

SPECIAL MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
January 10, 2011

Meeting was called to order at 7:00 p.m. by Chairperson Burton Fox.

The Pledge of Allegiance was recited by all in attendance.

Roll Call was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Chairperson Burton Fox, Commissioners David Bandkau, Trafton Jean, Francis Livingston, Jeff Peltier, Cindy Popovitch, Thomas Taylor, and William Wascher.

MEMBERS ABSENT: Commissioner Christopher Brummel

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development; Mark Gregor, 1620 Young Street; Don Schneider, Movie Museum; David Acton; Tom Cook.

Commissioner Popovitch asked why the agenda wasn't just the master plan. Mr. Zettel, Assistant City Manager and Director of Community Development commented that he has a meeting on Wednesday at MSU and didn't have new information until after that meeting. Other items had come up that needed the Planning Commission's attention. Commissioner Popovitch stated she doesn't want the commission to be sidetracked from the focus of the master plan.

AGENDA APPROVAL:

**MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE AGENDA FOR JANUARY 10, 2011 AS PRESENTED.
YEAS ALL. MOTION CARRIED.**

MINUTES:

**MOTION BY COMMISSIONER WASCHER, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF NOVEMBER 8, 2010.
YEAS ALL. MOTION CARRIED.**

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from November 8, 2010
3. City council synopsis from December 20, 2010
4. Amended bylaws
5. MSU practicum materials

COMMISSIONER / CITIZEN COMMENTS:

Mark Gregor, 1620 Young Street, asked about the MSU students involved with the master planning. Mr. Zettel stated they will be researching and surveying on current conditions and issues that the city needs to address. Then the city does the public outreach. Mr. Gregor asked what are the planned community goals? Chairman Fox stated the city is building a roadmap; finding out what is important to the people so the people can move ahead. State law requires a master plan and we don't have one. We need to look at the pulse of the city. What does the community want?

7:15 p.m. Dave Acton arrived.

Mr. Gregor continued that he thought the Blue Ribbon Report was interesting. Chairman Fox replied that it would be part of the master plan.

Mr. Don Schneider of the Movie Museum stated that because of the master plan, he wanted to let the Planning Commission know he had available to them. He could go over it at a later date with someone.

7:18 p.m. Tom Cook arrived.

Commissioner Bandkau commented that coming from an education background, he was excited to see involvement with MSU. This provides students with a hands-on opportunity and accelerates the commission's efforts.

Chairperson Fox commented on Adam's e-mail about the Volkswagen headquarters move from Michigan to DC. Mr. Zettel commented what made the old economy work and what the new economy is now doing. Companies leave because they are looking for the right talent. People are looking for cultural and economic development – life for the future. Place making is the new economy. Chairperson Fox stated there is no limit to what can be included in the master plan. We need to think out of the box. Commissioner Popovitch stated we need to hone in on our education leaders to help the kids stay in the area.

PUBLIC HEARING: none requested

SITE PLAN REVIEW: none requested

BUSINESS ITEMS:

1. PLANNING COMMISSION BYLAWS

Discussion with Chairman Fox, Commissioner Popovitch and Mr. Zettel about the language with Section 5.4. Commissioner Wascher asked if we have to be consistent with the Council. Mr. Zettel stated no, but Council has to approve the by-laws.

MOTION BY TAYLOR, SUPPORTED BY POPOVITCH TO APPROVE THE AMENDED BYLAWS WITH THE EXCEPTION OF SECTION 5.4 – ELIMINATE THE LAST LINE AND ELIMINATE THE ALTERNATE SUGGESTION. IT WOULD BE LIMITED TO THE SIMPLE MAJORITY WITH A TIE FAILING.

Mr. Zettel explained the implications with the proposed wording of Section 5.5.
YEAS ALL. MOTION CARRIED.

2. SET PUBLIC HEARING: ALLEY ABANDONMENT.

Mr. Zettel led a discussion about setting a hearing to close the alley north of Cleveland Street between Lafayette and Hoyt Streets.

