

# *OWOSSO*

## *Planning Commission*



Regular Meeting  
7:00pm, Monday, April 27, 2015  
Owosso City Council Chambers



## MEMORANDUM

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

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DATE: April 20, 2015

TO: Chairman Wascher and the Owosso Planning Commission

FROM: Susan Montenegro, asst. city manager/director of community development

RE: Planning Commission Meeting: April 27, 2105

**The planning commission shall convene at 7:00pm on Monday, April 27, 2015 in the city council chambers of city hall.**

This month's meeting will consist of discussing proposed changes to the I-2 General Industrial zoning language and proposed rezoning changes along the M-71 Corridor. I have included two additional addresses for commission review. One was at the request of the property owner (Lonnie Carlson) and the other is at 405 S. Washington (railroad property). This specific piece of property is surrounded by I-1 zoning but is designated B-4, don't know how we overlooked that before.

Reminder to those that signed up: The FREE site plan review at the ROWE Professional Building in Flint is next Wednesday, April 29 from 7-9pm. Let me know if you are interested in meeting prior for dinner in Flint otherwise I will see you there!

Please feel free to contact me at 989.725.0554 or at [susan.montenegro@ci.owosso.mi.us](mailto:susan.montenegro@ci.owosso.mi.us) if you have questions. Please **RSVP for the meeting**. I look forward to seeing you all on the 27th!

**AGENDA**  
**Owosso Planning Commission**  
Monday, April 27, 2015 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: April 27, 2015

APPROVAL OF MINUTES: March 23, 2015

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from March 23, 2015.

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. None.

SITE PLAN REVIEW:

1. None.

BUSINESS ITEMS:

1. M-71 rezoning.
2. Industrial zoning language

ITEMS OF DISCUSSION:

1. None.

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will be Monday, May 25, 2015.

**Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, April 27, 2015**

[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](http://www.ci.owosso.mi.us)

**Affirmative Resolutions**  
**Owosso Planning Commission**  
Monday, April 27, 2015 at 7:00 p.m.  
Council Chambers – Owosso City Hall  
Owosso, MI 48867

**Resolution 150427-01**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Planning Commission hereby approves the agenda of April 27, 2015 as presented.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_  
Approved: \_\_\_\_ Denied: \_\_\_\_

**Resolution 150427-02**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Planning Commission hereby approves the minutes of March 23, 2015 as presented.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_  
Approved: \_\_\_\_ Denied: \_\_\_\_

**Resolution 150427-03**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Planning Commission hereby adjourns the April 27, 2015 meeting, effective at \_\_\_\_\_pm.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_  
Approved: \_\_\_\_ Denied: \_\_\_\_

**MINUTES**  
**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**Council Chambers, City Hall**  
**March 23, 2015 – 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 Wascher noted that Commissioner Woodworth resigned his position on the board.

Chairman William Wascher, Vice-Chairman Francis Livingston, Secretary Tom Kurtz, Commissioners David Bandkau, Mike O’Leary, Brent Smith, Thomas Taylor, and Craig Weaver.

**MEMBERS ABSENT:** Vacancy.

**OTHERS PRESENT:** Susan Montenegro, Assistant City Manager and Director of Community Development; Scott Perrin and Julie Wright, Perrin Construction; Mr. Michael Colpetzer, Spicer Group; Mr. Nathan Hemenway and Mr. Marc Irvine of Machine Tool and Gear, 401 S. Chestnut Street; Mr. Gregg Jones, Tial Products, 450 S. Shiawassee Street; Mr. Justin Horvath; Director of the Shiawassee Economic Development Partnership and several owners of properties regarding the Corunna Avenue rezonings.

**AGENDA APPROVAL:**  
**MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE AGENDA FOR MARCH 23, 2015.**  
**YEAS ALL. MOTION CARRIED.**

**MINUTES APPROVAL:**  
**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE MINUTES FOR THE MEETING FOR FEBRUARY 23, 2015.**  
**YEAS ALL. MOTION CARRIED.**

- COMMUNICATIONS:**
1. Staff memorandum.
  2. PC minutes from February 23, 2015
  3. Machine Tool & Gear Site Plan Review – 401 S. Chestnut.

