 83-87.

Or

The Owosso Planning Commission hereby rejects the site plan for southwest corner of Main and Gould, lots 83-87 based on the following reason/circumstances:

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 140922-05

Motion: _____

Support: _____

The Owosso Planning Commission hereby adjourns the September 22, 2014 meeting, effective at _____pm.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
August 25, 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, Vice-Chairman Frank Livingston, Secretary Tom Kurtz, Commissioners David Bandkau, and Brent Smith.

MEMBERS ABSENT: Commissioner Mike O’Leary, Thomas Taylor, Craig Weaver, and Randy Woodworth.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager and Director of Community Development, Mr. Robert Zalokar, 1200 Ward Street, Rezoning Applicant; Margaret Sowle, 321 W. Williams Street.

AGENDA APPROVAL:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER BANDKAU TO APPROVE THE AGENDA FOR AUGUST 25, 2014.
YEAS ALL. MOTION CARRIED.

MINUTES APPTOVAL:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE MINUTES FOR THE MEETING FOR JULY 28, 2014.
YEAS ALL. MOTION CARRIED.

MINUTES APPTOVAL:
MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES FOR THE MEETING FOR AUGUST 11, 2014.
YEAS ALL. MOTION CARRIED.

- COMMUNICATIONS:**
1. Staff memorandum
 2. PC minutes from July 28, 2014 – Regular Meeting
 3. PC minutes from August 11, 2014 – Special Meeting
 4. Rezoning Application – 408 N. Water Street – Public Hearing

COMMISSIONER / PUBLIC COMMENTS: None

PUBLIC HEARING: Rezoning Application for 408 N Water Street from R-1 to OS-1
Mr. Robert Zalokar, 1200 Ward Street, applicant for the rezoning of 408 N. Water Street thanked the board for listening to his request. He is a certified financial planner and investment manager. His business is growing. He plans a low profile business, and has one employee. He has already purchased home because another buyer came along. The parking will be in the back alley with access for himself and assistant. Street parking will be for the public. He goes to the majority of his clients and there will not be a lot of traffic to his office. The house has a beautiful character. He will change nothing about it on the exterior. He will have a small sign in front. There will not be a disruption to his neighbors. He will keep his business in Owosso for a good many years. This same street has other businesses in homes.

Ms. Margaret Sowle, 321 W. Williams Street asked if he would be living there. Mr. Zalokar replied, no, not at this time. Ms. Sowle asked if there was a possibility of renting an apartment. He replied, yes, there was a possibility, but he was not able to at this time. There is no kitchen, etc. It would be possible in the

future. He doesn't have any immediate plans at this time. Ms. Sowle asked why is he moving. Mr. Zalokar replied that he had a great landlord and then got a new one who allowed things to start happening to his current work area. The ultimate goal is to pay himself rent. This is a great piece of real estate.

Ms. Sowle asked if this is rezoned, does this affect the tax base in the neighborhood. Commissioner Bandkau answer that in general no it did not; only the building that is rezoned with the business; not the neighborhood. Commissioner Bandkau also noted that in the event we rezone to OS-1, we do need a special use permit to add an apartment. Ms. Montenegro added he would need to have adequate parking.

Chairman Wascher asked if there were any letters or other correspondence regarding this request. Ms. Montenegro replied no.

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SMITH THAT THE OWOSSO PLANNING COMMISSION CONFIRMS THE ZONING CHANGES FOR 408 N. WATER ST. FROM R-1, SINGLE FAMILY RESIDENTIAL TO OS-1, OFFICE SERVICE AND HEREBY RECOMMENDS SENDING TO CITY COUNCIL FOR A PUBLIC HEARING. YEAS ALL. MOTION CARRIED.

BUSINESS ITEMS:

1. Election of Officers.

MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER SMITH TO RE-ELECT THE CURRENT SLATE OF OFFICERS. YEAS ALL. MOTION CARRIED.

Those officers are Chairman William Wascher, Vice-Chairman Frank Livingston, and Secretary Tom Kurtz.