**MOTION BY POPOVITCH, SUPPORTED BY LIVINGSTON TO SET A PUBLIC HEARING TO BEGIN AT OR SHORTLY AFTER 7:00 P.M. ON FEBRUARY 28, 2011 IN THE CITY COUNCIL CHAMBERS TO HEAR ALL PUBLIC COMMENT RELATED TO THE REQUEST TO CLOSE THE REMAINING ALLEY NORTH OF CLEVELAND STREET BETWEEN LAFAYETTE AND HOYT STREETS, AND THE PLANNING COMMISSION FURTHER DIRECTS STAFF TO PUBLISH THE NOTICE IN THE LOCAL PAPER AND SEND LETTERS TO ALL PROPERTY OWNERS DIRECTLY AFFECTED.
YEAS ALL. MOTION CARRIED.**

3. SET PUBLIC HEARING DATE FOR MEDICAL MARIJUANA

Commissioner Popovitch stated that she was not comfortable setting a public hearing without a review yet. Mr. Zettel stated the planning commission has the right to modify it. He understood that it was part of the process to pass it through the planning commission. The commission has not yet reviewed any material on this topic.

Chairman Fox wondered about the zoning; whether it should be put in an R-1 zoning. Mr. Zettel stated that changes can be made at a public hearing. Commissioner Popovitch said that Attorney Bill Brown still had some verbiage and was not sure if it was in a final version yet. Commissioner Wascher suggested that they have a work session on the 14th and a public hearing on the 28th. The planning commission has never had a document yet. The subcommittee from the Council has worked on it. The people coming to the public hearing are very educated per Commissioner Popovitch. Mr. Zettel stated there are recent case law developments also. Commissioner Popovitch stated that Attorney Brown was present at all the work sessions at the subcommittee level. No motion was proposed.

4. MEETING SCHEDULE

MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY LIVINGSTON TO ADD THE FOLLOWING DATES TO THE PLANNING COMMISSIONS 2011 MEETING SCHEDULE; ALL MEETINGS TO BE HELD AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS:

February 14, 2011

March 14, 2011

April 11, 2011

May 9, 2011

June 13, 2011

July 11, 2011

August 8, 2011

September 12, 2010

October 10, 2011

November 14, 2011

December 12, 2011

YEAS ALL. MOTION CARRIED.

ITEMS OF DISCUSSION: Master Plan Update

Mr. Zettel stated that the city didn't receive the grant for the master plan. He approached MSU students and that is going to happen. He will meet with them on Wednesday. They will gather background, baseline demographics, and existing conditions. They will collect data and then sample community participation. They may write sample surveys. Census data will be released in the fall. The students will be delivering themes, and asking what does that mean to Owosso over the next four to five months. He will have more details at the next meeting after his meeting on Wednesday.

PUBLIC / COMMISSIONER COMMENT:

Chairman Fox asked if there is a term limit on site plans. Commissioner Wascher stated he didn't know. Chairman Fox stated that Premier Waste started construction on another building. Commissioner Wascher stated there should be one for a year. Mr. Zettel stated that if there is one, he couldn't find it. Chairman Fox asked what would we have to do to get one. Mr. Zettel stated a zoning amendment. He would like to take a shot at rewriting the zoning text after the master plan is done.

Chairman Fox stated he hasn't met the site plan and now he's building a second structure. Mr. Zettel stated that it appears the applicant is trying to make a good faith effort despite economic conditions. We're trying to proceed with the approved site plan. We can do an audit or submit a site plan amendment. Chairman Fox asked when can we anticipate an audit? Mr. Zettel stated the second meeting this month if we get a response.

Commissioner Popovitch asked for an updated contact sheet for the planning commissioners. Marty Stinson will prepare and distribute that.

ADJOURNMENT:

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER WASCHER TO
ADJOURN AT 8:30 P.M.
YEAS ALL. MOTION CARRIED.**

Frank Livingston, Secretary

m.m.s.