

OWOSSO
Planning Commission



Regular Meeting
7:00pm, Monday, Aug 25, 2014
Owosso City Council Chambers



MEMORANDUM

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

DATE: August 20, 2014
TO: Chairman Wascher and the Owosso Planning Commission
FROM: Susan Montenegro,
RE: Planning Commission Meeting: August 25, 2014

The planning commission shall convene at 7:00pm on Monday, August 25, 2014 in the city council chambers of city hall.

This meeting will serve as the annual meeting to select officers for the next year. Currently, Bill Wascher is serving as the chair with Frank Livingston as the vice-chair and Tom Kurtz serving as the secretary.

A public hearing will take place at the August 25th meeting for the rezoning request for 408 N. Water Street. Potential zoning changes along the M-71 Corridor will be discussed. I believe rezoning along this area will be a three-phase process, taking sections of the corridor into consideration rather than doing it all at once. We have a number of inconsistencies between what our current uses and planned uses are as they relate to the zoning map. The primary objective will be to discuss the intent of this round of amendments and the process by which we will do so. This will likely take some months. Commission members will need to discuss possible zoning workshop dates.

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 25th!

AGENDA
Owosso Planning Commission
Monday, August 25, 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: August 25, 2014

APPROVAL OF MINUTES: July 28, 2014

APPROVAL OF SPECIAL MEETING MINUTES: August 11, 2014

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from July 28, 2014.
3. PC special meeting minutes from August 11, 2014.
4. Rezoning Application – 408 N. Water Street – public hearing.

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. Rezoning Application for 408 N. Water Street from R-1 to OSD-1.

SITE PLAN REVIEW:

None.

BUSINESS ITEMS:

1. Election of Officers.
2. Discuss future land use and potential rezoning along the M-71 Corridor.

ITEMS OF DISCUSSION:

1. Consider dates for a public workshop to discuss potential zoning changes.

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will be Monday, September 22, 2014.

Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, August 25, 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, August 25, 2014 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 140825-01

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the agenda of August 25, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 140825-02

Motion: _____
Support: _____

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

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 140825-03

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the minutes of the August 11, 2014 special meeting as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 140825-04

Motion: _____
Support: _____

The Owosso Planning Commission confirms the zoning changes for 408 N. Water Street from R-1 to OS-1 and hereby recommends sending to city council for a public hearing.

OR

The Owosso Planning Commission rejects the zoning changes for 408 N. Water Street from R-1 to OS-1 based on the following:

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 140825-05

Motion: _____
Support: _____

The Owosso Planning Commission hereby adjourns the August 25, 2014 meeting, effective at _____pm.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
July 28, 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, Brent Smith, Craig Weaver and Randy Woodworth.

MEMBERS ABSENT: Commissioners David Bandkau, Mike O’Leary, Thomas Taylor.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager and Director of Community Development; Charles, Rau, Building Official; Mr. Shane Applebee, Petitioner for 1011 Corunna Avenue; Mr. Jed Dingens, Architect for Mr. Applebee; Ms. Jane Idle, Property Owner near 1011 Corunna Avenue; Jason Kellogg, Tenant of Ms. Idle’s property.

AGENDA APPROVAL:

MOTION BY COMMISSIONER WOODWORTH, SUPPORTED BY COMMISSIONER WEAVER TO APPROVE THE AGENDA FOR JULY 28, 2014.

YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE MINUTES OF THE MEETING OF JUNE 23, 2014.

YEAS ALL. MOTION CARRIED.

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:

Commissioner Woodworth commented that Corunna Avenue still had rezonings coming up.

PUBLIC HEARING: 1011 CORUNNA AVENUE – REZONING FROM B-1 TO B-4

Petitioner Shane Applebee has owned 1011 Corunna Avenue for 15 -20 years and now plans to install a propane refilling station for school buses. All the equipment and tanks will be above ground. He is requesting the zoning be changed from B-1 to B-4 for this use.

Public Hearing began at 7:07 p.m.

Ms. Jane Idle owns two bordering properties, one addressed at 1015 Corunna Avenue. She sees huge issues with traffic, trains and traffic lights at this corner. She also remembers the house that blew up five or six years ago. This is a residential district.

Her tenant, Mr. Jason Kellogg, spoke next and has worked for Schwan Foods. He has worked with propane and knows propane can be dangerous. When it leaks it can freeze your hands. It should be farther out of the city.

