

*OWOSSO*  
*Planning Commission*



Regular Meeting  
7:00pm, Monday, October 27, 2014  
Owosso City Council Chambers

**AGENDA**  
**Owosso Planning Commission**  
Monday, October 27, 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:       October 27, 2014

APPROVAL OF MINUTES:     September 22, 2014

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:

PUBLIC HEARINGS:

1.     None.

SITE PLAN REVIEW:

1.     None

BUSINESS ITEMS:

1.     Discuss future land use and potential rezoning in the 400-900 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, November 24, 2014.

**Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, October 27, 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](http://www.ci.owosso.mi.us)

**Affirmative Resolutions**  
**Owosso Planning Commission**  
Monday, October 27, 2014 at 7:00 p.m.  
Council Chambers – Owosso City Hall  
Owosso, MI 48867

**Resolution 1401027-01**

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

The Owosso Planning Commission hereby approves the agenda of October 27, 2014 as presented.

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

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

**Resolution 1401027-02**

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

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

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

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

**Resolution 1401027-03**

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

The Owosso Planning Commission hereby adjourns the October 27, 2014 meeting, effective at \_\_\_\_\_pm.

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

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



## MEMORANDUM

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301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

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DATE: October 20, 2014  
TO: Chairman Wascher and the Owosso Planning Commission  
FROM: Susan Montenegro,  
RE: Planning Commission Meeting: October 27, 2014

**The planning commission shall convene at 7:00pm on Monday, October 27, 2014 in the city council chambers of city hall.**

I have spent time putting together all of the addresses along the M-71 Corridor between the 400-600 blocks. You will find a copy of the current use in this specific area as well as an aerial photo attached to this email. I will also put this up on the screen using GIS like we did in the last meeting for discussion.

Please take time to drive by this area paying attention to current use to see if this area is zoned correctly for current use. Our goal is to plan correctly for the future of this corridor, making it an additional gateway into the city we are proud of.

Please feel free to contact me at 989.890.1394 or at [susan.montenegro@ci.owosso.mi.us](mailto:susan.montenegro@ci.owosso.mi.us) if you have questions. Please **RSVP for the meeting**. I look forward to seeing you all on the 25th!

**MINUTES**  
**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**Council Chambers, City Hall**  
**September 22, 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, Mike O’Leary, Brent Smith, Thomas Taylor, Craig Weaver, and Randy Woodworth.

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Susan Montenegro, Assistant City Manager and Director of Community Development; Kevin Egnatuk of Southwind Restaurants; Mr. Gary Schmidtfrenz, E. Main Street.

**AGENDA APPROVAL:**  
**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE AGENDA FOR SEPTEMBER 22, 2014.**  
**YEAS ALL. MOTION CARRIED.**

**MINUTES APPROVAL:**  
**MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE MEETING FOR AUGUST 25, 2014.**  
**YEAS ALL. MOTION CARRIED.**

- 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:** None

**PUBLIC HEARING:** None

**SITE PLAN REVIEW:**

1. Qdoba Mixed Use – Main and Gould  
Randy Woodworth abstained from discussion.  
Kevin Egnatuk of Southwind Restaurants, which also own Burger King Restaurants, owns about 12 Qdoba restaurants in Michigan. He has been working with Randy Woodworth on acquiring the properties on the corner. The building is 74-7500 square feet and will have a couple more tenants which they will build to spec. for. Building will start in the spring with the restaurant to open in May, 2015.

There are between 50 to 75 Qdoba restaurants in Michigan which are classified as fast casual. They are like a Subway where you build your food item, but with Mexican food. There is no drive thru. This lot is located in the 100 year flood plain. There will be separate water meters for each business.

Commissioner O’Leary questioned issues with the floodplain. Mr. Egnatuk noted that they may have to raise the floor one foot and put a retaining tank underneath the black top to eventually trickle into the city

storm sewer system. O'Leary then asked if he was checking into contamination from the dry cleaners. Mr. Egnatuk said his attorney is cautioning about migration of soil.

Ms. Susan Montenegro, Assistant City Manager, mentioned that the site plans will need to show where the grease trap goes; and the topo will have to show grades.

Mr. Egnatuk noted that the use of the alleyway would be for unloading / loading zone. The alley should be restored to meet M-DOT criteria to handle a semi-truck. Part of the driveway encompasses the alley on the preliminary site plan; the white portion will be concrete. The 24" strip of grass is open to board decision. The sign is to be determined by the board also. There are some power lines in that sign area also per Mr. Egnatuk.

