

OWOSSO

Planning Commission



Regular Meeting
7:00pm, Monday, July 28, 2014
Owosso City Council Chambers

AGENDA
Owosso Planning Commission
Monday, July 28, 2014 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: July 28, 2014

APPROVAL OF MINUTES: June 23, 2014

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from June 23, 2014
3. Site Plan Submission – 1011 Corunna Avenue
4. Rezoning Application – 1011 Corunna Avenue – public hearing

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS: Rezoning Application for 1011 Corunna Avenue from B-1 to B-4

SITE PLAN REVIEW: 1011 Corunna Avenue – Propane filling station

BUSINESS ITEMS:

ITEMS OF DISCUSSION:

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will be Monday, August 24, 2014

Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, July 28, 2014

[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

Affirmative Resolutions
Owosso Planning Commission
Monday, July 28, 2014 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 140728-01

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the agenda of July 28, 2014 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 140728-02

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the minutes of June 23, 2014 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 140728-03

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the site plan for 1011 Corunna Avenue

Or

The Owosso Planning Commission hereby rejects the site plan for 1011 Corunna Avenue based on the following reason/circumstances:

-

-

-

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 140728-04

Motion: _____

Support: _____

The Owosso Planning Commission confirms the zoning changes for 1011 Corunna Avenue from B-1 to B-4 and hereby recommends sending to city council for a public hearing.

OR

The Owosso Planning Commission rejects the zoning changes for 1011 Corunna Avenue from B-1 to B-4 based on the following:

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 140728-05

Motion: _____

Support: _____

The Owosso Planning Commission hereby adjourns the July 28, 2014 meeting, effective at _____pm.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____



MEMORANDUM

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

DATE: July 22, 2014

TO: Chairman Wascher and the Owosso Planning Commission

FROM: Susan Montenegro,

RE: Planning Commission Meeting: July 28, 2014

The planning commission shall convene at 7:00pm on Monday, July 28, 2014 in the city council chambers of city hall.

This meeting will have a public hearing for the rezoning request for 1011 Corunna Avenue from B-1 to B-4 and a site plan review for the same property. Applebee Oil is seeking to put a propane filling station in at this location for commercial fleet business. I will be sending out a staff review of the site plan prior to Monday's meeting but wanted to get the packet out to you now. I do not expect to have any major findings with the site plan review from staff. Additionally, I have full size plans in my office I will bring to the meeting.

Please feel free to contact me at 989.890.1394 or at susan.montenegro@ci.owosso.mi.us if you have questions. Please **RSVP for the meeting**. I look forward to seeing you all on the 28th!

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
June 23, 2014 – 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, Secretary Tom Kurtz, Commissioners Mike O’Leary, Thomas Taylor, and Craig Weaver .

MEMBERS ABSENT: Commissioners David Bandkau, Brent Smith, and Randy Woodworth.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager and Director of Community Development; Mary Shi, Cook Foundation Owosso Fellow and Yale University graduate.

AGENDA APPROVAL:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER WEAVER TO APPROVE THE AGENDA FOR JUNE 23, 2014.
YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:
MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF MAY 27.
YEAS ALL. MOTION CARRIED.

- COMMUNICATIONS:**
1. Staff memorandum
 2. PC minutes from May 27, 2014
 3. Safe Routes 2 School (SR2S Mini Packet)

COMMISSIONER / PUBLIC COMMENTS: NONE

PUBLIC HEARING: NONE

SITE PLAN REVIEW: NONE

BUSINESS ITEMS: NONE

ITEMS OF DISCUSSION: SAFE ROUTES 2 SCHOOL

Ms. Susan Montenegro, Assistant City Manager and Director of Community Development, introduced Ms. Mary Shi, a Cook Foundation Owosso Fellow and a graduate from Yale University. She explained the concepts of the Safe Routes 2 School program which is a federal program administered by MDOT and has the potential to bring in up to \$200,000 for infrastructure projects for each of five schools and \$8,000 for non-infrastructure projects for each school. The application process takes about one year and then the rest of the project can take about three to four years. There is no deadline – just until the federal money runs out.

Ms. Montenegro would like the Planning Commission to be involved with looking into the sidewalk planning, etc.

Commissioner O'Leary noted that it is a state law that there is to be no sidewalk bike riding in residential or downtown areas. The city just doesn't enforce it in residential areas.

