

**Minutes**

Regular Meeting of the Owosso Planning Commission  
Monday, June 22, 2015 at 7:00 p.m.  
Council Chambers – Owosso City Hall  
Owosso, MI 48867

- CALL MEETING TO ORDER:** Chairman Wascher called the meeting to order at 7:01
- PLEDGE OF ALLEGIANCE:** Recited by all present
- ROLL CALL:** Roll Call was taken by Recording Secretary Denice Grace
- MEMBERS PRESENT:** Chairman Bill Wascher, Commissioner Janae Fear, Vice-Chair Frank Livingston, Commissioner Mike O’Leary, Commissioner Brent Smith
- MEMBERS ABSENT:** Commissioners Tom Taylor and Craig Weaver
- OTHERS PRESENT:** Todd Stuve, P.E. Engineering Department Assistant Director, Exxel Engineering, Inc.; Peter Oleszczuk, Midwest V, LLC; Sue Montenegro, Assistant City Manage

**APPROVAL OF AGENDA:**  
**MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER O’LEARY TO APPROVE THE AGENDA FOR JUNE 22, 2015**  
**YEAS ALL, MOTION CARRIED**

**APPROVAL OF MINUTES:**  
**MOTION BY COMMISSIONER O’LEARY, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE MINUTES FOR MAY 26, 2015**  
**YEAS ALL, MOTION CARRIED**

- COMMUNICATIONS:**
1. Staff Memorandum
  2. PC minutes from May 26,2015
  3. Site Plan Review packet for 210 S. Shiawassee

**PUBLIC HEARINGS:** None

**Site Plan Review**

1. 210 S. Shiawassee-Dollar General store new site.

Todd Stuve, Project Engineer, informed the Commission that they had gone through the rezoning process and were now zoned B1.

The site encompasses Clinton St. on the North, Genesee St. on the South, South Shiawassee on the East, and Valley Lumber and an alley on the West and will be a 9,300 square foot, single tenant, stand-alone building. Any loading would be done on the southwest corner of the property off of Genesee St. and that is also where the dumpsters will be located.

Parking will be on the North of the building and in the rear of the building. Dollar General can comfortably fit 30 parking spots but the city ordinance requires 36 parking spots. They have a variance request ready to submit at the July Zoning Board of Appeals meeting should the site plan meet Planning Commission approval.

The current homes on the site are to come down. All current homes will be disconnected from water service, gas service, and electric before the demolition process begins. Sidewalks will be removed and replaced. Drainage will be underground into the sewer on Clinton St.

Signage – A 12 foot high pylon will be on the corners and a building sign at the East side at the front entrance. Commissioner O’Leary asked if they had MDOT approval which they don’t at this time but feel things are progressing well. It is unclear at this time if MDOT is waiting for city approval. Mr. Stuve thinks MDOT is just running behind.

Commissioner O’Leary asked about outdoor lighting. All lighting is to be off the building but instead in the parking lot and are shielded. Most of the lights will automatically shut off an hour after closing. Store hours will be either 9:00 a.m. – 9:00 p.m., 8:00 a.m. – 9:00 p.m., or 9:00 a.m. – 10:00 p.m.

Commissioner O’Leary says the Henry family owns the alleyway behind the proposed building site and asked if Dollar General would be interested in possibly buying the alley. Peter Oleszczuk says yes it would be taken into consideration. (Alleys are to be split between parties on each side).

Ground is higher on one side but shouldn’t be a problem.

Commissioner Fear asked if the materials to be used would be similar to those used at other local Dollar General stores. Peter Oleszczuk says it many not necessarily be the same but it will be similar to concrete block.

**MOTION BY VICE-CHAIR LIVINGSTON TO APPROVE THE SITE PLAN FOR 210 S. SHIAWASSEE FOR THE PROPOSED NEW DOLLAR GENERAL STORE DEPENDANT ON MDOT APPROVAL AND APPROVAL OF THE ZONING VARIANCE, SUPPORTED BY COMMISSIONER SMITH.  
YEAS ALL, MOTION CARRIED**

**BUSINESS ITEM:**

None

**ITEMS TO DISCUSS:**

1. Identification of Railroads/yards for appropriate zoning purposes.

Ms. Montenegro wants the planning commission to determine if all rail yards should be zoned the same. Commissioner O'Leary questioned whether the city had any jurisdiction over the railways. Discussion was held on whether a rail district should be created. Chairman Wascher said there are restrictions if they are going to build on rail yards and the city would have jurisdiction over site plan review, setbacks and the like.

A question was raised on whether "rail yard" is the correct term or should they be called something else. A rail yard definition could not be found so the term must be defined by planning commission to interpret rail yard.

Commission members wondered why the Steam Railroad Institute is zoned B4 and why their rail is zoned as I1. Ms. Montenegro will look into history of building and its zoning history as well as any previous uses for the building and report back to the commission at the July meeting.

**COMMISSIONER / PUBLIC COMMENTS:** None

**ADJOURNMENT:**

**MOTION TO ADJOURN MADE BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH AT 7:47**

**YAYS ALL, MOTION CARRIED**

**NEXT MEETING JULY 27, 2015**