Setback requirements were reviewed by Ms. Montenegro from the staff review. The measurements all meet except the alleyway. Mr. Egnatuk said they may go for a variance regarding the alley. The screening abutting the residence to the west would be fencing or landscaping. The lighting would be shoebox style which can be directed. There would be no lights on the building except for sconces for decorative purposes. No landscape lighting to the south.

Commissioner Weaver asked about the noise at the drop-off at night. Mr. Egnatuk said it could be about 45 min to an hour. We don't have any way to address that, to be honest.

Mr. Gary Schmidtfanz who lives at what will be the remaining residence to the west of the mall when construction is completed on parcel 82 on West M-21, says that the water gets very deep during some storms. He is afraid that with redesigning the four end lots that the water will be pushed onto his property. Mr. Egnatuk said that underground tanks with storage capacity slowly perk through the soils and also drain to city storm sewers. The retention system is underground. Mr. Schmidtfanz is also concerned about his privacy on the east end of his property. Mr. Egnatuk states that whatever the ordinances states, they will do.

Chairman Wascher asked if an underground tank can be installed in a flood plain. Mr. Egnatuk said if we can't then it kills the project. Chairman Wascher said noted there is potentially a problem with blocking the alley because that blocks the driveways to the houses on the other side of the alley. Are you allowed to have a loading zoning in a parking lot? Ms. Montenegro couldn't find anything in the ordinance.

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER O'LEARY THAT THE OWOSSO PLANNING COMMISSION HEREBY APPROVES THE SITE PLAN FOR THE SOUTHWEST CORNER OF MAIN AND GOULD, LOTS 83 – 87, CONTINGENT UPON 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; MDOT APPROVAL; AND THE ZONING BOARD OF APPEALS APPROVAL OF A VARIANCE REGARDING THE ALLEY SEMI PARKING.  
RANDY WOODWORTH ABSTAINED FROM VOTING  
YEAS ALL. MOTION CARRIED.**

**BUSINESS ITEMS:**

1. Discuss future land use and potential rezoning in the 900-1400 blocks of Corunna Avenue. Ms. Montenegro and the board members discussed specific properties. It was decided to leave the 900 - 1400 blocks of Corunna Avenue with their current zoning. Discussion will continue at the next regular meeting for properties along Corunna Avenue between Maple and Woodlawn.

**ITEMS OF DISCUSSION:**

1. Consider dates for a public workshop to discuss potential zoning changes. No public hearing workshop is needed at this time.

**COMMISSIONER / PUBLIC COMMENTS:** None.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER WOODWORTH  
TO ADJOURN AT 8:08 P.M.  
YEAS ALL. MOTION CARRIED.**

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Tom Kurtz, Secretary

mms

## 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	424Maple	R-2	R-1	Angela Hower	yes
2	416 Maple	R-2	R-1	Dale Sieb	No
3	406 Maple	R-2	R-1	Kelly Hall	Yes
4	637 Corunna Ave	R-2	R-1	Karen Delaney	Yes
5	633 Corunna Ave	R-2	R-1	Theodore Kokkinakos	No
6	625 Corunna Ave	R-2	R-2	Peter Kokkinakos	No
7	617 Corunna Ave	R-2	R-2	JPMorgan Chase Bank	No
8	613 Corunna Ave	R-2	R-2	Benjamin Burgess	No
9	607 Corunna Ave	R-2	R-2	Linda Rogers	yes
10	603 Corunna Ave	R-2	R-2	Ted Wiegel	No
11	419 Huggins	R-2	R-1	Raenae Beverly	yes
12	417 Huggins	R-2	R-1	Joshua Cannon	yes
13	415 Huggins	R-2	R-1	Shannon Miller	No
14	409 Huggins	R-2	R-1	Robert Kadlec	No
15	403 Huggins	R-2	R-1	Theresa Trevorrow	yes
16	613 Huron	R-2	R-1	Jonathon Peters	yes
17	619 Huron	R-2	R-1	Harold Coon	yes
18	621 Huron	R-2	R-1	Carl Ludington	No
19	625 Huron	I-1	I-1	Wakeland Oil	
20	638 Corunna Ave	B-4	R-1	Lonnie Carlson	No
21	634 Corunna Ave	B-4	R-1	Quentin Dahl	yes



