

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
VIRTUAL MEETING
Monday, January 25, 2021 – 6:30 P.M.

CALL TO ORDER: Chairman Wascher called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Recording Secretary Tanya Buckelew

MEMBERS PRESENT: Chairman Wascher, Vice-Chair Livingston, Secretary Fear, Commissioners Law, Morris and Yerian

MEMBERS ABSENT: Commissioners Jenkins, Robertson and Taylor

OTHERS PRESENT: Justin Sprague, CIB Planning, City Manager Nathan Henne

APPROVAL OF AGENDA:

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER LAW TO APPROVE THE AGENDA FOR January 25, 2021.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER MORRIS TO APPROVE THE MINUTES FOR THE November 23, 2020 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARINGS: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

1. HIGHLAND PARK SOUTH ST/KROUSE RD SITE PLAN REVIEW

Site Plan Review for 11.09 acres of 31.37 total acres included in parcel. The proposal is to construct new marijuana grow facilities.

Justin Sprague, CIB gave a description of this review with the following comments and recommendations:

- 1. Information items.** The site plan meets the informational requirements of the ordinance.
- 2. Area and Bulk.** The proposed site was reviewed in accordance with Article 16, *Schedule of Regulations*, as described in the following table.

	Required	Provided	Comments
Highland Park – Krouse Rd/South Street (I-1)			
Front Yard Building Setback	40 ft.	62 ft.	In compliance
Side Yard Building Setback	20 ft.	94 ft. & 100 ft.	In compliance
Rear Yard Building Setback	0 ft.	288 ft.	In compliance
Maximum Building Height	40 ft.	20 ft.	In compliance

3. **Building Design & Materials.** The ordinance states that durable building materials which provide an attractive, quality appearance must be utilized. **The applicant is proposing to utilize a pre-fabricated industrial wall panels in that will be gray with white trim and will be compliant with the ordinance requirements.**
4. **Building Height.** The proposed building complies with the maximum building height.
5. **Mechanical Units.** No new mechanical units are proposed on the plan. **The applicant will need to verify this to ensure compliance and is part of the final conditions required.**
6. **Dumpster.** The proposed dumpster meets ordinance requirements.
7. **Parking Lot Requirements.** The parking lot meets dimensional requirements, and number of spaces required for this use.
8. **Landscaping.** **A Landscaping plan has not been provided. The applicant will need to submit a landscaping plan for final approval and is part of the final conditions required.**
9. **Lighting.** **A lighting plan has not been submitted. Any proposed lighting must demonstrate photo metrics at the property line as well as indicate that new lighting will be shielded and fixed at 90-degree angle towards the ground and is part of the final conditions required.**
10. **Other Approvals.** The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.

RECOMMENDATION:

Based upon the above comments, **we recommend approval of the Highland Park Site Plan, conditioned upon the following:**

1. Submission of a revised site plan that satisfactorily addresses the items in this letter, for administrative review and approval including an appropriate landscaping and lighting plan.
2. Use of materials consistent with the ordinance that are acceptable to the Planning Commission; and,
3. Review and approval by the appropriate city departments, consultants, and agencies.

Tom Beste, Highland Park North LLC Member, had additional information in regards to the wetlands and screening on west side. The wetlands will be handled with the soil erosion permit and the drain office. Mr. Beste has already been in contact with the railroad and drain commissioner. Any wetlands are in the very rear part of the property and the current proposal

is to be only working in the front area of the property facing South St/Krouse Rd. Additional screening – possibly fencing – would be used on the west side to the township resident.

Commissioner Pete Yerian was concerned he may have a conflict of interest when voting on this item as he is in the marijuana business but he currently does not have any type of relationship with Tom Beste nor Highland Park North LLC.

By a unanimous vote, the Planning Commission members allowed Commissioner Yerian to vote on the site plan review.

MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER LAW TO APPROVE THE SITE PLAN REVIEW WITH THE FOLLOWING REQUIREMENTS:

- 1. LANDSCAPING PLAN**
- 2. LIGHTING PLAN**
- 3. MECHANICAL UNITS AND SCREENING PLAN**
- 4. REVISIONS TO THE CURRENT SITE PLAN REVIEW WILL BE REVIEWED ADMINISTRATIVELY**

YEAS: COMMISSIONERS LAW, VICE-CHAIR LIVINGSTON, COMMISSIONERS MORRIS AND YERIAN, SECRETARY FEAR AND CHAIRMAN WASCHER

NAYS: NONE

RCV 6-0 MOTION CARRIED

2. 2020 Planning Commission Annual Report

As per 125.319 (2) of the Michigan Planning Enabling Act 33 of 2008 and Redevelopment Ready Communities (MEDC) this report is present annually to the Planning Commission and the City Council for review and approval.

MOTION BY COMMISSIONER MORRIS SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE 2020 PLANNING COMMISSION ANNUAL REPORT AND REFER TO CITY COUNCIL FOR REVIEW AND APPROVAL.

YEAS ALL. MOTION CARRIED.

OTHER BOARD BUSINESS: NONE

PUBLIC COMMENTS AND COMMUNICATIONS: NONE

ADJOURNMENT

MOTION BY COMMISSIONER LAW SUPPORTED BY COMMISSIONER MORRIS TO ADJOURN AT 6:51 P.M. UNTIL THE NEXT MEETING ON February 22, 2021.

YEAS ALL, MOTION CARRIED.

Janae L. Fear, Secretary