2. Discuss Future Land Use and Potential Rezoning along the M-71 Corridor.

Ms. Montenegro studied the city master plan future land use map with current zoning and identified 47 properties. City Manager Don Crawford suggested the commission work from east towards town. Commissioner Bandkau noted the board should be mindful of Caledonia Township. Washington Street and M-71 is industrial to the south area; Gould to Washington is an island to itself with the railroad and the river.

It was requested that Ms. Montenegro make a comparison of owner occupied vs. rental occupancy. She will also check out potential light industrial zoning. The commission will consider where they see the M-71 corridor in the future. Right now continuity is not clear, but it's important in the future.

Commissioner Kurtz offered that the cement business and the car dealership are not goin anywhere and that the board needs to look at them before the meetings. Commissioner Smith questioned environmental issues within 200 feet of the railroad tracks. Ms. Montenegro will be checking for a map.

ITEMS OF DISCUSSION:

The next meeting will have further discussion for public workshops for the zoning changes for the M-71 corridor.

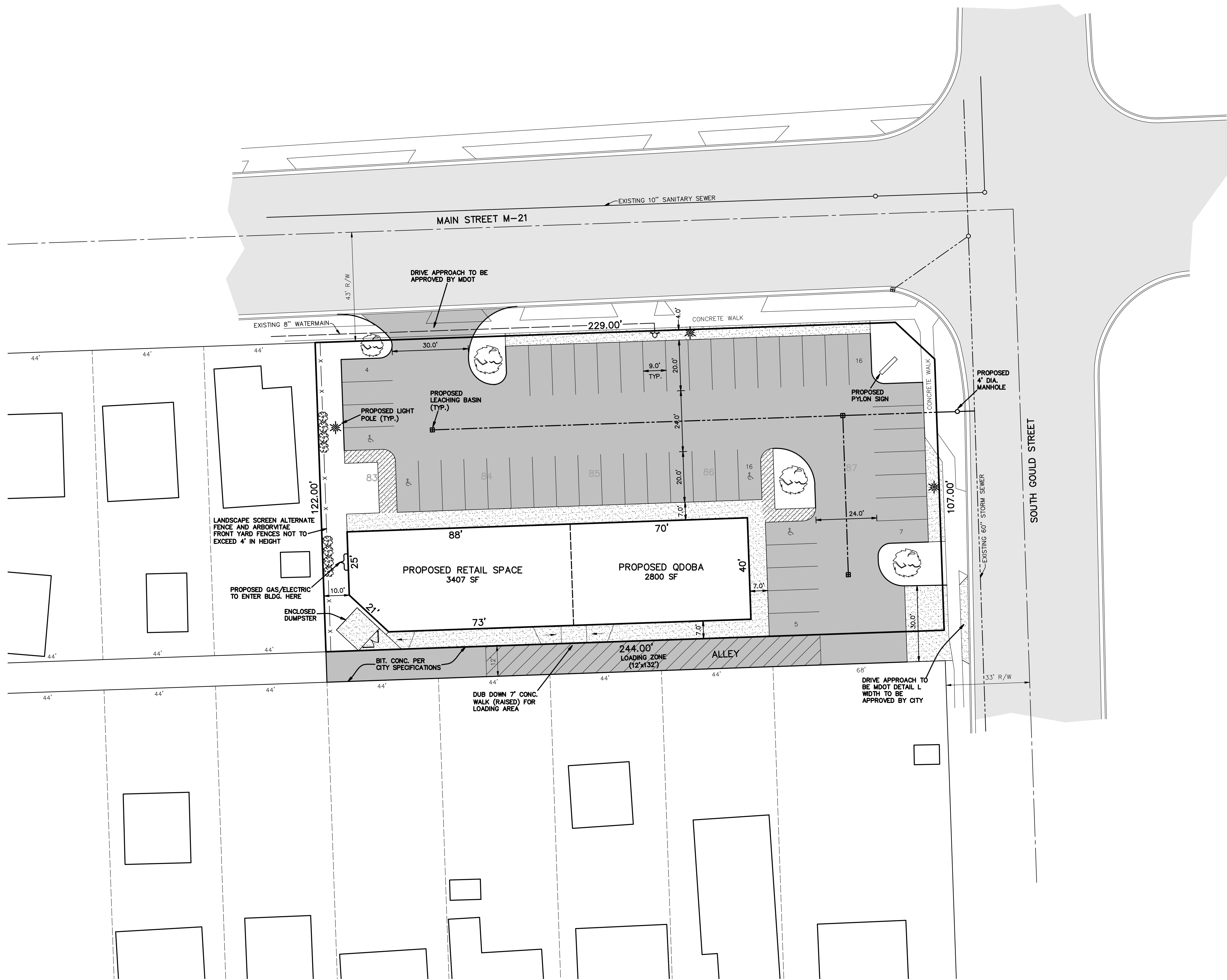
COMMISSIONER / PUBLIC COMMENTS: None.

