

**MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
MONDAY, APRIL 22, 2019 – 6:30 P.M.**

**CALL TO ORDER:** Vice-Chair Livingston called the meeting to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE:** Recited

**ROLL CALL:** Tanya Buckelew

**MEMBERS PRESENT:** Vice-Chair Livingston, Secretary Janae Fear, Commissioners Kirkland, Law and Taylor

**MEMBERS ABSENT:** Chairman Wascher, Commissioners Adams and Jenkins

**OTHERS PRESENT:** City Manager Nathan Henne, Building Official Brad Hissong

**APPROVAL OF AGENDA:**  
**MOTION BY SECRETARY FEAR, SUPPORTED BY COMMISSIONER KIRKLAND TO APPROVE THE AGENDA FOR APRIL 22, 2019.**

**YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**  
**MOTION BY SECRETARY FEAR, SUPPORTED BY COMMISSIONER LAW TO APPROVE THE MINUTES FOR THE FEBRUARY 25, 2019 MEETING.**

**YEAS ALL. MOTION CARRIED.**

**PUBLIC HEARINGS:** NONE

**OLD BUSINESS:** NONE

**NEW BUSINESS:**

**1. Site Plan Review – J & H Family Store, 917 E. Main Street**

The architect for this project, Joe Grochowalski, spoke about the site plan. The current station and house will be demolished to allow for a new convenience store and gas station.

Craig Hoppen, Owner, spoke about getting a Brownfield for the site and working with the DEQ. In addition, the storage area on the north side of the building will be used for products like oil that customers can walk in and purchase. There will be a small checkout counter in the storage area.

Discussion regarding signage – the pole sign on the northeast corner will stay the same with a new coat of paint and a new monument sign will be added to the southeast corner.

A sidewalk will be added on Gould Street.

Discussion regarding the overhead door and per ordinance, the Planning Commission can approve the overhead door facing a street. This does not require a variance.

J & H Family Store will seek a variance in regards to the windows and the landscaping (Sec. 38-397 (a) (3) and (4)).

**MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER LAW TO APPROVE THE SITE PLAN FOR THE J & H FAMILY STORE LOCATED AT 917 E. MAIN STREET AS DEPICTED ON THE PLAN PREPARED BY FEENSTRA & ASSOCIATES INC. CIVIL ENGINEERS & SURVEYORS, SUBJECT TO THE FOLLOWING:**

- 1. ZONING BOARD OF APPEALS VARIANCE APPROVALS**
- 2. BUILDING OFFICIAL, ENGINEER, PUBLIC UTILITIES DIRECTOR AND FIRE DEPARTMENT'S APPROVAL OF THE CONSTRUCTION DRAWINGS**
- 3. PLANNING COMMISSION APPROVES THE PLACEMENT OF THE OVERHEAD DOOR AS PER SEC. 38-397 (A)(5) OVERHEAD DOORS SHALL NOT FACE A PUBLIC STREET OR RESIDENTIAL DISTRICT. THE PLANNING COMMISSION CAN MODIFY THIS REQUIREMENT UPON A DETERMINATION THAT THERE IS GOOD OR NECESSARY CAUSE AND THE VISUAL IMPACT WILL BE MODERATED THROUGH USE OF BUILDING MATERIALS, ARCHITECTURAL FEATURES AND LANDSCAPING BEYOND THAT REQUIRED BY THE ORDINANCE.**

**RCV YEAS ALL. MOTION CARRIED.**

**OTHER BOARD BUSINESS:**

Matt Lafferty resigned from the planning commission to pursue a new career up north.

**PUBLIC COMMENTS AND COMMUNICATIONS: NONE**

**ADJOURNMENT**

**MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY SECRETARY FEAR TO ADJOURN AT 7:15 P.M. UNTIL THE NEXT MEETING ON MAY 28, 2019.**

**YEAS ALL, MOTION CARRIED.**

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Janae L. Fear, Secretary