

MINUTES
SPECIAL MEETING OF THE OWOSSO PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
TUESDAY, FEBRUARY 2, 2016 – 7:00 P.M.

CALL TO ORDER: Commissioner Bill Wascher called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Was recited.

ROLL CALL: Roll call was taken by Recording Secretary Roxane Cramer.

MEMBERS PRESENT: Chairman Bill Wascher, Vice-Chair Weaver, Commissioners, Tom Taylor, Michelle Collison, Janae Fear, Frank Livingston, Michael O’Leary, Brent Smith and Garfield Warren.

MEMBERS ABSENT: None.

OTHERS PRESENT: Jody Whitmore, Sales Manager of Cargill Inc., Doug Scott of Rowe Engineering
Susan Montenegro, Assistant City Manager/ Community Development Director

APPROVAL OF AGENDA:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE AGENDA FOR FEBRUARY 2, 2016.
YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR DECEMBER 14, 2015.
YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from December 14, 2015.
3. Site plan application.
4. Site plan for 1509 W. Oliver.
5. Staff review of site plan.
6. Construction standard detail sheet (utility).
7. Detention volume and discharge calculations.
8. Aerial site map.

COMMISSIONER/PUBLIC COMMENTS: Ms. Montenegro thanked everyone for attending the meeting tonight and allowing for one meeting rather than having one on January 25th and one February 2nd.

PUBLIC HEARINGS:

None.

SITE PLAN REVIEW:

1. 1509 W. Oliver Street – parcel 050-537-000-048-00. Jody Whitmore Sales Manager for Cargill gave a brief overview of Cargill. He explained that Cargill started with two brothers buying a grain elevator and now employs 150,000 and just celebrated their 150th year. Cargill's purpose is to be the global leader in nourishing people. The four areas that Cargill works in are food, agriculture, financial and industrial. They are a privately held company that believes in sustainable agriculture. He stated the operation in Owosso would be a bulk dairy facility similar to the one they have in Pennsylvania only this one will be bigger.

Doug Scott of Rowe Engineering presented the site plan. He stated the 76,000 square foot warehouse would be built on the 19.1 acres. The office space is 1,900 square feet. The facility in Owosso would operate in the beginning from 7:30 a.m. – 5 p.m. employing 11 persons and eventually would operate 3 shifts per day doubling the work force. The initial operation would begin with 18 trucks per day and could add up to 45 per day. The route, off Chipman Street, would be the drive now used by Sonoco and they are in favor of this development. Vice-Chair Weaver asked if the city would have to incur the cost of the street, sewer, and the water main. Ms. Montenegro explained that because of the Brownfield District that is in place that there is money to help with the expense. Chairman Wascher questioned the easement that was noted on the plan. He said he would like that easement addressed in the plan.

There was discussion about the retention pond. Chairman Wascher asked if there was going to be a fence around the retention pond for safety. Doug Scott explained that the pond will dry out within 24 hours and the facility will be a secured facility. The projected plan is for the facility to fully operational by May of 2017.

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER O'LEARY THAT THE OWOSSO PLANNING COMMISSION HEREBY APPROVES THE APPLICATION FOR SITE PLAN REVIEW FOR CARGILL, INC., 1509 W. OLIVER STREET PARCEL # 050-537-000-048-00 AS APPLIED IN PLANS DATED JANUARY 2016, SUBJECT TO THE CHANGE OF EASEMENT ON SITE PLAN.

YEAS ALL. MOTION CARRIED.

BUSINESS ITEM:

1. None

ITEMS OF DISCUSSION:

1. None

COMMISSIONER/PUBLIC COMMENTS:

Vice chair Weaver asked Ms. Montenegro if the planning commission would have any input on the location of the Disc Golf Course. She told him they would not. He questioned why Hopkins Lake. She explained the first location, at Roseaver Park would not work because the course would have participants crossing cemetery property and the cemetery owners would not agree to allow that. She also explained that Harmon Partridge Park wasn't large enough.

Commissioner Fear asked if the Medical Marijuana Dispensary was open. Ms. Montenegro explained that it was. Commissioner Fear questioned the legality of it. Ms. Montenegro explained she is not speaking for law enforcement but that the law is open to interpretation and the state is working on changing the Medical Marijuana Law.

ADJOURNMENT:

**MOTION BY COMMISSIONER O'LEARY, SUPPORTED BY COMMISSIONER LIVINGSTON TO ADJOURN AT 7:08 P.M. UNTIL THE NEXT MEETING ON FEBRUARY 22, 2016.
YEAS ALL, MOTION CARRIED.**

Janae Fear, Secretary

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