ADJOURNMENT:

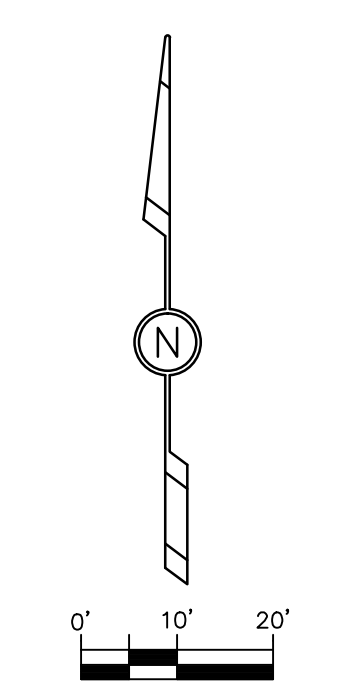
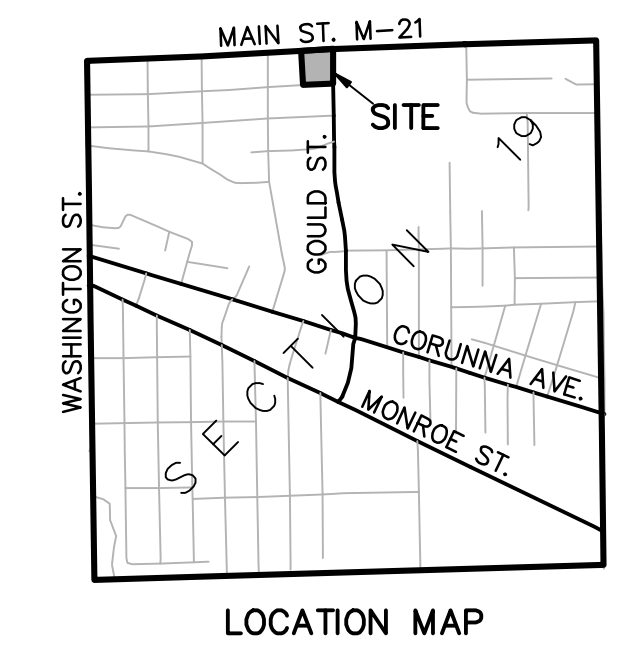
MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SMITH TO ADJOURN AT 7:45 P.M. YEAS ALL. MOTION CARRIED.

