

OWOSSO
Planning Commission



Regular Meeting
7:00pm, Monday, November 24, 2014
Owosso City Council Chambers

AGENDA
Owosso Planning Commission
Monday, November 24, 2014 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

CALL MEETING TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA: November 24, 2014

APPROVAL OF MINUTES: October 27, 2014

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from October 27, 2014.
3. 100-300 block of Corunna Avenue
4. M-71 FLU Map

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

None.

SITE PLAN REVIEW:

None

BUSINESS ITEMS:

1. Discuss future land use and potential rezoning in the 100-300 block of Corunna Avenue.

ITEMS OF DISCUSSION:

1. Consider dates for a public workshop to discuss potential zoning changes.

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will be Monday, December 8, 2014.

Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, November 24, 2014

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500]. The City of Owosso website is: www.ci.owosso.mi.us

Affirmative Resolutions
Owosso Planning Commission
Monday, November 24, 2014 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 141124-01

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the agenda of November 24, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 141124-02

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the minutes of October 27, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 141124-03

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves zoning changes to the following addresses.
(will insert list after approval at meeting)

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 141124-04

Motion: _____
Support: _____

The Owosso Planning Commission hereby adjourns the November 24, 2014 meeting, effective at _____pm.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: November 21, 2014
TO: Chairman Wascher and the Owosso Planning Commission
FROM: Susan Montenegro,
RE: Planning Commission Meeting: November 24, 2014

The planning commission shall convene at 7:00pm on Monday, November 24, 2014 in the city council chambers of city hall.

I have spent time putting together all of the addresses along the M-71 Corridor between the 100-300 block of Corunna Avenue. You will find a copy of the current use in this specific area as well as an aerial photo attached to this email. I will also put this up on the screen using GIS like we did in the last meeting for discussion.

Please take time to drive by this area paying attention to current use to see if this area is zoned correctly for current use. Our goal is to plan correctly for the future of this corridor, making it an additional gateway into the city we are proud of.

Please feel free to contact me at 989.890.1394 or at susan.montenegro@ci.owosso.mi.us if you have questions. Please **RSVP for the meeting**. I look forward to seeing you all on the 24th!

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
October 27, 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, Secretary Tom Kurtz, Commissioners David Bandkau, Mike O'Leary, Brent Smith, Thomas Taylor, Craig Weaver, and Randy Woodworth.

MEMBERS ABSENT: Vice-Chairman Frank Livingston.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager and Director of Community Development,

AGENDA APPROVAL:
MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE AGENDA FOR OCTOBER 27, 2014.
YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:
MOTION BY COMMISSIONER WEAVER, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE MEETING FOR SEPTEMBER 22, 2014.
YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from September 22, 2014.
3. 400-900 block of Corunna Avenue
4. M-71 Map

COMMISSIONER / PUBLIC COMMENTS:

Commissioner Bandkau commented that the Treasurers is still investigating on how to split the building which is one structure with two businesses. Could it be with a partition wall? The basement is wide open to both businesses. Discussion followed with the board members. It would need a firewall in the basement. Restaurant and pharmacy are on the main level. It would need a parapet between the two. Commissioner Woodworth stated they are going to have to spend money to accomplish a division of the building.

PUBLIC HEARING: None

SITE PLAN REVIEW: None

BUSINESS ITEMS:

1. Discuss future land use and potential rezoning in the 400-900 blocks of Corunna Avenue.

Ms. Sue Montenegro reviewed current zoning on a map and presented suggested zonings. The planning Commission discussed various zoning changes for the following properties:

Parcel Address	Current Zoning	Proposed Zoning
424Maple	R-2	R-1
416 Maple	R-2	R-1
406 Maple	R-2	R-1
637 Corunna Ave	R-2	R-1
633 Corunna Ave	R-2	R-1
625 Huron	I-2	I-1
638 Corunna Ave	B-4	I-1
634 Corunna Ave	B-4	I-1
460 E. Howard	R-2	I-1
452 E. Howard	R-2	I-1
446 E. Howard	R-2	I-1
440 E. Howard	R-2	I-1
429 E. Howard	R-2	I-1
501 W. North St	R-1	I-1
401 E. Howard	I-2	I-1

ITEMS OF DISCUSSION:

1. Consider dates for a public workshop to discuss potential zoning changes. The board is not ready to for a public workshop yet on the zoning changes.