**COMMISSIONER / PUBLIC COMMENTS:**  
Mr. Gregg Jones, Tial Products, 450 S. Shiawassee Street, spoke about the proposed I-2 language. He has concerns about this language and the possible change to the zoning of his property to I-1. This is in conflict with his long term plans. He talked about casting of industrial metals.

Mr. Justin Horvath, Director of the Shiawassee Economic Development Partnership, is really excited to see the expansion at Machine Tool and Gear. He is also in support of Tial Products and wants to see their needs met with the zoning issue.

**PUBLIC HEARING:** None

**SITE PLAN REVIEW:**

**1. Machine Tool & Gear – 401 S. Chestnut.**

Scott Perrin and Julie Wright were present from Perrin Construction out of Durand for the building addition. Mr. Michael Colpetzer, Spicer Group; Mr. Nathan Hemenway and Mr. Marc Irvine of Machine Tool and Gear were also in attendance.

Mr. Colpetzer presented the parking lot issue based on the size of building that the Zoning Board of Appeals have previously approved making less impervious covering on the property and improved drainage in the area. Discussion continued regarding the drainage to the county drain, parking lot lighting; the electrical substation on the property, excavation for the pond; and the one door will be the only ingress which requires handicap parking.

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON THAT THE OWOSSO PLANNING COMMISSION HEREBY APPROVES THE APPLICATION FOR SITE PLAN REVIEW FOR MACHINE TOOL & GEAR, 401 S. CHESTNUT STREET, PARCEL # 050-546-000-017-00 AS APPLIED IN PLANS DATED MARCH 2015, PENDING REVIEW OF THE PARKING LOT LIGHTING AND DRAINAGE PLAN BY THE CITY ENGINEER.  
YEAS ALL. MOTION CARRIED.**

**BUSINESS ITEMS:**

**1. M-71 Rezoning**

The board discussed various properties in the area of M-71. Revisions were made to the rezoning list which will be reviewed at the next meeting.

**2. Light Industrial Zoning Language**

Discussion about this language involved a possible I-3 zoning, wanting to avoid intensive manufacturing processes that would be difficult on neighbors; simpler language in the zoning ordinance; foundry operations; special approval section in the language; special use permits; and the impact of power generation. Ms. Montenegro will meet with Mr. Gregg Jones to integrate appropriate language for the I-1 light industrial district. Changes will be brought back to the Planning Commission for review at the April meeting.

8:28 p.m. Commissioner Kurtz left the meeting

**ITEMS OF DISCUSSION:** None

**COMMISSIONER / PUBLIC COMMENTS:** None

**ADJOURNMENT:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH TO ADJOURN AT 8:40 P.M. UNTIL NEXT MEETING ON APRIL 27, 2015.  
YEAS ALL. MOTION CARRIED.**