Tom Kurtz, Secretary


mms



- GENERAL NOTES:**
- Legal Description: Lots 83-87, Stafford Gardner & Trankles Central Add. except the N. 10' of said lots and also except a part of Lot 87 beginning at a point on the E. line Lot 87, 25' S. of the NE corner; thence N. on the E. line 15'; thence SE'ly to POB.
 - This property contains approximately 0.7 acres.
 - Existing Zoning - B-4 General Business District
 Building Setback Requirements:
 Front yard: 15 feet
 Side yard:
 -Corner lot which borders on a residential district to the rear: 20 feet
 -Exterior side yard abutting a residential district: 10 feet
 Rear yard: Adjacent to R-1, R-2 or RT-1 district: 10 percent of the depth of the lot
 13 feet provided to center of alley
 - Parking Requirements:
 Restaurant:
 1 per 75 s.f. of useable floor area:
 2800 s.f.-80% useable=2240 s.f. / 75 = 30 spaces
 Retail:
 1 per each 200 s.f. of useable floor area:
 3407 s.f.-80% useable = 2726 s.f. / 200 = 14 spaces
 TOTAL required: 44 spaces
 Parking Provided:
 Standard spaces 44
 Barrier free spaces 4
 TOTAL 48
 - Underground utilities:
 Sanitary sewer - connect to existing sanitary sewer leads under M-21 (provide grease trap as necessary)
 Watermain - connect to existing 8" watermain along south ROW of M-21
 Storm sewer - provide leaching basins in parking lot with overflow pipe connected to proposed 4 ft manhole with outlet pipe tapped into 60 inch storm sewer along Gould Ave.
 - Site is in Shiawassee River 100 year floodplain. Floodplain permits will be addressed.
 - Work inside M-21 ROW to be coordinated with MDOT.
 - Final site plan development details to be provided, as needed, for review, approval and permits.



SCALE: 1" = 20'

QDOBA/RETAIL SITE PLAN		
FOR: SOUTHWIND RESTAURANTS 109 EAST BROADWAY MT. PLEASANT, MI 48858 ATTN: KEVIN EGNATUK		
IN: PART OF THE NW 1/4, SECTION 19, T7N, R3E, CITY OF OWOSSO, SHIAWASSEE COUNTY, MICHIGAN		
REVISIONS:		
		
5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 Fax: (616) 531-2121 www.excelengineering.com		
DRAWN BY: JR	PROJ. ENG.: DDG	SHEET 1 of 1
APPROVED BY: DDG	PROJ. SURV.:	
FILE NO.: 141574E	DATE: 9/10/2014	

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CITY OF OWOSSO PLANNING COMMISSION STAFF REPORT

MEETING DATE: September 19, 2014
TO: Planning commission
FROM: Susan Montenegro, asst. city manager/director of community development
SUBJECT: Site plan approval request for Qdoba mixed use project

PETITIONER’S REQUEST AND BACKGROUND MATERIALS

Location: SW corner of Main and Gould – lots 83-87

Surrounding land uses and zoning

	LAND USE	ZONING
North	Business	B-4
East	Owosso Township	
South	Single-family Residential	R-1
West	Multi-Family Residential	B-4

Comparison chart

	EXISTING	PROPOSED
Zoning	B-4	B-4
Gross lot area	244’ frontage X 122’ deep	244’ frontage X 122’ deep

Setbacks- Front		15'
Side		20' according to Sec. 38-351(I). No side yards are required along the interior side lot lines of the district, except as otherwise specified in the building code. On a corner lot which borders on a residential district to the rear, there shall be provided a setback of twenty (20) feet on the side or residential street. On an exterior side yard abutting a residential district or abutting a street, there shall be provided a setback of (10) feet in width.
Rear Max building height		10' 35'

Planning

1. Drainage grading is not shown on current site plan.
2. No zoning issues regarding this property.
3. Recommend approval of site plan once issues are resolved.

Other

Public safety (fire, police and emergency medical)

No report supplied from public safety.

Utilities and Engineering

1. Site plan will need to include separate water service lines for each space.
2. Site plan will need to show where grease trap will be for restaurant.
3. The storm drainage conceptual plan is satisfactory. It lacks grades. The developer is advised that the paved surfaces should be graded such that all storm water drainage is captured on site, and then routed to the 60" storm sewer along Gould Street, as shown. The storm sewer needs to be properly sized. These details may be worked out at a later time. Otherwise, the proposed storm drainage plan is satisfactory.
4. The driveways are satisfactory as shown. MDOT must review the driveway on M-21, per plan comment.
5. The alley should be restored with same pavement structure as a low-volume street; 6" crushed limestone and 4" hot mixed asphalt (2.5" MDOT 13A and 1.5" MDOT 36A mixes).
6. The proposed business sign at the corner appears to have adequate setback, as far as with traffic concerns.