Ms. Montenegro commented that will have to address / promote this as a safe town to get parental buy-in

- by:
1. Sending out flyers.
 2. Making a safe environment.
 3. Parents walking with groups of children.
 4. Doing surveys to pinpoint parents' concerns.
 5. Creating remote drop off sites to alleviate congestion at school entrances.

She continued by saying that the schools are very interested in the project. Commissioner O'Leary questioned the results when the money ends. It was noted that this is a one-time deal. This is not to have reoccurring expenses.

The Commission responded positively to the presentation and is willing to assist with the program. Commissioner Kurtz also suggested that alleys be marked on the sidewalks in some manner as he and his wife were almost hit one time on the sidewalk by someone speeding from an alley.

COMMISSIONER / PUBLIC COMMENTS:

Chairman Wascher asked when the East Main Street rezoning was going to the Council. Ms. Montenegro replied in July. Commissioner Taylor commented that he just got his notice in today's mail.

Ms. Montenegro said that the Wireless Tower ordinance has gone to the city attorney for review, and then she will e-mail it to the board members. Then it goes to the Council in July.

Commissioner Kurtz mentioned that the Commission should start working on the M-71 rezoning next.

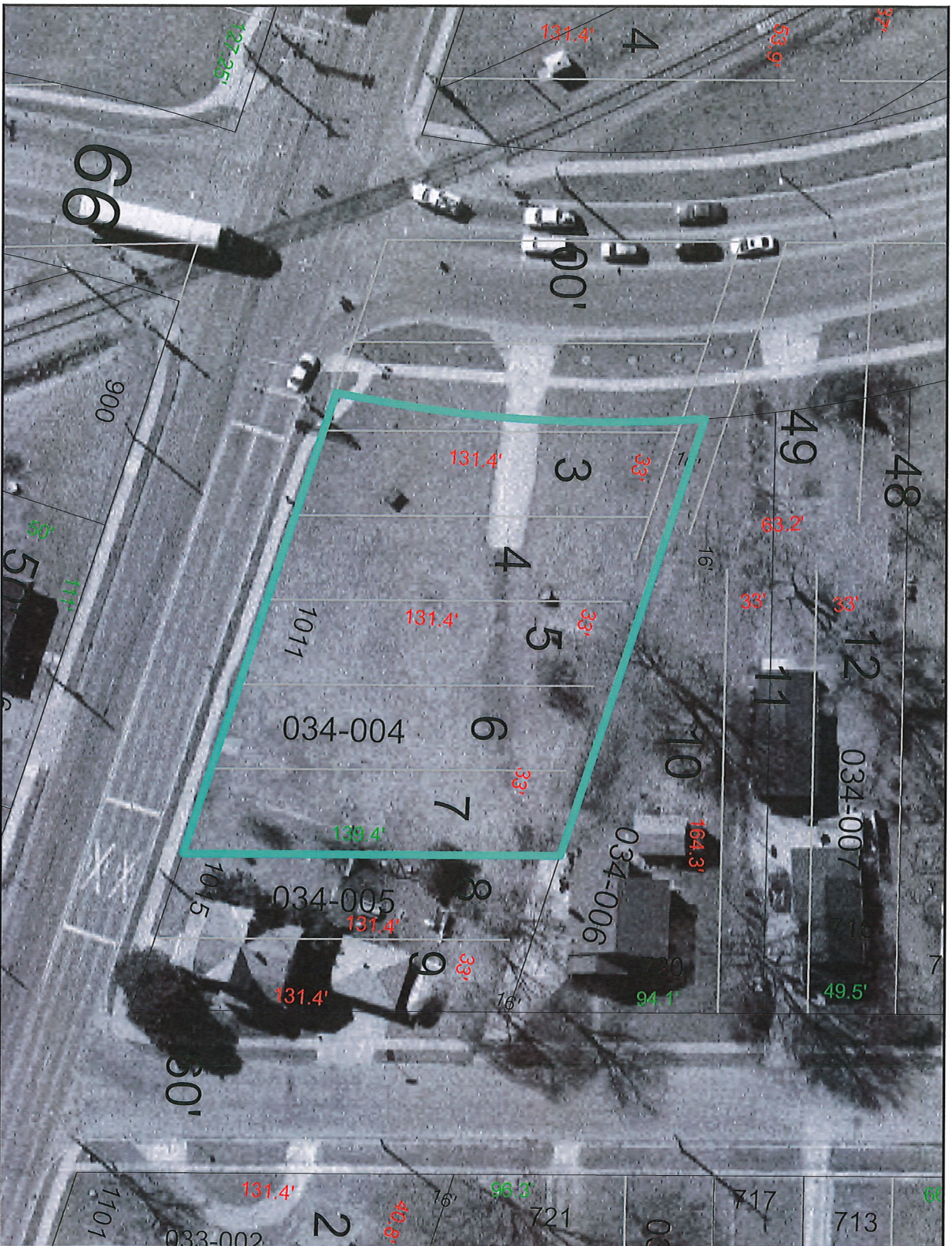
ADJOURNMENT:

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER TAYLOR, TO ADJOURN AT 7:43 P.M.
YEAS ALL. MOTION CARRIED.**

Tom Kurtz, Secretary

mms

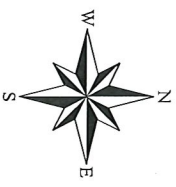
City of Owosso



1011 Corunna Avenue

Rezoning Request
From B-1 to B-4

July 3, 2014

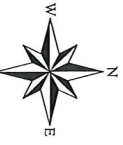
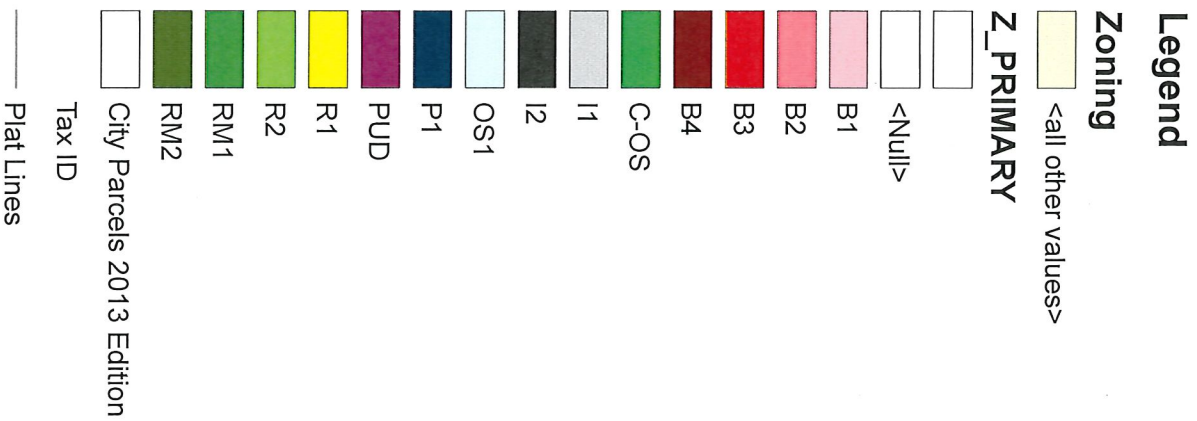
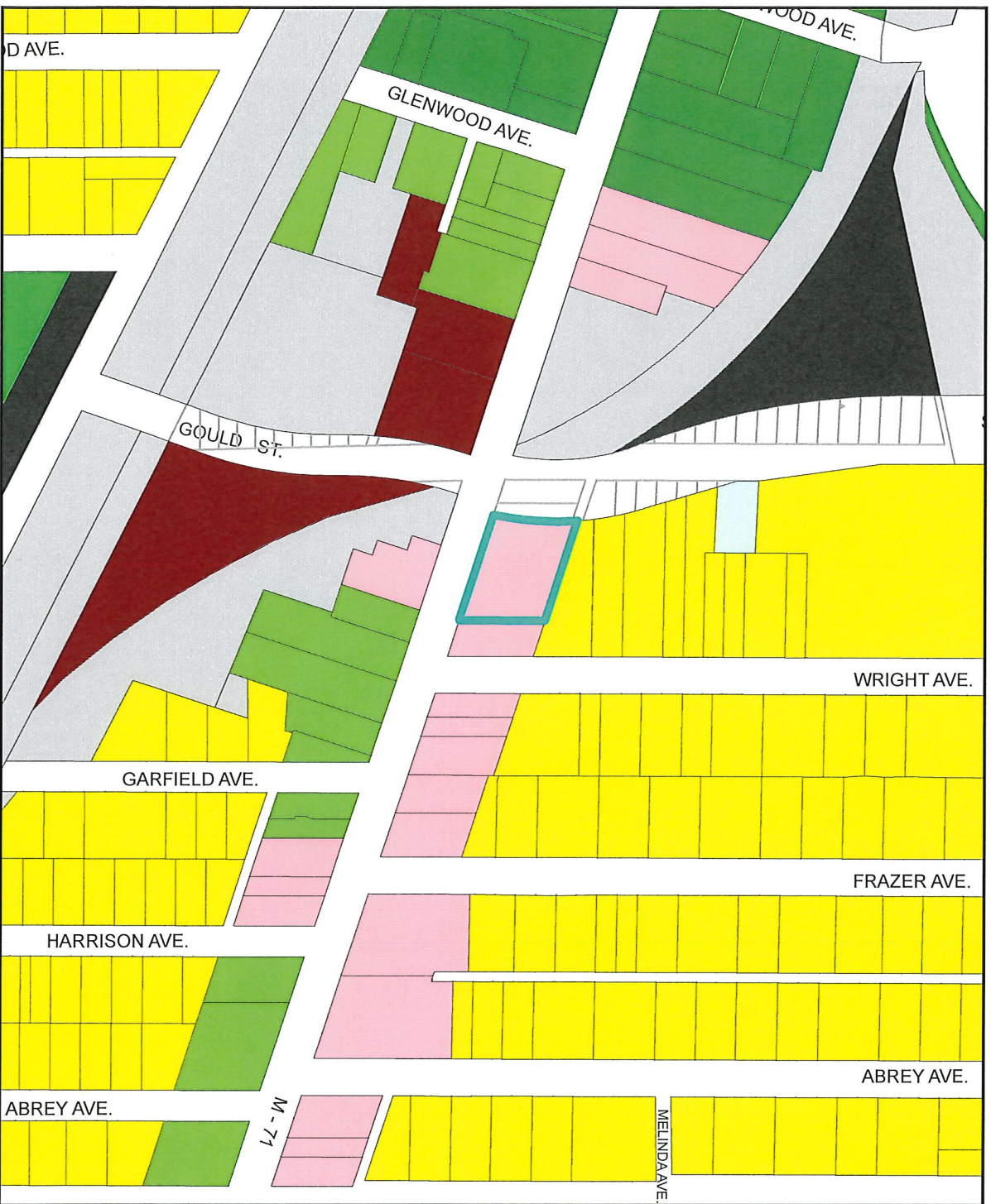


