

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
August 25, 2014 – 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:00 p.m. by Chairman William Wascher.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited by all in attendance.

ROLL CALL: Roll Call was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Chairman William Wascher, Vice-Chairman Frank Livingston, Secretary Tom Kurtz, Commissioners David Bandkau, and Brent Smith.

MEMBERS ABSENT: Commissioner Mike O’Leary, Thomas Taylor, Craig Weaver, and Randy Woodworth.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager and Director of Community Development, Mr. Robert Zalokar, 1200 Ward Street, Rezoning Applicant; Margaret Sowle, 321 W. Williams Street.

AGENDA APPROVAL:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER BANDKAU TO APPROVE THE AGENDA FOR AUGUST 25, 2014.
YEAS ALL. MOTION CARRIED.

MINUTES APPTOVAL:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE MINUTES FOR THE MEETING FOR JULY 28, 2014.
YEAS ALL. MOTION CARRIED.

MINUTES APPTOVAL:
MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES FOR THE MEETING FOR AUGUST 11, 2014.
YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from July 28, 2014 – Regular Meeting
3. PC minutes from August 11, 2014 – Special Meeting
4. Rezoning Application – 408 N. Water Street – Public Hearing

COMMISSIONER / PUBLIC COMMENTS: None

PUBLIC HEARING: Rezoning Application for 408 N Water Street from R-1 to OS-1

Mr. Robert Zalokar, 1200 Ward Street, applicant for the rezoning of 408 N. Water Street thanked the board for listening to his request. He is a certified financial planner and investment manager. His business is growing. He plans a low profile business, and has one employee. He has already purchased home because another buyer came along. The parking will be in the back alley with access for himself and assistant. Street parking will be for the public. He goes to the majority of his clients and there will not be a lot of traffic to his office. The house has a beautiful character. He will change nothing about it on the exterior. He will have a small sign in front. There will not be a disruption to his neighbors. He will keep his business in Owosso for a good many years. This same street has other businesses in homes.

Ms. Margaret Sowle, 321 W. Williams Street asked if he would be living there. Mr. Zalokar replied, no, not at this time. Ms. Sowle asked if there was a possibility of renting an apartment. He replied, yes, there was a possibility, but he was not able to at this time. There is no kitchen, etc. It would be possible in the

future. He doesn't have any immediate plans at this time. Ms. Sowle asked why is he moving. Mr. Zalokar replied that he had a great landlord and then got a new one who allowed things to start happening to his current work area. The ultimate goal is to pay himself rent. This is a great piece of real estate.

Ms. Sowle asked if this is rezoned, does this affect the tax base in the neighborhood. Commissioner Bandkau answer that in general no it did not; only the building that is rezoned with the business; not the neighborhood. Commissioner Bandkau also noted that in the event we rezone to OS-1, we do need a special use permit to add an apartment. Ms. Montenegro added he would need to have adequate parking.

Chairman Wascher asked if there were any letters or other correspondence regarding this request. Ms. Montenegro replied no.

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SMITH THAT THE OWOSSO PLANNING COMMISSION CONFIRMS THE ZONING CHANGES FOR 408 N. WATER ST. FROM R-1, SINGLE FAMILY RESIDENTIAL TO OS-1, OFFICE SERVICE AND HEREBY RECOMMENDS SENDING TO CITY COUNCIL FOR A PUBLIC HEARING. YEAS ALL. MOTION CARRIED.

BUSINESS ITEMS:

1. Election of Officers.

MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER SMITH TO RE-ELECT THE CURRENT SLATE OF OFFICERS. YEAS ALL. MOTION CARRIED.

Those officers are Chairman William Wascher, Vice-Chairman Frank Livingston, and Secretary Tom Kurtz.

2. Discuss Future Land Use and Potential Rezoning along the M-71 Corridor.

Ms. Montenegro studied the city master plan future land use map with current zoning and identified 47 properties. City Manager Don Crawford suggested the commission work from east towards town. Commissioner Bandkau noted the board should be mindful of Caledonia Township. Washington Street and M-71 is industrial to the south area; Gould to Washington is an island to itself with the railroad and the river.

It was requested that Ms. Montenegro make a comparison of owner occupied vs. rental occupancy. She will also check out potential light industrial zoning. The commission will consider where they see the M-71 corridor in the future. Right now continuity is not clear, but it's important in the future.

Commissioner Kurtz offered that the cement business and the car dealership are not goin anywhere and that the board needs to look at them before the meetings. Commissioner Smith questioned environmental issues within 200 feet of the railroad tracks. Ms. Montenegro will be checking for a map.

ITEMS OF DISCUSSION:

The next meeting will have further discussion for public workshops for the zoning changes for the M-71 corridor.

COMMISSIONER / PUBLIC COMMENTS: None.

ADJOURNMENT:

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SMITH TO ADJOURN AT 7:45 P.M. YEAS ALL. MOTION CARRIED.

Tom Kurtz, Secretary

mms