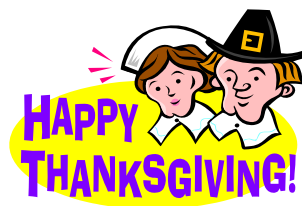


OWOSSO *Planning Commission*



Regular Meeting
7:00pm, Monday, November 25, 2013
Owosso City Council Chambers

AGENDA

Owosso Planning Commission

Monday, November 25, 2013 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 25, 2013

APPROVAL OF MINUTES: October 28, 2013

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from October 28, 2013
3. Zoning review list & map
4. Workshop letter

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS: None

SITE PLAN REVIEW: None

BUSINESS ITEMS:

1. Selection of Commission Secretary
2. Zoning Map Update Workshop (public engagement item)

ITEMS OF DISCUSSION: None

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will tentatively on Monday, November 25, 2013!

Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, December 23, 2013

[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

Owosso Planning Commission

Monday, November 25, 2013 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 131125-01

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the agenda of November 25, 2013 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 131125-02

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the minutes of October 28, 2013 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 131125-03

Motion: _____
Support: _____

The Owosso Planning Commission hereby adjourns the November 25, 2013 meeting, effective at _____pm.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____



MEMORANDUM

DATE: November 20, 2013

TO: Chairman Wascher and the Owosso Planning Commission

FROM: Adam Zettel, AICP

RE: Planning Commission Meeting: November 25, 2013

The planning commission shall convene at 7:00pm on Monday, November 25, 2013 in the city council chambers of city hall.

This meeting will be the zoning workshop that we decided to set up for the Westown area of the city. I have taken our list of properties that we wanted to take a closer look at and compiled a mailing list (the refined list is attached). Notices went out a couple weeks ago to all owners (the right ones this time). The intent of this meeting will be to go over each parcel as we did at the September meeting, with the property owners in attendance.

I am hoping to keep this meeting less formal so that owners are comfortable attending and conveying their thoughts about the neighborhood and the parcels they own. As of today, I have had a couple calls on the matter and one visitor on the matter, and I am hoping for more. As of right now the owner of 308 S. Shiawassee supports the change, as does the owner of 919 Beehler. I have a meeting with the owner of TiAL products (the industrial complex and vacant land south of the Woodard Station) this Friday to go over their zoning expectations.

Based upon the interest and input the commission gets this coming week, we will look to move forward with all or some of the recommended changes. The next step would be a formal public hearing related to a zoning change in the month of December (probably January for practical purposes), followed by another set of meetings at the city council to make any such changes official.

I have attached a map of the impacted parcels. Please take a drive, walk, or ride by these areas and see them. Also, please take a look at the zoning classification descriptions to get a sense of what these changes could mean to the prospective land uses. If you do not have a zoning code, you can access it at www.municode.com, then select the 'code library' tab and find ordinance chapter 38.

If you want to speak with me, call my cell phone at 989.890.1394. Please **RSVP for the meeting.** I look forward to seeing you all on the 25th!

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
October 28, 2013 – 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; Vice-Chairman Frank Livingston; Commissioners David Bandkau, Tom Kurtz, Cindy Popovitch, Brent Smith, Thomas Taylor and Craig Weaver.

MEMBERS ABSENT: Commissioner Ron Schlaak.

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

AGENDA APPROVAL:

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE AGENDA FOR OCTOBER 28, 2013.
YEAS ALL. MOTION CARRIED.**

MINUTES APPROVAL:

**MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF SEPTEMBER 23, 2013.
YEAS ALL. MOTION CARRIED.**

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from September 23, 2013
3. Zoning review list & map
4. Workshop letter

COMMISSIONER / PUBLIC COMMENTS:

Commissioner Livingston asked about the Shell Station. Mr. Adam Zettel stated they are doing the 109 Corunna Avenue as a remodel with a four foot variance which was reviewed by the ZBA. With both of the Shell Station remodels they will make nice entry points.

Commissioner Popovitch is attending her last meeting and stated that she really enjoyed working on the Planning Commission. She wished the group well in their future efforts.