City of Owosso

1011 Corunna Avenue

July 3, 2014

Rezoning Request
From B-1 to B-4



APPLICATION FOR REZONING
CITY OF OWOSSO

301 W. Main Street, Owosso, Michigan 48867, TX 989-725-0540, FX 989-723-8854

Note to Applicants:

1. In order that this application may be processed, the applicant must completely fill in the application and make a non-refundable payment of Three Hundred Dollars (\$300) to the Treasurer's Office, to cover costs associated with the processing.
2. The applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request.

TO THE OWOSSO CITY COUNCIL:

I, (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the Zoning Map as hereinafter requested,

1. PROPERTY TO BE REZONED: Street Address 1011 Corunna Ave.
Description: (lot, block or metes and bounds) A vacant lot on the Northeast corner of Gould and Corunna Ave.
Frontage in Feet 185.11' Depth in Feet 137.75'
2. PROPERTY OWNERSHIP: (Name, Address, and Phone Number)
Applebee Oil & Propane, 108 Mill St., Ovid, MI 48866, 989-834-5614
3. ZONING REQUEST Current Zoning B1 Requested Zoning B4
Proposed Use of the Property Install a LP Filling station for fleet vehicles & buses.

Indicate why, in your opinion, the requested change is consistent with the Ordinance in promoting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the City of Owosso:

To change the current zoning to B4 to meet the conditions for a gas service station which is closely related to a LP Filling station for vehicles and buses. This will be a 24hr unattended filling station for mostly vehicles using a proprietary fuel key.

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.

Shane H Applebee
(Signature of Applicant)

108 Mill St., Ovid, MI 48866
(Address)
989-834-5614/ 517-819-6038

(Signature of Co-Applicant)

(Phone)

- Legal Representative
 Owner
 Option to Purchase

FOR OFFICIAL USE ONLY

Case # _____
Receipt # 323 103
Date Filed 6-9-14
Description Checked _____

Planning Commission Hearing Date 7-28-14
Action Taken _____
City Council Hearing Date _____
Action Taken _____

CERTIFICATE OF LAND SURVEY

DESCRIPTION: That part of Lot 2 East of the West right-of-way of Gould Street. ALSO Lots 3, 4, 5, 6 and 7 and 1/2 of closed alley, Block 34, Geo. T. Abrey's Woodlawn Park Addition.