Building

1. Need details for pylon sign; size, height, type, and setbacks
2. Building roof drains to be connected to the storm sewer
3. Front yard fence must be less than 50% solid above a height of 30" and not exceed 4' in height.
4. Is there going to be a wall or screening at the rear of the building on the ally side?

Susan K. Montenegro

From: Jessica B. Unangst
Sent: Thursday, September 18, 2014 4:36 PM
To: Donald D. Crawford; Susan K. Montenegro
Subject: FW: Contact Form

FYI...

-----Original Message-----

From: host@webascender.com [<mailto:host@webascender.com>]
Sent: Thu 9/18/2014 4:34 PM
To: Info Email Account Group
Subject: Contact Form

Results From: Contact FormSubmitted By: Unauthenticated User IP: 69.41.12.168

Full Name:
Joshua Weaver

Email:
josh@ostermfg.com

Phone Number:
517 285 6992

Message:

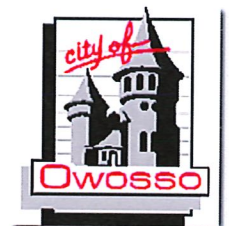
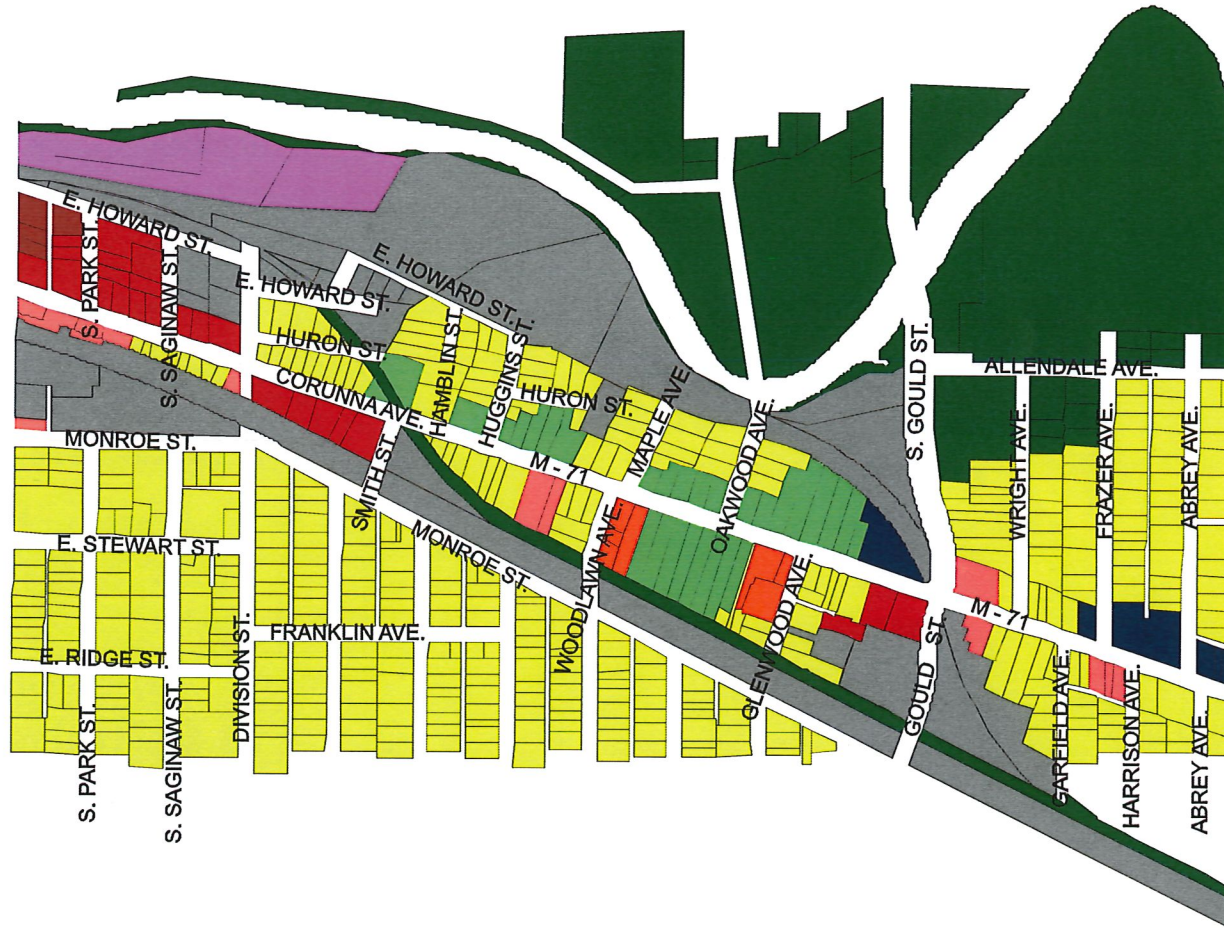
To whom it may concern be it the planning commission or the city council. As a resident of Owosso I'd like to voice my support for the Qdoba location lobbying to take over the old East Side Cleaners. I think that bringing in fast-casual dining experiences like Qdoba would do a lot to help modernize Owosso and bring more residents. I for one have been missing similar dining locations since moving to Owosso from the Lansing area 5 years ago. The location would bring jobs, modernity and some darn fine grub into our community.

