

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**Council Chambers, City Hall**  
June 13, 2011

Meeting was called to order at 7:02 p.m. by Chairman Burton Fox.

The Pledge of Allegiance was recited by all in attendance.

Roll Call was taken by Recording Secretary Marty Stinson.

**MEMBERS PRESENT:** Chairman Burton Fox, Commissioners David Bandkau, Trafton Jean (arrived 7:08 p.m.), Francis Livingston, Cindy Popovitch, Thomas Taylor, and William Wascher.

**MEMBERS ABSENT:** Commissioners Christopher Brummel and Jeff Peltier.

**OTHERS PRESENT:** Adam Zettel, Assistant City Manager and Director of Community Development.

**AGENDA APPROVAL:**

**MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE AGENDA FOR JUNE 13, 2011 AS PRESENTED.**

**YEAS ALL. MOTION CARRIED.**

**MINUTES APPROVAL:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER WASCHER TO APPROVE THE MINUTES OF THE MEETING OF MAY 23, 2011 WITH THE CORRECTION ON THE MOTION FOR THE SITE PLAN REVIEW FOR 508 W WILLIAMS ST PARKING LOT TO READ "APPROVE SITE PLAN CONTINGENT UPON" INSTEAD OF "DENY SITE PLAN APPROVAL AT THIS TIME UNTIL"**

**YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff memorandum
2. PC minutes from May 23, 2011
3. Master plan components

**COMMISSIONER / CITIZEN COMMENTS:**

Commissioner Popovitch commended Adam Zettel, Assistant City Manager and Director of Community Development, on the amount of work presented for this meeting.

Mr. Zettel stated that a letter was received from Commissioner Peltier that he had moved out of the city and could no longer serve on the Planning Commission or the Historic District Commission. If any of the Commissioners know someone that could help serve on the Historic District Commission, please let him or the Mayor know.

**PUBLIC HEARING:** None

**SITE PLAN REVIEW:** None

**BUSINESS ITEMS:** None

**ITEMS OF DISCUSSION:      **MASTER PLAN****

Chairman Fox started the discussion by mentioning the possibility of public input this summer. Mr. Zettel stated he would try to have the plan in good shape to present to the public for feedback, possibly in September or October for an outreach to the public. What process would the Board want to do?

Groups? Page-by-page? That would need to be determined. The most important portion is the Goals and Objectives to start with the public.

Chairman Fox stated that the fourth Monday of this month, Mr. Zettel will not be in attendance. Do we want to work on the master plan in two weeks? We will need to make a decision at the end of this meeting. Mr. Zettel mentioned that Sarah Warren-Riley or Gary Burk could attend and work on other areas of the plan.

Mr. Zettel began the discussion on Chapter I which is basic but tailored to fit Owosso's history. The master plan will be colorful and graphical. Right now we're looking at the content.

Mr. Zettel noted the Implementation Chapter will be the last chapter when the plan is completed. It will have specific action steps and objectives. Chapter II starts with the vision statement from the Blue Ribbon Report. The values shouldn't have to change over the years. Mr. Zettel welcomes the commissioners' comments regarding anything about what is presented.

Chairman Fox talked about the regional discussion for the former Holman swimming pool. Mr. Zettel stated that can start with the values. There is a big change in government thinking about regionalization. Chairman Fox added that we need to get away from isolation thinking kind of government. Commissioner Popovitch suggested that the city take an active leadership role rather than using passive language in the master plan.

Discussion followed regarding enhancing and promoting / mixing old and new guidelines. Further work on the master plan will break down some critical areas and plans. The "guiding values" make the framework for future discussions for Owosso's master plan. We need to preserve what we have – our historic buildings and expanding in the same tone.

Discussion continued about accessible transportation; community goals; healthcare opportunities; entertainment and culture; and youth and family lifestyles. Objectives and policies were defined and discussed. An initiative suggested by Chairman Fox was to make vacant lots in residential areas into mini parks for neighbors to congregate; maybe add a swing set, etc. Mr. Zettel discussed corridor housing and commercial spot zoning versus commercial nodes at intersections. Chairperson Popovitch suggested adding a point about beautification of the corridor entrances to the city. Mr. Zettel continued with suggesting a change in the policy of code enforcement if we're trying to make Owosso a destination. Previously policy has been loose with more consideration to the individual and their finances. Maybe things will need changing.

The Board will continue with Section 2.2, Residential Neighborhood at the next meeting. Mr. Zettel will try changing the size of the maps for the master plan. He suggested that board members keep the documents for this meeting for the next meeting as they will be working on the same.

**COMMISSIONER / PUBLIC COMMENTS:** None.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER WASCHER TO  
ADJOURN AT 8:53 P.M. TO JUNE 27, 2011.  
YEAS ALL. MOTION CARRIED.**

m.m.s.

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Frank Livingston, Secretary