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Tom Kurtz, Secretary

mms

## M-71 Corridor Proposed Rezoning List

Parcel Address	Parcel Number	Current Zoning	Proposed Zoning
424Maple	050-710-000-001-00	R-2	R-1
416 Maple	050-710-000-003-00	R-2	R-1
637 Corunna Ave	050-710-000-002-00	R-2	R-1
633 Corunna Ave	050-542-000-019-00	R-2	R-1
*706 Corunna Ave	050-542-000-032-00	RM-1	B-4
625 Huron	050-542-000-022-00	I-2	I-1
460 E. Howard	050-680-003-004-00	R-2	I-1
452 E. Howard	050-680-003-003-00	R-2	I-1
446 E. Howard	050-680-003-002-00	R-2	I-1
440 E. Howard	050-680-003-001-00	R-2	I-1
429 E. Howard	050-680-002-002-00	R-2	I-2
Division Street	050-680-001-001-00	R-1	I-2
401 E. Howard	050-680-002-003-00	I-2	I-2
330 Howard	050-651-018-001-00	I-2	I-1
514 Division	050-651-018-003-00	I-2	I-1
515 S. Saginaw	050-651-018-004-00	I-2	I-1
509 S. Saginaw	050-651-018-002-00	I-2	I-1
514 Saginaw	050-651-019-004-00	I-2	B-4
510 S. Saginaw	050-651-019-002-00	I-2	B-4
515 S. Park	050-651-019-001-00	I-2	B-4
517 S. Park	050-651-019-009-00	I-2	B-4
S Park St	050-651-019-003-00	I-2	B-4
E. Howard	050-651-000-004-00	I-2	I-1
S. Washington	050-651-000-005-00	I-2	I-1
405 S Washington	050-651-000-001-00	B-4	I-1

\*706 Corunna Ave change was requested by property owner.

# City of Owosso

## M 71 Proposed Rezoning

### Legend

#### Zoning

<all other values>

Z\_PRIMARY

<Null>

B1

B2

B3

B4

C-OS

I1

I2

OS1

P1

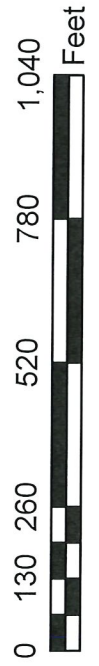
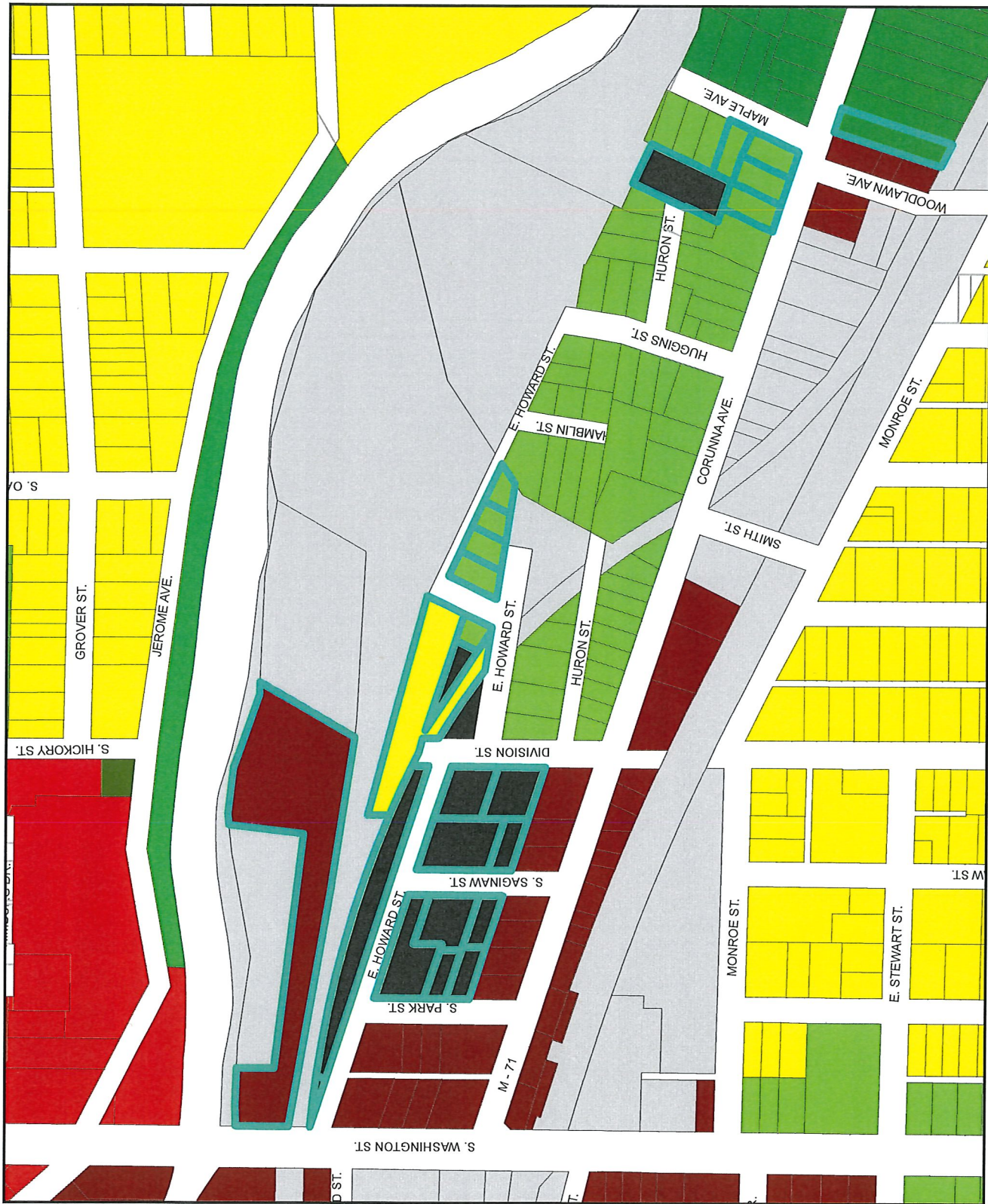
PUD

