

REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
May 23, 2011

Meeting was called to order at 7:05 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 Francis Livingston, Jeff Peltier, Cindy Popovitch, Thomas Taylor, and William Wascher.

MEMBERS ABSENT: Commissioners David Bandkau, Christopher Brummel and Trafton Jean.

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

AGENDA APPROVAL:

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER POPOVITCH TO APPROVE THE AGENDA FOR MAY 23, 2011 AS PRESENTED WITH THE ADDITION OF ITEM OF DISCUSSION – PREMIER WASTE.

YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:

MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF MAY 9, 2011.

YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from May 9, 2011
3. Hoddy site plan review application and review materials

COMMISSIONER / CITIZEN COMMENTS:

Commissioner Popovitch commented that the Chamber of Commerce keeps a list of organizations, and that they are having vision sessions. Mr. Zettel commented that he has been attending those sessions.

SITE PLAN REVIEW: “Hoddy” Parking Lot – 508 W. William St.

Commissioner Jeff Peltier removed himself from the board and moved to the podium to present the site plan. He presented some calculations for storm water runoff for the parking lot at this property. He presented the “rational” method which showed that about half of the rainwater is going to run off the site currently. With the future plans of plantings in the bare land areas, the runoff would be reduced. The planned parking is primarily for tours of the Hoddy home.

Mr. Zettel, Assistant City Manager and Director of Community Development, commented that it should be clear that we’re only looking at this house rather than the whole block. The other houses are grandfathered in as multiple family.

Chairman Fox asked what the house was going to be used for. Mr. Peter Carsten, President of Owosso Baker College, stated that the school will keep it open for tours at Mr. George Hoddy’s request. Discussion continued with it being noted that the house is not handicap accessible, but that is not on the table today. Mr. Carsten commented that was something that could definitely be done. There is one handicap van accessible space.

Chairman Fox asked if the dry bed area will have additional grassy area to help slow the water drainage.

Commissioner Popovitch was not comfortable with the calculations as presented. Mr. Peltier commented that with the thinning of the trees and the installation of sod would help the runoff be absorbed.

Commissioner Wascher was concerned about the riverbed going through a tree. How deep is the dry river bed? Mr. Peltier responded about three feet. Mr. Wascher stated the tree will be gone. Only 30% of drainage from the parking lot will drain to the dry river bed. Mr. Wascher doesn't agree with the analysis. Anyone can fudge the numbers. He recommends that that highway department prepare sealed plans. There are no proposed elevations on the parking lot contours. The numbers have to be documented on the plans.

Commissioner Popovitch asked if the driveway was located properly. Mr. Zettel responded that Deputy Fire Chief Mike Bradley had approved the location. Commissioner Popovitch asked if there was a way the detention could be expanded. Chairperson Fox noted the grade on the drive area.

MOTION BY COMMISSIONER WASCHER, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE SITE PLAN CONTINGENT UPON THE FOLLOWING ITEMS:

- 1. ZONING BOARD OF APPEALS APPROVAL OF THE USE CHANGE TO AN INSTITUTIONAL, CLASS A NONCONFORMING USE AS PERMITTED WITHIN THE RM-1 DISTRICT.**
 - 2. THE PROPOSED "DO NOT ENTER" SIGNS ARE RELOCATED BEHIND THE SIDEWALK/RIGHT-OF-WAY.**
 - 3. THE DRAINAGE FLOWS AND STORAGE ARE CONFIRMED BY MDOT OR DOUBLED IN CAPACITY PER THE CITY ENGINEER.**
 - 4. THE PLAN IS SEALED BY A LICENSED PROFESSIONAL TO CONFIRM ALL CONTENTS.**
- COMMISSIONER PELTIER ABSTAINED FROM VOTING.
FIVE YEAS. NO NAYS. MOTION CARRIED.**

BUSINESS ITEMS: None

ITEMS OF DISCUSSION:

Chairman Fox stated the company started out as American Waste – they moved to Chestnut Street. Now it is call Premier Waste at 1901 W. South Street, and they have some discrepancies from their site plan and it has dragged out. The temporary six month occupancy permit has expired. The site plan called for a second building of one size, but was built about half that size. The berm was done incorrectly and the lighting was not done. We can't get him to come back in with the revised site plan.

Mr. Zettel stated that administrative allowances are allowed to smaller buildings. The solution is really in the ordinance. The applicant has followed through a portion of the plan. The city is partially to blame with the framework of the code. The Building Official, Gary Palmer, is checking the lighting. We have no ordinance to take away a certificate of occupancy. A judge wouldn't take away a certificate. Mr. Zettel didn't think there was much that we can do. Shame on us for not having the ordinance on the books to enforce this. There is no civil citation that we can use.

Chairman Fox asked if we can refuse a building permit if it deviates from the site plan. Mr. Zettel replied yes.

COMMISSIONER / PUBLIC COMMENTS: None.

ADJOURNMENT:

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER POPOVITCH TO ADJOURN AT 8:00 P.M.
YEAS ALL. MOTION CARRIED.**