Public Hearing ended at 7:09 p.m.

Commission Comments:

Commissioner Woodworth commented about cell phone fires; his concern about the in and out traffic situation. He sees this area as a B-1 small commercial business area.

Commissioner Kurtz asked for clarification between B1 and B4 zoning. Ms. Susan Montenegro, Assistant City Manager and Director of Community Development, read both definitions from Chapter 38 of the City Ordinances. She then commented that there is nothing that really addresses propane specifically.

Mr. Applebee commented that propane safety has come a long way. There is now a key fob that reads and authorizes the pump to shut off by itself rather than manually. The equipment is checked yearly. All piping is above ground. The gas has to be the right mixture before there can be an explosion. It is heavier than air and will dissipate before it ignites. It is very safe because of the technology.

Ms. Idle asked if there are any other propane filling stations in this area. Mr. Rau, Building Official, said there were none when she spoke with him on the phone. Mr. Applebee commented the closest of this size would be St. Johns Schools. There are small propane filling stations at gas stations.

Commissioner Kurtz asked about traffic flow. Mr. Applebee said that right now there are only two buses planned. Eventually there could be a whole fleet. They operate to the south of Owosso and would require a curb cut on Corunna Avenue and then exit onto Gould Street completely missing the railroad tracks. It could run 24 hours. Per Ms. Montenegro, the International Fire Code prohibits them from distributing to the public without an attendant present.

Mr. Jed Dingens addressed the Planning Commission. B-1 zoning is silent on Propane Stations. B-4 zoning lists a pump station and was more generous in the issues. The pump will be 50 feet from any residential property. They are proposing a new fence.

Mr. Kellogg asked why this wasn't underground. Mr. Applebee replied that if it doesn't take off, he can remove the equipment. Mr. Kellogg asked about drunk drivers. Mr. Applebee explained there will be crash posts all around it and a shut off valve on the bottom of the tank.

**MOTION BY COMMISSIONER WOODWORTH, SUPPORTED BY COMMISSIONER KURTZ THAT THE OWOSSO PLANNING COMMISSION CONFIRMS THE ZONING CHANGE FOR 1011 CORUNNA AVENUE FROM B-1 TO B-4 AND HEREBY RECOMMENDS SENDING TO THE CITY COUNCIL FOR A PUBLIC HEARING.
YEAS ALL. MOTION CARRIED.**

SITE PLAN REVIEW: 1011 CORUNNA AVENUE

Mr. Jed Dingens began with noting that the lighting would be shielded and pointing down. This property already has a drain and a ridge down the middle. There is a curb cut on Gould Street which needs widening. There is no curb cut on Corunna Avenue, but a new one is needed. MDOT will need to do a review on this property also. There are two buses and each will refill once a week. The tank will be 55 feet from the property lines. There will be bollards around the tank to prevent being hit by vehicles. There will be a fence installed along the one residential property on the north line.

Chairman Wascher commented on the drainage arrows direction towards Wright Street. Those were changed towards the drain on the property. The size of the building was reduced to conform to setback regulations. It was asked how big the tanks on the buses were. 118 gallons per Mr. Applebee. Mr. Dingens noted that there were fire hydrants in each of the next blocks going east and west on Corunna Avenue.

Ms. Montenegro stated that the city doesn't have any issues at this time. Her personal view was that this was less dangerous than individuals filling small propane tanks. The Applebee's will probably have bigger hurdles with the railroads and MDOT.

Commissioner Woodworth commented that now the lot is vacant and does not add anything at all. His thought was this project still won't add any shopping or help anyone else's property.

Commissioner Weaver disagrees. It will look better than a vacant lot.

Mr. Applebee commented that this is a good location between Owosso and Corunna. Reesa doesn't have any room on their property. This is a cleaner alternative fuel that is cheaper. They have 28 – 30 buses. Owosso has no plans to change right now, but if we build it they will come...

Commissioner Kurtz sees this as a great business opportunity. Mr. Applebee said that Durand has three such buses, but they won't be coming over here. Schools are changing over.

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON THAT THE OWOSSO PLANNING COMMISSIONER HERBY APPROVES THE SITE PLAN FOR 1011 CORUNNA AVENUE WITH THE SLOPE CHANGE TOWARD THE DRAIN AND BUILDING CHANGE TO MEET SETBACK REGULATIONS.