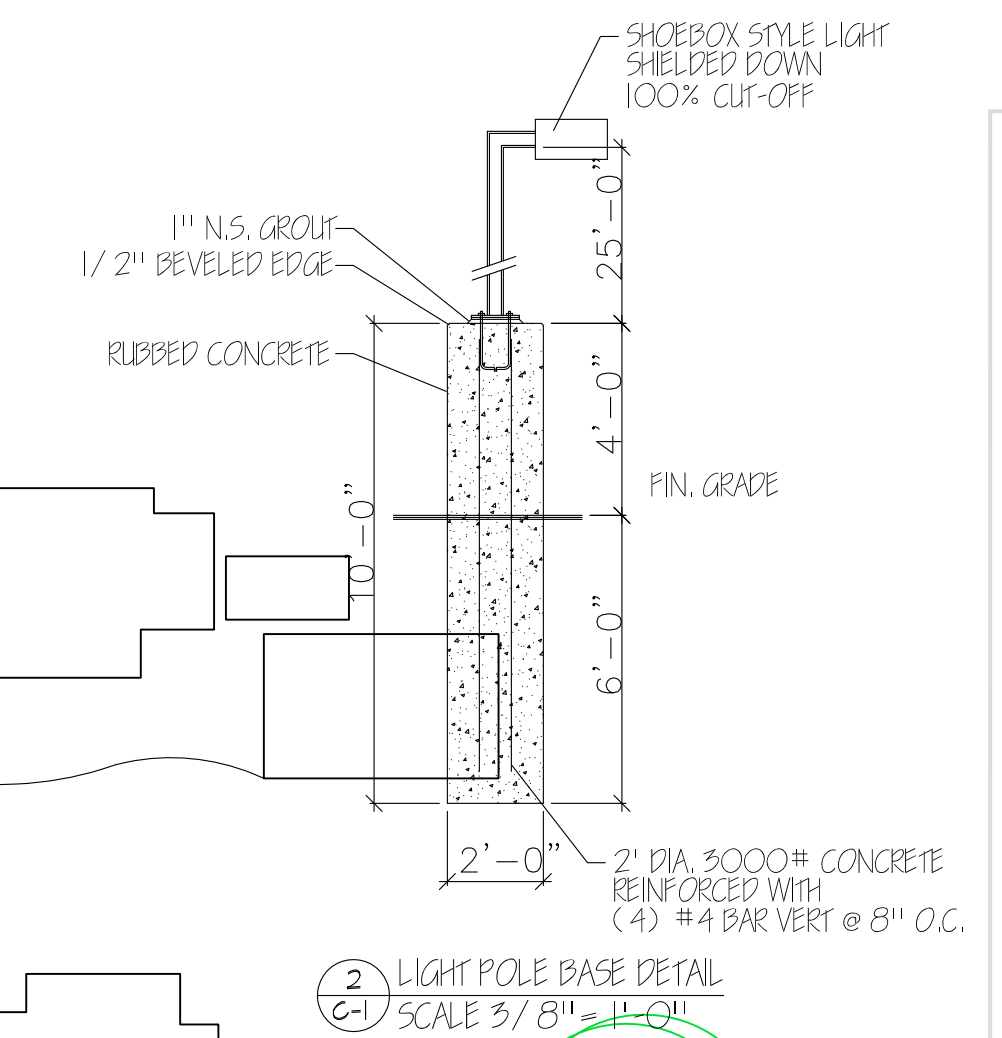
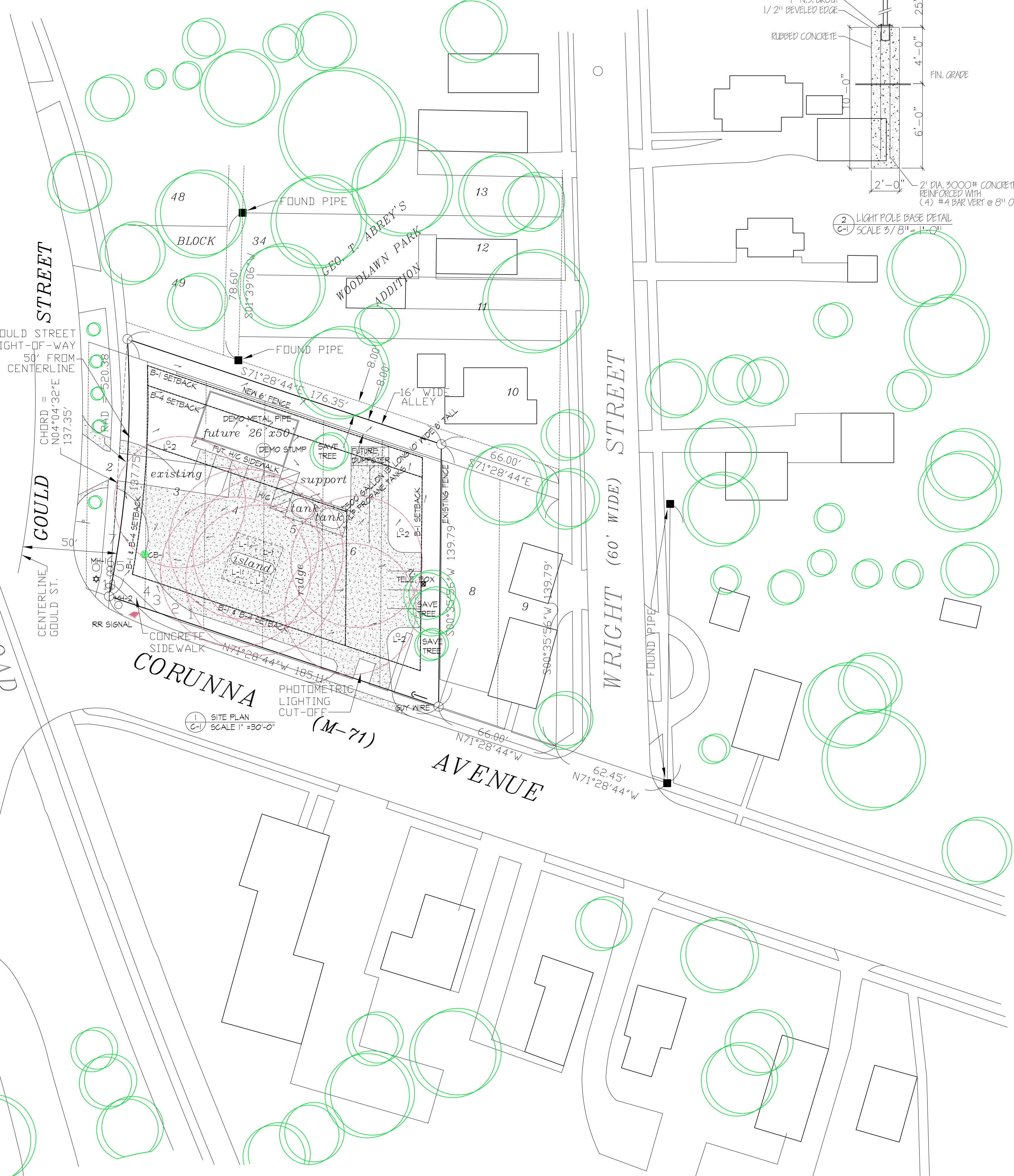
-RRRDS, 18" IN LENGTH WITH CAP #24622, WERE SET AT ALL POINTS MARKED THUS:



2 VICINITY PLAN
SCALE NTS

LEGEND

●	= SET 1/2" BAR WITH CAP #53497	○	= SANITARY MANHOLE
□	= FOUND IRON AS NOTED	○	= DRAINAGE MANHOLE
—	= DEED LINE	○	= ELECTRIC MANHOLE
—	= DISTANCE NOT TO SCALE	○	= TELEPHONE MANHOLE
—	= FENCE	■	= CATCHBASIN
—	= ASPHALT	■	= SANITARY CLEANOUT
—	= CONCRETE	■	= FIRE HYDRANT
—	= GRAVEL	■	= VALVE
—	= DECK	■	= UTILITY POLE
—	= EXISTING SPOT ELEVATION	■	= LIGHT POLE
—	= EXISTING CONTOUR ELEVATION	■	= GUY WIRE
—	= SANITARY SEWER	■	= UTILITY PEDESTAL
—	= STORM SEWER	■	= TRANSFORMER
—	= WATER LINE	■	= ELECTRIC METER
—	= GAS LINE	■	= GAS METER
—	= UNDERGROUND TELEPHONE	■	= WATER METER
—	= UNDERGROUND TELEVISION	■	= SOIL BORING
—	= UNDERGROUND ELECTRIC	■	= SIGN
—	= OVERHEAD WIRES	■	= POST
—	= DECIDUOUS TREE	■	= RAILROAD CROSSING SIGNAL
—	= CONIFEROUS TREE	■	= SEPTIC LID
—	= AIR CONDITIONING UNIT		
—	= WATER WELL		