PUBLIC HEARING: NONE

SITE PLAN REVIEW: NONE

BUSINESS ITEMS:

1. Zoning Map Update Workshop

Mr. Zettel stated that the mailing that went out was mailed with a prior mailing list. Those were mailed a postcard notifying them of the error, but some on the list were correct and could have attended. Mr. Zettel didn't want to cancel this meeting just in case someone did show up. Mr. Zettel apologized to the board. The board decided to meet again on the regular meeting date of November 25 with another corrected mailing going out.

ADJOURNMENT:

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY VICE-CHAIRMAN LIVINGSTON, TO ADJOURN AT 7:12 P.M.
YEAS ALL. MOTION CARRIED.**

Cindy Popovitch, Secretary

mms

Westtown Area Zoning Workshop

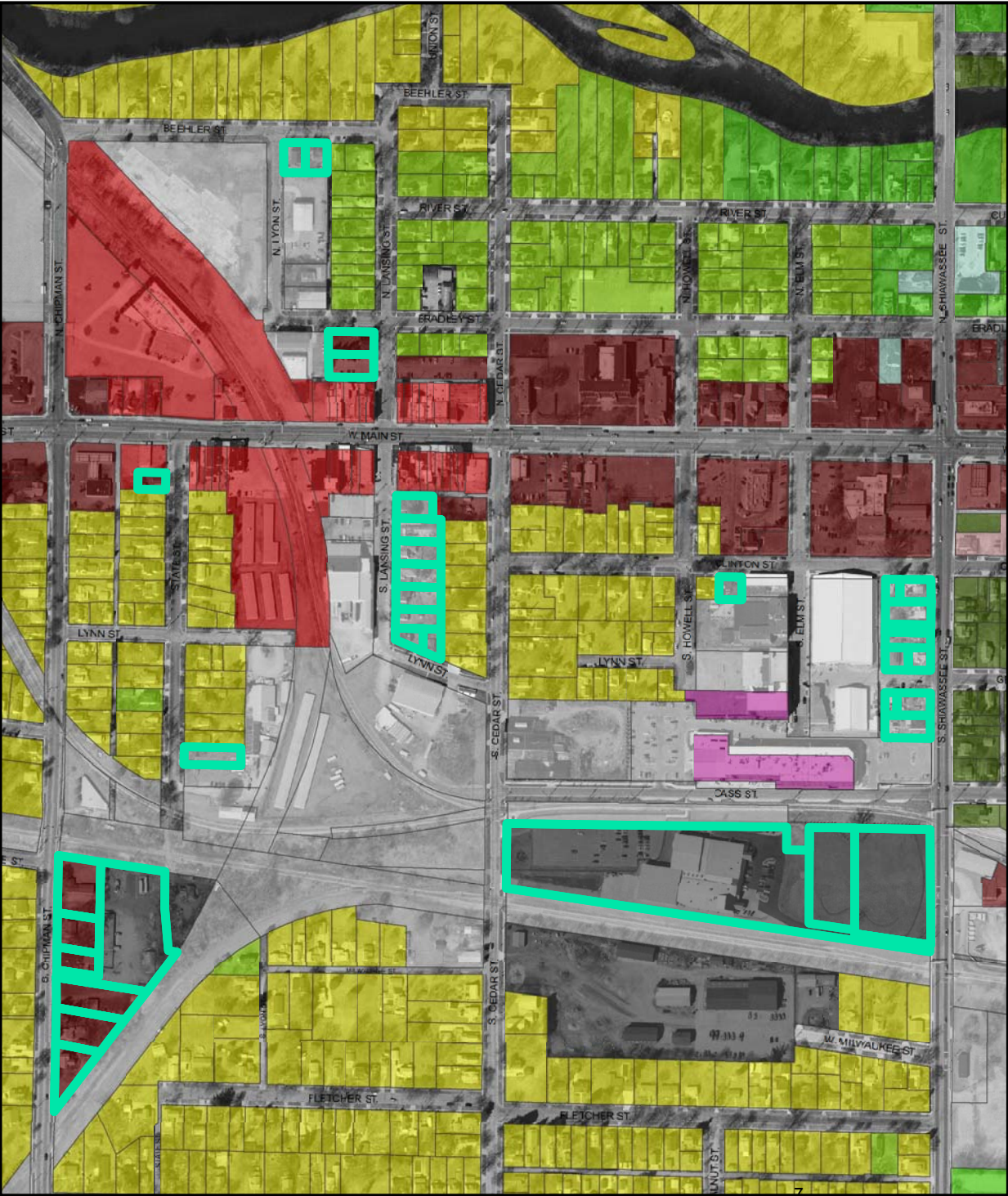
| <u>Parcel or Area</u> | <u>Current Zoning</u> | <u>Potential Zoning</u> |
|-----------------------|-----------------------|-------------------------|
| 108 state | B4 | OS1/R1/B3 |
| 111-219 S Lansing | I1 | R1 |
| 814 Lynn | I1 | R1 |
| 401 S State | I1 | R1 |
| 503-617 S Chipman | B4 | B1 |
| 919-921 Beehler | I1 | R2 |
| 123 N Lansing | B4 | OS1 |
| 412 S. Shiawassee | I2 | OS1 |
| 450 S. Shiawassee | I2 | I1 |
| 202-308 S. Shaiwassee | I1 | OS1/R2 |
| 508-509 Genesee | I1 | OS1 |
| 511 Clinton | I1 | OS1 |
| 615 Clinton | I1 | R1 |