YEAS: SMITH, LIVINGSTON, WEAVER, KURTZ, WASCHER

NAY: WOODWORTH

MOTION CARRIED.

COMMISSIONER / PUBLIC COMMENTS:

Commissioner Smith thinks we're going to see more of these installations.

ADJOURNMENT:

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER WEAVER TO ADJOURN AT 8:12 P.M.

YEAS ALL. MOTION CARRIED.

Tom Kurtz, Secretary

mms

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
August 11, 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 David Bandkau, Mike O'Leary, Thomas Taylor, Craig Weaver and Randy Woodworth.

MEMBERS ABSENT: Commissioner Brent Smith.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager and Director of Community Development; Charles Rau, Building Official; Mr. Scott Perrin of Perrin Construction representing the owners of 1400 E. Monroe, Tri-Mer Corporation. Christian Van Epps, Shiawassee Economic Development Corporation and John Horvath.

AGENDA APPROVAL:

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER WEAVER TO APPROVE THE AGENDA FOR AUGUST 11, 2014.
YEAS ALL. MOTION CARRIED.**

COMMUNICATIONS:

1. Staff memorandum
2. Site Plan submission – 1400 E. Monroe

COMMISSIONER / PUBLIC COMMENTS: None

PUBLIC HEARING: None

SITE PLAN REVIEW: 1400 E. MONROE

Mr. Scott Perrin of Perrin Construction in Durand noted that the owner of Tri-Mer was out of town and that he would be presenting the site plan for the construction of a new building. The company makes pollution control equipment and because they can't produce and assemble the product quickly enough, they need this new building. Eventually they would like to add onto this building also.

Mr. Perrin stated the building will have new gas, water, and restrooms; a rolling crane inside; and overhead front doors. The building will have drain spouts to the east and the parking lot will drain east and north to a ditch and underground drain tile. There is also a ditch on the east side of the property.

Ms. Montenegro noted that the Building Official, Charles Rau, stated there is a 60 foot setback on McMillan and South Street on the corner lots rather than the 30 foot setbacks for any future buildings. Mr. Rau also mentioned there is a future retention pond planned by RWI on the same property.

Mr. Perrin has already made plans for Consumers Energy to move the overhead wires and pole

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON THAT THE OWOSSO PLANNING COMMISSION HEREBY APPROVES THE SITE PLAN FOR 1400 E. MONROE STREET.

YEAS: ALL.

MOTION CARRIED.

COMMISSIONER / PUBLIC COMMENTS:

Christian Van Epps, Shiawassee Economic Development Corporation, introduced himself. He was at the meeting to show support for this project. He is a former Owosso Fellow and has just been hired in at the Chamber of Commerce as a Project Specialist.

ADJOURNMENT:

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER WOODWORTH TO
ADJOURN AT 7:17 P.M.
YEAS ALL. MOTION CARRIED.**

Tom Kurtz, Secretary

mms

8/25

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 payment of Three Hundred Dollars (\$300) to the Treasurer's Office, to cover costs associated with the processing. Checks are to made out to "City of Owosso".
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.
3. Application must be received by the end of the previous month before Planning Commission meeting. The City Council will address the rezoning the month after a Planning Commission meeting makes its recommendations for the rezoning.

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 408 N Water St,
Description: (lot, block or metes and bounds) Victorian Style with carriage house, 1,476 sq. ft.
Frontage in Feet 640 Depth in Feet 132

2. PROPERTY OWNERSHIP: (Name, Address, and Phone Number) 989-725-9113
Lorraine Weckwert 1011 Shawasee, Owosso

3. ZONING REQUEST Current Zoning Res. Requested Zoning OS1
Proposed Use of the Property Professional Svc Office - 1 professional

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:

Appearance of structure both out and inside would remain as is. Very minimal business traffic - only one (1) professional and one (1) employee. We would park behind alley access. Client - park in front.

