

MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
FEBRUARY 17, 2015 at 9:30 AM
CITY COUNCIL CHAMBERS

The meeting was called to order by Vice Chairman Christopher Eveleth at 9:34 a.m.

Roll call was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Vice-Chairman Christopher Eveleth, Secretary Daniel Jozwiak, Board Member Alternate John Horvath.

MEMBERS ABSENT: Chairman Randy Horton, Board Members Kent Telesz; William Wascher; and Alternate Matt Grubb.

OTHERS PRESENT: Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Mr. Michael Colpetzer, Spicer Group; Mr. Scott Perrin and Ms. Julie Wright of Perrin Construction; Mr. Nathan Hemenway and Mr. Marc Irvine of Machine Tool and Gear.

AGENDA: IT WAS MOVED BY BOARD MEMBER JOZWIAK AND SUPPORTED BY BOARD MEMBER HORVATH TO APPROVE THE AGENDA FOR THE MEETING OF FEBRUARY 17, 2015 WITH THE ADDITION FOR THE APPROVAL OF THE MINUTES OF JUNE 17, 2014.

YEAS: ALL. MOTION CARRIED.

MINUTES: IT WAS MOVED BY BOARD MEMBER JOZWIAK AND SUPPORTED BY BOARD MEMBER HORVATH TO APPROVE THE MINUTES OF THE MEETING OF OCTOBER 21, 2014 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

MINUTES: IT WAS MOVED BY BOARD MEMBER HORVATH AND SUPPORTED BY BOARD MEMBER JOZWIAK TO APPROVE THE MINUTES OF THE MEETING OF JUNE 17, 2014 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from October 21, 2014
3. Variance request application & materials – 401 S. Chestnut Street
4. Affidavit of notice

COMMISSIONER/PUBLIC COMMENTS: None.

PUBLIC HEARINGS: NONUSE VARIANCE REQUEST – 401 S. CHESTNUT # 2015-01

Ms. Susan Montenegro, Assistant City Manager and Director of Community Development introduced Mr. Scott Perrin of Perrin Construction; Mr. Michael Colpetzer, Spicer Group; and Mr. Nathan Hemenway and Mr. Marc Irvine of Machine Tool and Gear. There was no public in attendance for the public hearing. Ms. Montenegro stated the variance was a request for a reduction in the number of parking spaces from what the city code requires for the size of the addition they are planning to construct. By ordinance they would need to construct 152 spaces. They are requesting to only construct 100 spaces as the most employees they have at any one shift is 71.

Mr. Colpetzer handed out topo maps of the property in question and said it was not necessary to make such a large impervious area and create more runoff water. Board discussion followed.

MOTION BY BOARD MEMBER HORVATH, SUPPORTED BY BOARD MEMBER JOZWIAK THAT AFTER REVIEWING THE CASE FOR 401 S. CHESTNUT STREET, PARCEL NUMBER 050-546-000-017-00, THE ZONING BOARD OF APPEALS HEREBY MAKES THE FOLLOWING FINDINGS:

Approved April 21, 2015

1. THE REQUEST IS NOT SELF-CREATED, BUT RATHER CREATED BY OUTDATED ORDINANCE REQUIREMENT.
2. THE REQUEST WOULD CREATE A PRACTICAL DIFFICULTY BECAUSE THERE WILL ONLY BE 71 EMPLOYEES USING THE LOT AT ANY GIVEN TIME RATHER THAN THE REQUIRED BY ORDINANCE 152 SPACES.

BASED ON THOSE FINDINGS, THE OWOSSO ZONING BOARD OF APPEALS HEREBY APPROVES THE PETITION TO PERMIT THE NONUSE VARIANCE REQUEST AS DESCRIBED IN THE PETITION APPLICATION.

AYES: HORVATH, JOZWIAK, AND EVELETH.

NAYS: NONE

ABSENT: HORTON, TELESZ, AND WASCHER.

MOTION CARRIED.

MOTION BY BOARD MEMBER JOZWIAK, SUPPORTED BY BOARD MEMBER HORVATH THAT THE PLANNING COMMISSION REVIEW AND GIVE TO STAFF TO REVIEW AND UPDATE THE PARKING ORDINANCE TO MEET CURRENT STANDARDS.

AYES: HORVATH, JOZWIAK, AND EVELETH

NAYS: NONE

ABSENT: HORTON, TELESZ, AND WASCHER.

MOTION CARRIED.

COMMISSIONER/PUBLIC COMMENTS: None

ADJOURNMENT:

MOTION BY BOARD MEMBER JOZWIAK, SUPPORTED BY BOARD MEMBER HORVATH TO ADJOURN AT 9:48 A.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON TUESDAY, MARCH 17, 2015, IF ANY REQUESTS ARE RECEIVED.

YEAS: ALL. MOTION CARRIED.

Dan Jozwiak, Secretary

m.m.s