Best Regards,
Josh

City Of Owosso Future Land Use M-71

Land Uses

-  Prime Agricultural
-  Short Term Agricultural
-  Residential / Agricultural
-  One Family Residential
-  Two Family Residential
-  Multiple Family Residential
-  Multiple Family - High Rise
-  Mobile Home Park
-  Office
-  Local Business
-  Mixed Use/Traditinoal Commercial
-  General Commercial / Office
-  Industrial
-  P-1 Parking
-  Conservation/Flood Plain
-  PUD Planned Unit Development



March 8, 2012

M-71 Corridor Zoning Workshop

	<u>Parcel Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Owner's Name</u>	<u>Owner Occupied</u>
1	980 Corunna	R-2	R-1	Calvin Hornus	Yes
2	984 Corunna	R-2	R-1	Gerald Griffin	Yes
3	986 Corunna	R-2	R-1	Kurt Mills	No
4	988 Corunna	R-2	R-1	Gloria Hodge	No
5	990 Corunna	R-2	R-1	Kenneth Canfield	No
6	1015 Corunna	B-1	R-1	Jane Idle	No
7	1101 Corunna	B-1	R-1	Diane Carey-Brodeur	No
8	1103 Corunna	B-1	R-1	Diane Carey-Brodeur	No
9	1107 Corunna	B-1	R-1	Nicole Tickner	No
10	1111 Corunna	B-1	R-1	Nicole Tickner	No
11	1115 Corunna	B-1	OS-1	Nicole Tickner	No
12	1200 Corunna	R-2	R-1	Donald Underhill	No
13	1201 Corunna	B-1	OS-1	Mid-State Constuction	
14	1206 Corunna	R-2	R-1	Dale Sieb	No
15	1215 Corunna	B-1	OS-1	Kenney & Merkel, Inc	
16	1300 Corunna	R-2	R-1	JP Morgan Chase Bank	
17	1306 Corunna	R-2	R-1	Terry Jones	Yes
18	1401 Corunna	B-1	OS-1	Jane Merkel Trust	No
19	1405 Corunna	B-1	OS-1	Jane Merkel Trust	No
20	1406 Corunna	R-2	R-1	Terry Kemp	No
21	1407 Corunna	B-1	OS-1	Terry Kemp	No