COMMISSIONER / PUBLIC COMMENTS:

Ms. Montenegro received a phone call regarding a hookah lounge for smoking flavored tobacco. Currently the city has no restrictions. State law can't block tobacco specialty shops per Michigan government web site. Ms. Montenegro read some regulations from state web site. She suggested that the Planning Commission may want to consider putting some regulations in our zoning ordinances.

Commissioner Bandkau suggested that if we have the leeway, to fashion it after the marijuana ordinances – not to locate near schools or churches. Ms. Montenegro will be willing to look at regulations from other jurisdictions and bring possible ordinances to the commission. Commissioner Bandkau prefers reasonable restrictions to prevent becoming a lightning rod community. It was suggested that it be restricted to separate structure versus connected buildings.

ADJOURNMENT:

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER WOODWORTH TO
ADJOURN AT 7:59 P.M.
YEAS ALL. MOTION CARRIED.**

Tom Kurtz, Secretary

mms

M-71 Corridor Zoning Workshop

	<u>Parcel Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Owner's Name</u>
1	330 Division	I-2		Robert Selleck
2	514 Division	I-2		Robert Selleck
3	311 Corunna Ave	B-4		Hickory Lounge
4	307 Corunna Ave	B-4		Robert Selleck
5	301 Corunna Ave	B-4		Jack Ott
6	515 S. Saginaw	I-2		Robert Selleck
7	509 S. Saginaw	I-2		Waste Management
8	225 Corunna Ave	B-4		Dale Frasier
9	514 Saginaw	I-2		Dale Frasier
10	510 S. Saginaw	I-2		Dale Frasier
11	515 S. Park	I-2		Lester Donelson
12	517 S. Park	I-2		Dale Frasier
13	S Park St	I-2		Dale Frasier
14	Corunna Ave	B-4		Dale Frasier
15	Corunna Ave	B-4		Dale Frasier
16	211 Corunna Ave	B-4		Dale Frasier
17	320 Corunna Ave	B-4		T.E.S. Rentals
18	316 Corunna Ave	B-4		T.E.S. Rentals
19	310 Corunna Ave	B-4		Calvin Parker

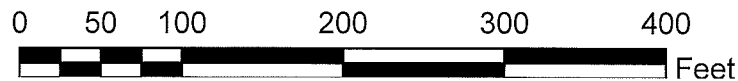
20	306 Corunna Ave	B-4		Josephine Chapko
21	304 Corunna Ave	B-4		Kenneth Lubu
22	302 Corunna Ave	B-4		Jack Ott
23	222 Corunna Ave	B-4		Clint Maier
24	218 Corunna Ave	B-4		Guadalupe Tonche
25	214 Corunna Ave	B-4		David Miller Trust
26	206 Corunna Ave	B-4		David Miller Trust
27	146 Corunna Ave	B-4		David Miller Trust
28	144 Corunna Ave	B-4		Irene Graff
29	102 Corunna Ave	B-4		Angeline Spaniola, LLC
30	145 Corunna Ave	B-4		Wakeland Oil
31	514 S. Park	B-4		John Brown
32	512 S. Park	B-4		Carl Ludington
33	510 S. Park	B-4		Carl Ludington
34	503 S. Washington	B-4		Joseph Newton, Et. Al
35	521 S. Washington	B-4		Wallace Real Estate
36	527 S. Washington	B-4		Marion Wakeland Trust
37	109 Corunna Ave	B-4		Wakeland Oil
38	E. Howard	I-2		Rodney Rust
39	S. Washington	I-2		Joseph Newton, Et. Al