Classifications


- R1 - One Family Residential
- R2 - Two Family Residential
- OS1 - Office Service District
- B4 - General Business District
- I1 - Light Industrial
- I2 - General Industrial

6-Nov-13

City of Owosso




Zoning

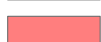
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Z_PRIMARY

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 B1

 B2

 B3

 B4

 C-OS

 I1

 I2

 OS1

 P1

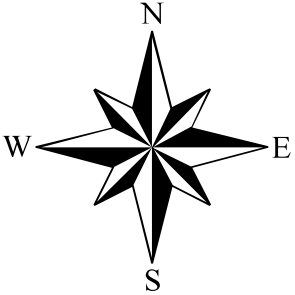
 PUD

 R1

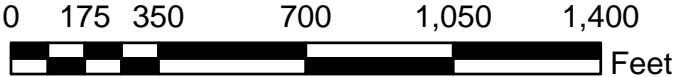
 R2

 RM1

 RM2



October 22, 2013





Adam Zettel, AICP
Asst. City Manager/Dir. of Community Development
City of Owosso
adam.zettel@ci.owosso.mi.us

301 W MAIN ST • OWOSSO, MI 48867-2958 • 989-725-0544 • FAX 989-725-0526

November 20, 2013

Dear Owosso Property Owner,

The City of Owosso is reviewing the zoning map in accordance with the 2012 master plan. There are many areas of the community that are evolving and changing in very positive ways and this is putting new pressures on some properties to develop or redevelop in ways that may not have been accounted for in previous years.

You are receiving this letter because you are listed as the owner of record for one or more properties that the planning commission would like to review (Please see the attached list). No official action has taken place, and the planning commission is not determined to move ahead with any specific changes. **At this time, we are requesting you to contact the city staff and/or attend a planning commission meeting to discuss your vision for the property(ies) you own.**

A workshop meeting to discuss the zoning issues is scheduled for Monday, November 25, 2013 at 7:00pm in the city council chambers. The commission has set this time aside to work with owners individually and as a group to talk about each of the properties listed on the attached sheet. The goal is to provide an open, less formal venue to express your opinions and needs to the commission.

Please attend or designate someone to attend as appropriate. In addition to this meeting, you are welcome and encouraged to contact me to learn more about why these properties are being considered for rezoning, what the impact might be, and how the zoning process works. I can be reached at 989.725.0544 or emailed at adam.zettel@ci.owosso.mi.us. If you cannot have a presence at the meeting, please submit any thoughts to the city clerk or myself in the form you are most comfortable using.

If any changes are proposed during this workshop, the city intends to proceed with official zoning amendments. In this event, you will be notified in writing of any such changes. If you have any questions or comments, please do not hesitate to contact me at the city offices.

Sincerely,

Adam H. Zettel, AICP
Community Development Director