22	630 Corunna Ave	I-1	R-1	Tammy Rann	No
23	628 Corunna Ave	I-1	I-1	Tammy Rann	yes
24	620 Corunna Ave	I-1	I-1	UAW CIO Local 743	No
25	614 Corunna Ave	I-1	R-1	Roy Russell	yes
26	540 Corunna Ave	I-1	R-1	Ralph Cottenham	No
27	538 Corunna Ave	I-1	R-1	Steven Liskowycz	No
28	536 Corunna Ave	I-1	R-1	Patricia Raisbeck	yes
29	524 Corunna Ave	I-1	R-1	Bruce VanHyfte	No
30	522 Corunna Ave	I-1	R-1	Edward Thomas Jr	No
31	520 Corunna Ave	I-1	R-1	City of Owosso	
32	Corunna Ave	I-1	R-1	City of Owosso	
33	529 Corunna Ave	R-2	R-2	Gregory Weinert	No
34	517 Corunna Ave	R-2	R-1	John Wright	yes
35	513 Corunna Ave	R-2	R-1	Thomas Rambo	No
36	507 Corunna Ave	R-2	R-2	Michelle Bowles	No
37	420 Huggins	R-2	R-1	Patricia Granger	No
38	418 Huggins	R-2	R-1	Kara Oliver	yes
39	414 Huggins	R-2	R-1	Doris Brooks	No
40	408 Huggins	R-2	R-1	Kirk Stowell	No
41	402 Huggins	R-2	R-1	Andrew Warner	yes
42	504 E. Howard	R-2	R-1	Rebecca Yoder	No
43	426 Hamblin	R-2	R-1	Darlene Heath	yes
44	418 Hamblin	R-2	R-1	Robert Shepherd	yes
45	Huggins	R-2	R-1	Robert Shepherd	

