MINUTES
REGULAR MEETING OF THE CITY OF OWOSSO ZONING BOARD OF APPEALS
April 15, 2025 AT 9:30 A.M.

CALL TO ORDER: Chairman Grubb called the meeting to order at 9:30 a.m.

ROLL CALL: Was taken by Tanya Buckelew

MEMBERS PRESENT: Chairman Grubb, Vice-Chair Horvath, Board Members Suchanek and Teich

MEMBERS ABSENT: Secretary Taylor

OTHERS PRESENT: Tanya Buckelew, Planning & Building Director, Justin Sprague, CIB Planning

AGENDA:

MOTION BY VICE-CHAIR HORVATH AND SUPPORTED BY BOARD MEMBER TEICH TO APPROVE THE AGENDA WITH THE DELETION OF NEW BUSINESS ITEM #1 TRAINING FOR THE APRIL 15, 2025 REGULAR MEETING.

YEAS: ALL. MOTION CARRIED.

MINUTES:

MOTION BY BOARD MEMBER TEICH AND SUPPORTED BY VICE-CHAIR HORVATH TO APPROVE THE MINUTES OF THE JUNE 18, 2024 REGULAR MEETING.

YEAS: ALL. MOTION CARRIED.

PUBLIC HEARINGS:

1. 826 W KING STREET – MEMORIAL HEALTHCARE – DIMENSIONAL VARIANCE REQUEST

Doug Scott with Rowe Professional Services Company, explained the request to expand the parking by adding an additional 34 spaces along King Street. This request is a reduction in the setback to 3' from the right-of-way/5' from the existing sidewalk and provide a landscaped hedge to shield headlights. This would allow 2 full lanes for parking.

Charlie Thompson, Memorial Healthcare, spoke about the need for additional parking due to the hospital expanding services and meeting the needs of more and more patients every day.

Justin Sprague, CIB Planning, recommends approval of the variance but this would still need to go in front of the Planning Commission for a parking in the front yard waiver and full site plan review.

Opened the public hearing at 9:50 a.m.

Tim Lab, 701 W. King Street, spoke against the project due to removing the existing buffer zone and his loss of privacy.

Closed public hearing at 9:52 a.m.

MOTION BY VICE-CHAIR HORVATH, SUPPORTED BY BOARD MEMBER TEICH TO APPROVE THE DIMENSIONAL VARIANCE AND ALLOW FOR A PARKING LOT TO BE CONSTRUCTED 5' FROM THE SIDEWALK BASED ON THE FOLLOWING CONDITIONS:

1. **THE ENCROACHMENTS WOULD PROVIDE JUSTICE TO THE APPLICANT**
2. **A LESSER VARIANCE WOULD NOT MEET THE NEEDS OF THE APPLICANT**
3. **THE CAMPUS WAS PLANNED FOR SLOWER GROWTH, BUT COMMUNITY DEMAND HAS INCREASED THE NEED FOR PARKING ON-SITE**
4. **THE NEED FOR ADDITIONAL PARKING IS NOT SELF-CREATED**
5. **THE VARIANCE WILL NOT HARM THE ESSENTIAL CHARACTERISTICS OF THE AREA**
6. **THE VARIANCE WILL NOT HARM THE INTENT OF THIS CHAPTER OF THE ORDINANCE**
7. **RECOMMEND TO THE PLANNING COMMISSION THAT THE BUFFER OF 3' TO 4' TALL BUSHES IS A REQUIREMENT FOR FINAL APPROVAL**

YEAS: **VICE-CHAIR HORVATH, BOARD MEMBERS SUCHANEK AND TEICH, CHAIRMAN GRUBB**
NAYS: **NONE**

RCV. **MOTION CARRIED.**

OTHER BOARD BUSINESS: NONE

PUBLIC COMMENTS AND COMMUNICATIONS: NONE

ADJOURNMENT:

MOTION BY BOARD MEMBER TEICH AND SUPPORTED BY VICE-CHAIR HORVATH TO ADJOURN THE MEETING AT 10:07 A.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON TUESDAY, MAY 20, 2025.

YEAS: All. Motion carried.

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Thomas Taylor, Secretary