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

Robert Zabolkar
(Signature of Applicant)

1200 Ward St
(Address)

n/a
(Signature of Co-Applicant)

989.277.9330
(Phone)

- Legal Representative
- Owner
- Option to Purchase

Robert Zabolkar

City of Owosso

408 N. Water Street

August 18, 2014



Legend

Zoning

<all other values>

Z_PRIMARY

<Null>

<Null>

B1

B2

B3

B4

C-OS

I1

I2

OS1

P1

PUD

R1

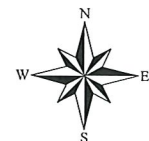
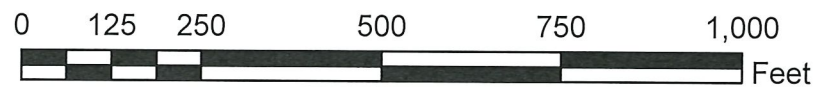
R2

RM1

RM2

City Parcels 2013 Edition

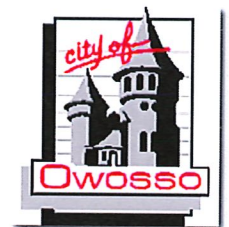
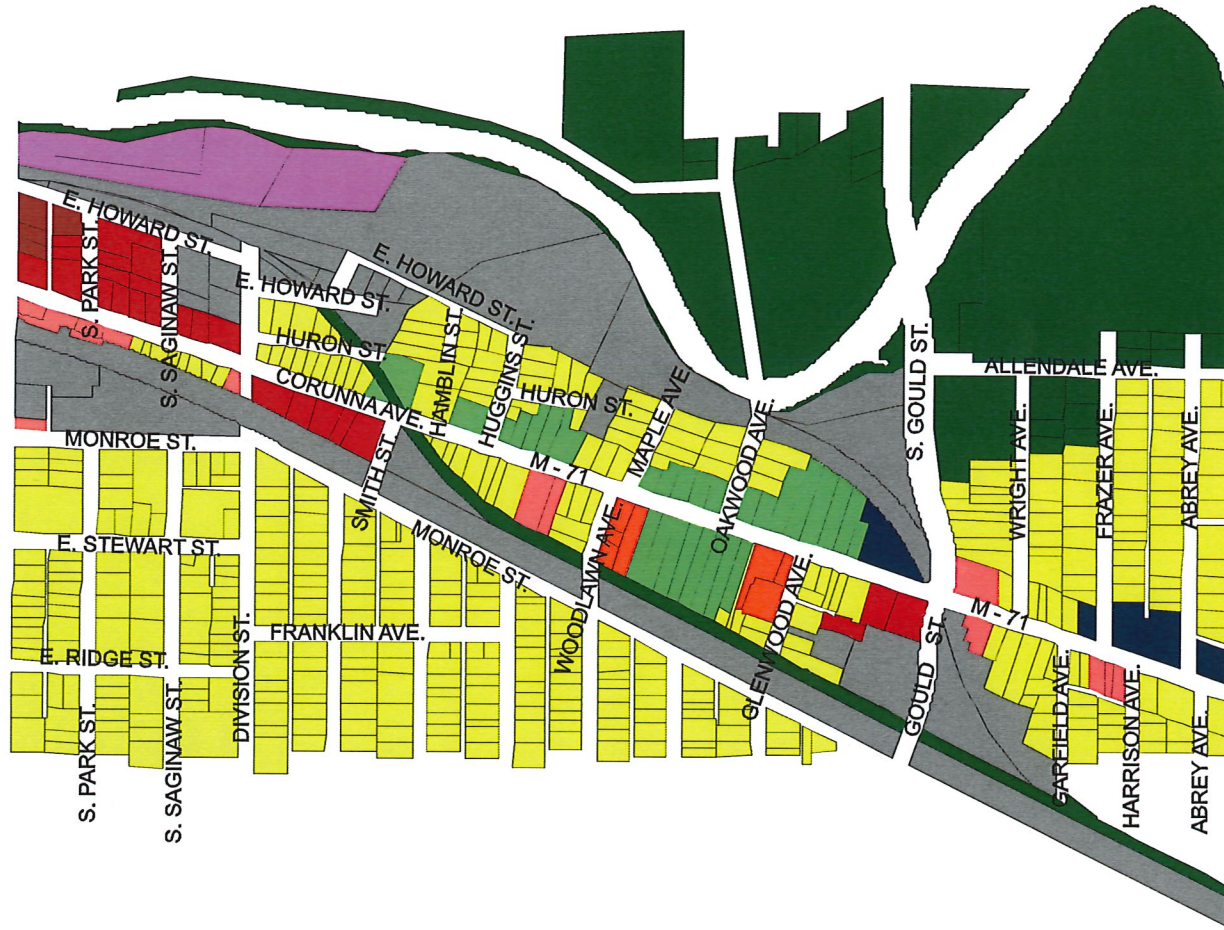
Plat Lines