City of Owosso

100-500 Block of Corunna Ave and Surrounding Area



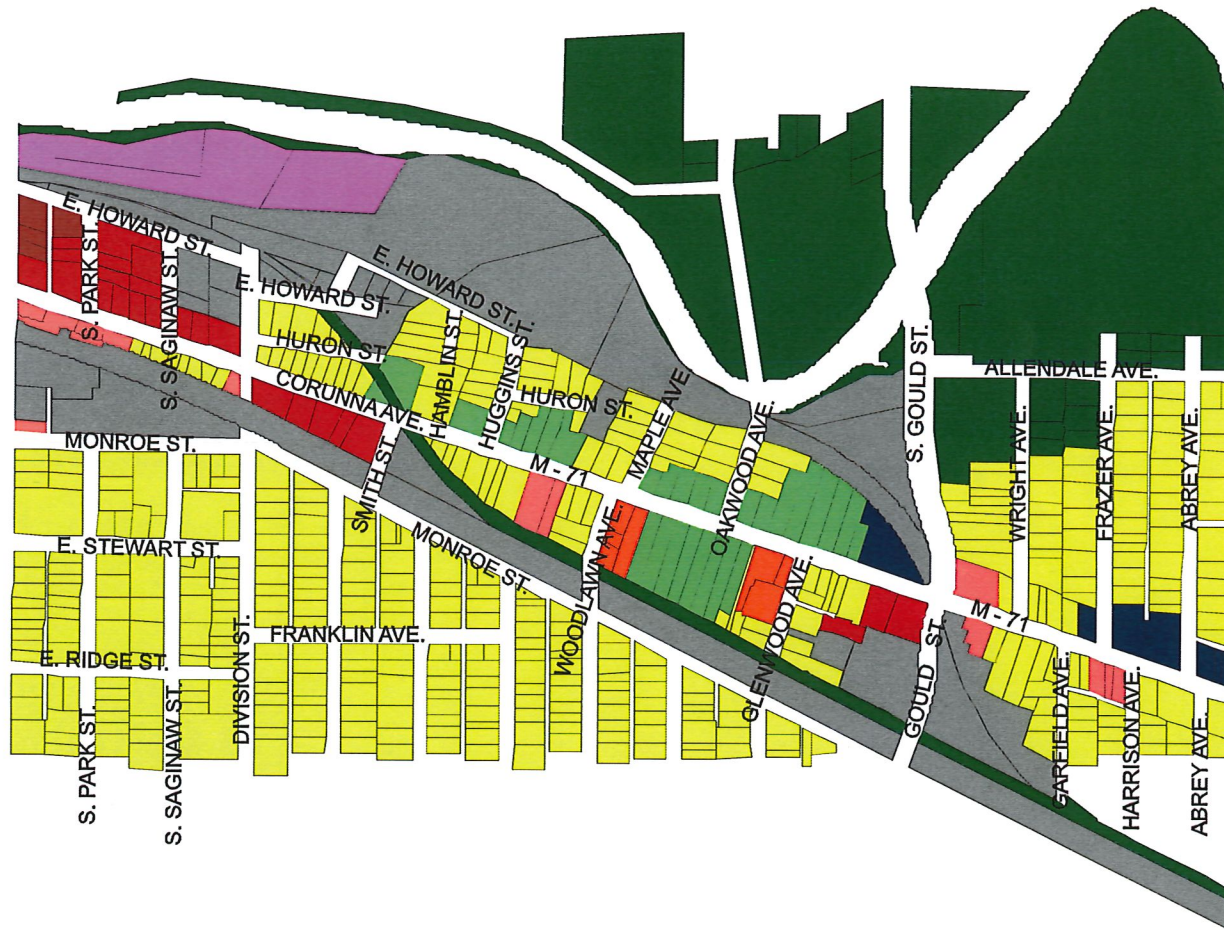
November 24, 2014



City Of Owosso Future Land Use M-71

Land Uses

-  Prime Agricultural
-  Short Term Agricultural
-  Residential / Agricultural
-  One Family Residential
-  Two Family Residential
-  Multiple Family Residential
-  Multiple Family - High Rise
-  Mobile Home Park
-  Office
-  Local Business
-  Mixed Use/Traditinoal Commercial
-  General Commercial / Office
-  Industrial
-  P-1 Parking
-  Conservation/Flood Plain
-  PUD Planned Unit Development



March 8, 2012