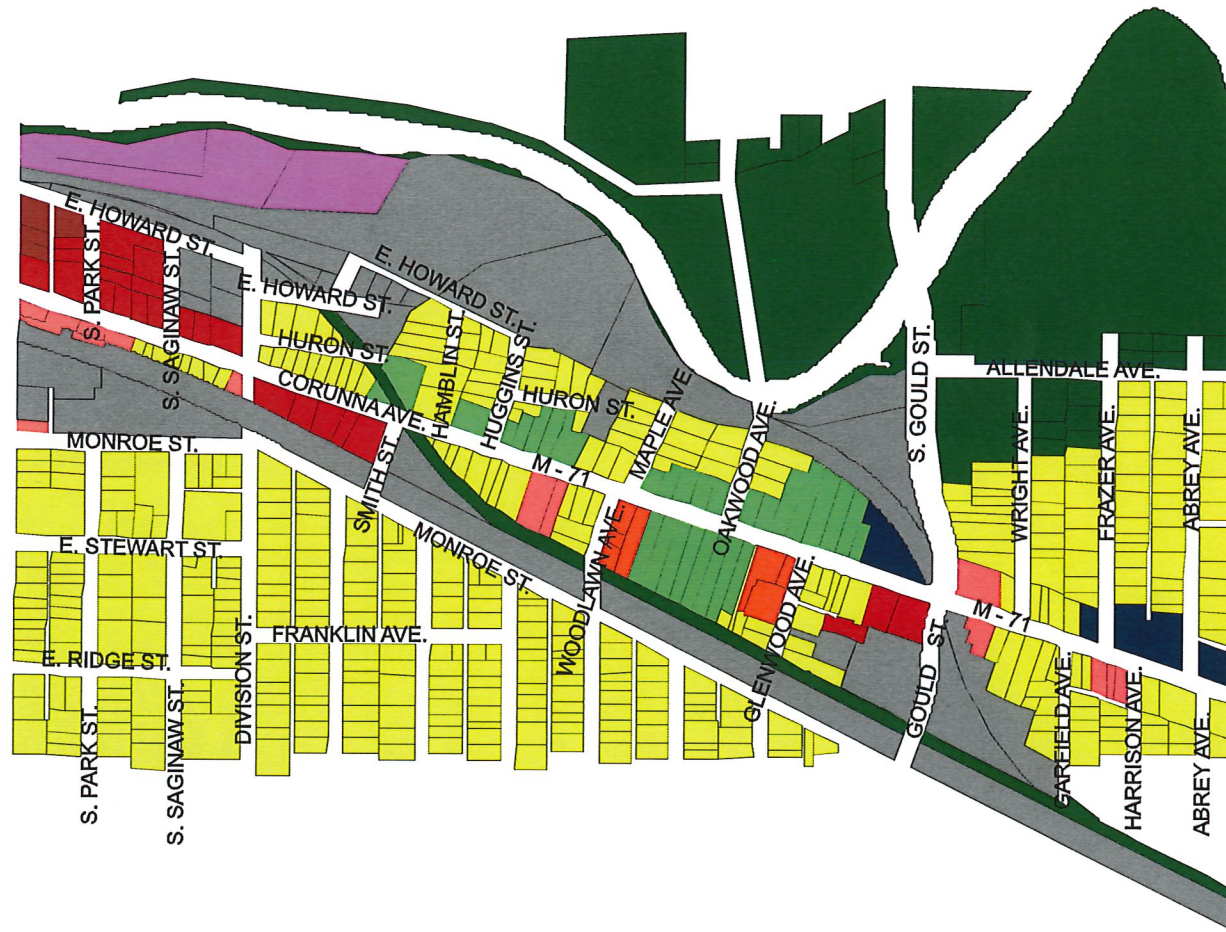
46	419 Hamblin	R-2	R-1	Connie Jones	yes
47	423 Hamblin	R-2	R-1	Leslie Keselring	yes
48	425 Hamblin	R-2	R-1	William Spencer	yes
49	429 Hamblin	R-2	R-1	Rodrick Ackels, Jr.	No
50	460 E. Howard	R-2	I-1	Denise Spencer	No
51	452 E. Howard	R-2	I-1	Denise Spencer	yes
52	446 E. Howard	R-2	I-1	David Schoch	No
53	440 E. Howard	R-2	I-1	Susan Ludington	No
54	434 E. Howard	I-1	I-1	Robert Reid	No
55	501 W. North St	R-1	I-1	Kerry Lazenby	yes
56	401 E. Howard	I-2	I-1	Selleck Auto Clean-Up	
57	401 Huron St	R-2	R-1	Kevin Koski	yes
58	405 Huron	R-2	R-1	Amy Gray	yes
59	409 Huron	R-2	R-1	US REO Fund XII, LLC	No
60	421 Huron	R-2	R-1	Hannah Miller	yes
61	423 Huron	R-2	R-1	Beverly Butcher	No
62	425 Corunna Ave	R-2	R-1	Norman Harrod	No
63	427 Corunna Ave	R-2	R-1	Michelle Bowles	No
64	423 Corunna Ave	R-2	R-1	Nancy Friel	yes
65	423 Corunna Ave 2	R-2	R-1	Nancy Friel	yes
66	419 Corunna Ave	R-2	R-1	Charles Janego	yes
67	415 Corunna Ave	R-2	R-1	Samuel Dunlap	yes
68	413 Corunna Ave	R-2	R-1	Donna O'Toole	yes
69	409 Corunna Ave	R-2	R-1	DJ Miller Investments	No

70	405 Corunna Ave	R-2	R-1	Yvonne Fielder	yes
71	401 Corunna Ave	R-2	R-1	Alberta Phillips	yes
72	400 Corunna Ave	B-4	B-4	David Basso	No
73	428 Corunna Ave	B-4	B-4	Tom Simmington	No
74	434 Corunna Ave	B-4	B-4	Tom Simmington	No
75	440 Corunna Ave	B-4	B-4	Tom Simmington	No
76	500 Smith	I-1	B-4	Tom Simmington	No

# City Of Owosso Future Land Use M-71

## Land Uses

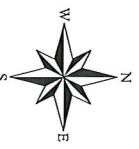
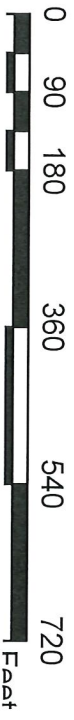
-  Prime Agricultural
-  Short Term Agricultural
-  Residential / Agricultural
-  One Family Residential
-  Two Family Residential
-  Multiple Family Residential
-  Multiple Family - High Rise
-  Mobile Home Park
-  Office
-  Local Business
-  Mixed Use/Traditinoal Commercial
-  General Commercial /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