R1

R2

RM1

RM2





## ARTICLE XIV. - I-2 GENERAL INDUSTRIAL DISTRICTS

### Sec. 38-311. - Intent.

General industrial districts are designed primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 districts are so structured as to permit the manufacturing, processing and composing of semifinished or finished products from raw materials as well as from previously prepared material.

(Code 1977, § 5.62)

### Sec. 38-312. - Principal uses permitted.

In an I-2 district, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses unless otherwise provided in this chapter:

- (1) Any principal use first permitted in an I-1 district;
- (2) Grain elevators;
- (3) Heating and electric power generating plants, and all necessary uses;
- (4) Gasoline or petroleum storage;
- (5) Railroad yards;
- (6) Any of the following production or manufacturing uses (not including storage of finished products) provided that they are located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district:
  - a. ~~Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant;~~
  - b. ~~Blast furnace, steel furnace, blooming or rolling mill;~~
  - c. ~~Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of Paris;~~
  - d. ~~Petroleum or other inflammable liquids, production or refining;~~
  - e. ~~Smelting of copper, iron or zinc ore;~~
  - f.
  - a. Junkyards, provided such are entirely enclosed within a building or within an eight (8) foot obscuring wall and provided further that one property line abuts a railroad right-of-way.
- (7) Any other use which shall be determined by the council after recommendation from the planning commission, to be of the same general character as the above permitted uses in this section. The council may impose any required setbacks and/or performance standards so as to insure public health, safety and general welfare;
- (8) Accessory buildings and uses customarily incident to any of the above permitted uses.

### **Additional uses allowed by special use permit.**

- (1) Grain elevators;**
- (2) Heating and electric power generating plants, and all necessary uses;**
- (3) Any of the following production or manufacturing uses (not including storage of finished**

**products) provided that they are located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district:**

- a. Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant;**
- b. Blast furnace, steel furnace, blooming or rolling mill;**
- c. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of Paris;**
- d. Petroleum or other inflammable liquids, production or refining;**
- e. Smelting of copper, iron or zinc ore;**

(Code 1977, § 5.63)

Sec. 38-313. - Area and bulk requirements.

See article XVI, schedule of regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements for I-2 districts.

(Code 1977, § 5.64)

Sec. 38-314. - General provisions.

See article XVII, general provisions, for requirements governing off-street parking, signs, walls and other provisions for I-2 districts.

(Code 1977, § 5.65)

Secs. 38-315—38-330. - Reserved.