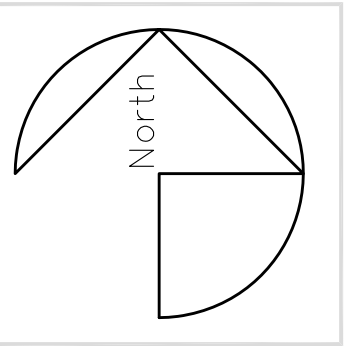
City of Owosso Zoning Ordinance Adopted 06/16/2014, Effective 07/07/2014 July 9, 2014

ITEM	REQUIRED	PROPOSED	EXISTING	CITATION	VARIANCE
Zoning District	B-1	B-1	B-1	38-199	No
Special Use Permit	No	No	No	38-199	No
Required Conditions				38-198 (1)	No
Special Conditions	Yes	Yes	N/A	38-199 (1)	No
Curb Cut location	25'	25'		38-199 (1a)	No
Entrance setback	25'	25'			
Minimum Lot Width	N/A	N/A	N/A	38-351	No
Minimum Lot Area	N/A	N/A	N/A	38-351	No
Bldg. Lot Coverage	N/A	N/A	N/A	38-351	No
Setbacks (Minimum, measured to nearest point on main building, unobstructed from ground upward)					
Front	15'	15'		38-351	No
Rear	10'	10'		38-351	No
Side	10'	10'		38-351	No
Side	10'	10'		38-351	No
Max. Bldg. Height	35'	35'		38-351	No
Off-Street Parking	Permitted in front yard	Permitted in front yard		38-351	No
Parking	0	0		38-380	No
Parking Space Size	Two (2) space for each gasoline pump.	Two (2) space for each gasoline pump.		38-380	No
Ingress / Egress	9' x 18'4" min.	9' x 18'4" min.		38-381	No
Maneu. Lane, 2 way	24' wide min.	24' wide min.		38-380	No
Parking Lot Surface	Gravel	Gravel		38-381	No
Parking Illumination	Confined and directed onto parking area only	Confined and directed onto parking area only		38-381	No
Illumination shielding	Lighting shall be so arranged as to reflect light away from house/roads	Lighting shall be so arranged as to reflect light away from house/roads			No
Landscaping	Buffer strip min. 10' wide with 4' height elements	Buffer strip min. 10' wide with 4' height elements			No
Barrier Free Parking	8' x 18' with 8' van aisles, 5' regular aisles	8' x 18' with 8' van aisles, 5' regular aisles		T1106.1	No
Loading Space Size	10' x 50' x 14' height	10' x 50' x 14' height		38-382	No
Exter. Lighting				38-386	No
Walls	Shielded to reduce glare and reflected away from adj. residential districts	Shielded to reduce glare and reflected away from adj. residential districts			
Walls	Sign illumination directed/shaded downward away from adj. properties and highways	Sign illumination directed/shaded downward away from adj. properties and highways			
Fences and Hedges	4'6" obscuring wall adjacent to residential districts	4'6" obscuring wall adjacent to residential districts		38-389	No
Fences and Hedges	Located on lot line	Located on lot line			
Fences and Hedges	Shall not exceed 6' tall in the rear or side lot.	Shall not exceed 6' tall in the rear or side lot.		38-393	
Fences and Hedges	Must be less than 50% solid above 30" from above pavement and must less than 4' in total height in front of lot	Must be less than 50% solid above 30" from above pavement and must less than 4' in total height in front of lot			

Dingens Architects

Applebee Oil & Propane
1011 Corunna Ave. Owosso, MI 48867

DATE: July 11, 2014



Jed Dingens, AIA
1104 E. King St.
Corunna, MI 48801
(989) 745-6004
(989) 277-5919 Cell

Dingens ARCHITECTS

SITE PLAN

SHEET: C-1