March 8, 2012

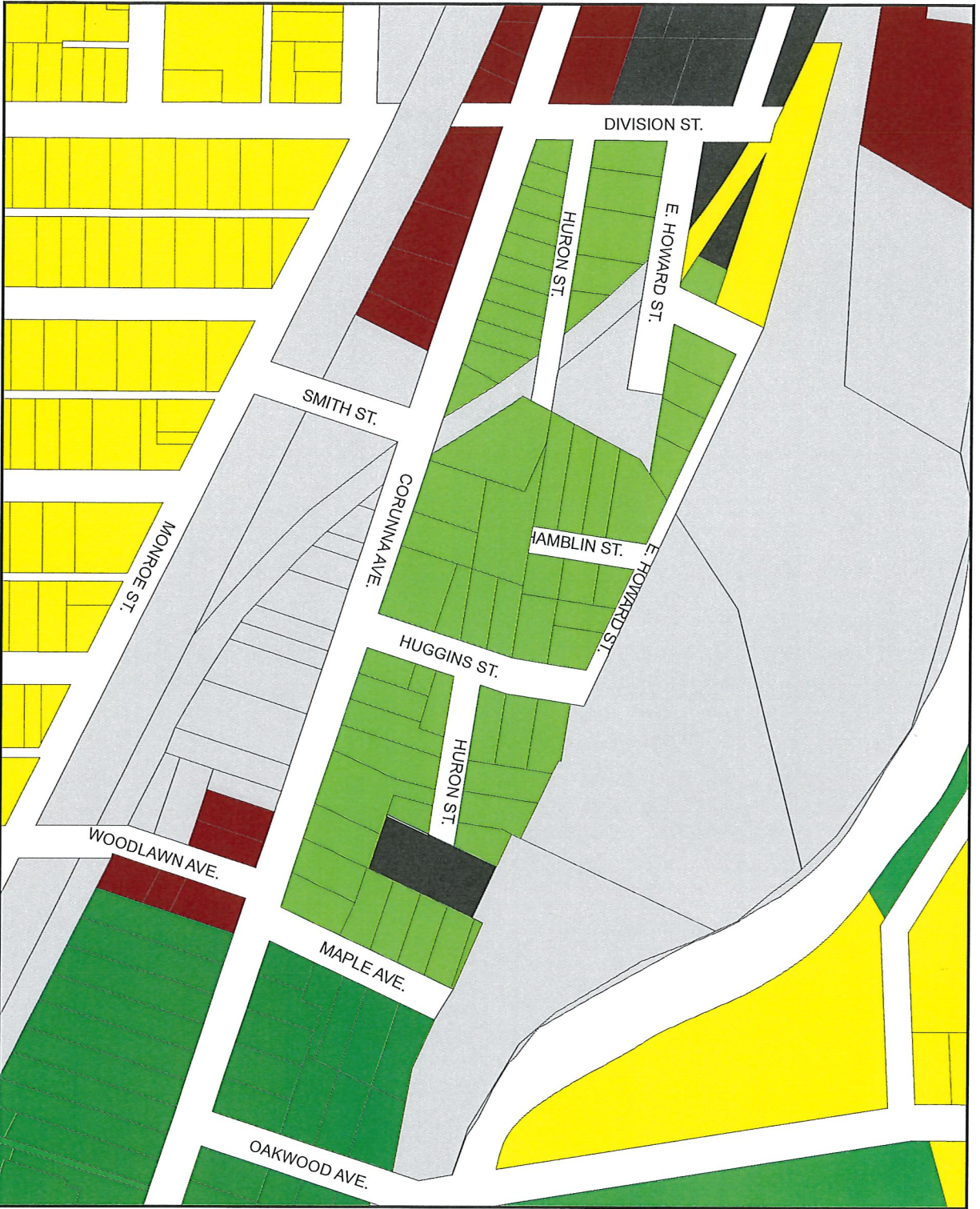
# City of Owosso

October 20, 2014



# City of Owosso

M-71 Current Use  
October 20, 2014



## Legend

### Zoning

<all other values>

### Z\_PRIMARY

- <Null>
- B1
- B2
- B3
- B4
- C-OS
- I1
- I2
- OS1
- P1
- PUD
- R1
- R2
- RM1
- RM2
- City Parcels 2013 Edition