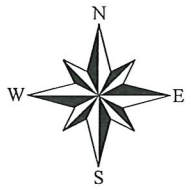
City Of Owosso Future Land Use M-71

Land Uses

-  Prime Agricultural
-  Short Term Agricultural
-  Residential / Agricultural
-  One Family Residential
-  Two Family Residential
-  Multiple Family Residential
-  Multiple Family - High Rise
-  Mobile Home Park
-  Office
-  Local Business
-  Mixed Use/Traditinoal Commercial
-  General Commercial / Office
-  Industrial
-  P-1 Parking
-  Conservation/Flood Plain
-  PUD Planned Unit Development



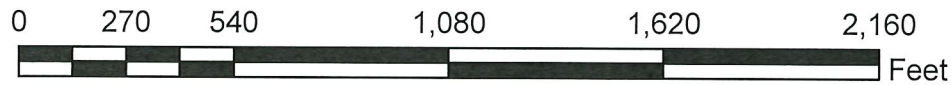
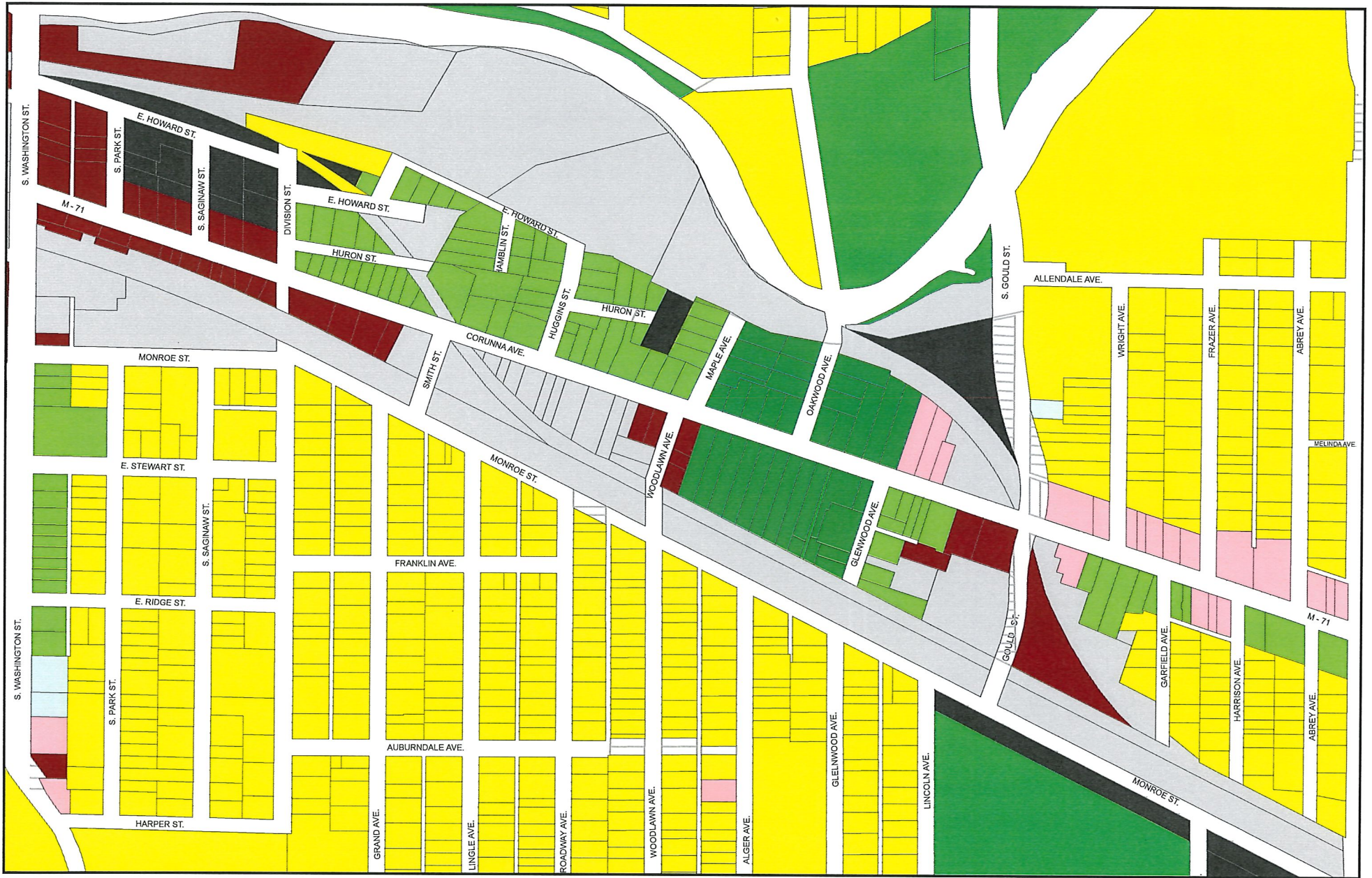
March 8, 2012



City of Owosso

Current Land Use

M-71



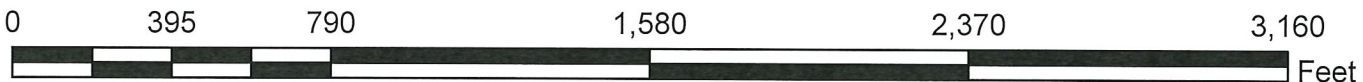
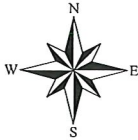
July 2014

City of Owosso

Existing Land Use

M-71

July 2014



M-71 Corridor Zoning Workshop

| | <u>Parcel Address</u> | <u>Current Zoning</u> | <u>Potential Zoning</u> |
|----|-----------------------|-----------------------|-------------------------|
| 1 | 1015 Corunna | B-1 | |
| 2 | 1101 Corunna | B-1 | |
| 3 | 1103 Corunna | B-1 | |
| 4 | 1107 Corunna | B-1 | |
| 5 | 1111 Corunna | B-1 | |
| 6 | 1115 Corunna | B-1 | |
| 7 | 1200 Corunna | R-2 | |
| 8 | 1201 Corunna | B-1 | |
| 9 | 1206 Corunna | R-2 | |
| 10 | 1215 Corunna | B-1 | |
| 11 | 1300 Corunna | R-2 | |
| 12 | 1306 Corunna | R-2 | |
| 13 | 1401 Corunna | B-1 | |
| 14 | 1405 Corunna | B-1 | |
| 15 | 1406 Corunna | R-2 | |
| 16 | 1407 Corunna | B-1 | |
| 17 | 515 Glenwood | R-2 | |
| 18 | 518 Glenwood | RM-1 | |
| 19 | 519 Glenwood | R-2 | |
| 20 | 524 Glenwood | RM-1 | |
| 21 | 525 Glenwood | R-2 | |
| 22 | 527 Glenwood | R-2 | |
| 23 | 528 Glenwood | RM-1 | |
| 24 | 603 Oakwood | RM-1 | |
| 25 | 609 Oakwood | RM-1 | |
| 26 | 615 Oakwood | RM-1 | |
| 27 | 801 Corunna | RM-1 | |
| 28 | 808 Corunna | RM-1 | |
| 29 | 811 Corunna | RM-1 | |
| 30 | 817 Corunna | RM-1 | |
| 31 | 820 Corunna | RM-1 | |
| 32 | 821 Corunna | RM-1 | |
| 33 | 829 Corunna | RM-1 | |
| 34 | 902 Corunna | R-2 | |
| 35 | 903 Corunna | B-1 | |
| 36 | 906 Corunna | R-2 | |
| 37 | 908 Corunna | R-2 | |
| 38 | 909 Corunna | B-1 | |
| 39 | 910 Corunna | R-2 | |
| 40 | 911 Corunna | B-1 | |
| 41 | 914 Corunna | R-2 | |

| | | | |
|----|-------------|-----|--|
| 42 | 915 Corunna | I-1 | |
| 43 | 980 Corunna | R-2 | |
| 44 | 984 Corunna | R-2 | |
| 45 | 986 Corunna | R-2 | |
| 46 | 988 Corunna | R-2 | |
| 47 | 990 Corunna | R-2 | |

Classifications

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

25-Aug-14