

OWOSSO
Planning Commission



Regular Meeting
7:00pm, Tuesday, May 26, 2015
Owosso City Council Chambers



MEMORANDUM

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

DATE: May 15, 2015

TO: Chairman Wascher and the Owosso Planning Commission

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

RE: Planning Commission Meeting: May 26, 2105

The planning commission shall convene at 7:00pm on Tuesday, May 26, 2015 in the city council chambers of city hall. We did not have a quorum for the April meeting so it is imperative that you plan to attend this month's meeting.

This month's meeting will consist of a public hearing for a rezoning request, changes to the I-2 General Industrial zoning language and rezoning along the M-71 Corridor. I have included two additional addresses for commission review on the M-71 list. 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. Hopefully we can set a public hearing for those changes at the next meeting.

On a side note: please mark June 22 as a busy planning commission meeting as there may be three site plan reviews to do that evening plus a public hearing for the rezoning along M-71.

Please feel free to contact me at 989.725.0554 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 27th!

AGENDA
Owosso Planning Commission
Tuesday, May 26, 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: May 26, 2015

APPROVAL OF MINUTES: March 23, 2015 & April 27, 2015 (no quorum)

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from March 23, 2015 & April 27, 2015.
3. Industrial zoning language.
4. Rezoning Application packet for 210 S. Shiawassee.

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. Rezoning of 210 S. Shiawassee – Dollar General.

SITE PLAN REVIEW:

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, June 22, 2015.

**Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on
Tuesday, May 26, 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

Affirmative Resolutions
Owosso Planning Commission
Tuesday, May 26, 2015 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 150526-01

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the agenda of May 26, 2015 as presented.

Ayes: _____
Nays: _____
Approved: ____ Denied: ____

Resolution 150526-02

Motion: _____
Support: _____

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

Ayes: _____
Nays: _____
Approved: ____ Denied: ____

Resolution 150526-03

Motion: _____
Support: _____

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

Ayes: _____
Nays: _____
Approved: ____ Denied: ____

Resolution 150526-04

Motion: _____
Support: _____

The Owosso Planning Commission confirms the zoning changes of the six (6) following properties: 202 S. Shiawassee (parcel 050-660-021-001-00), 206 S. Shiawassee (parcel 050-660-021-003-00), 210 S. Shiawassee (parcel 050-660-021-004-00), 214 S. Shiawassee (parcel 050-660-021-005-00), 511 Clinton (parcel 050-660-021-002-00), 502 S. Genesee (parcel 050-660-021-006-00) and 508 S. Genesee (parcel 050-660-021-007-00) from I-1 Light Industrial zoning to B-1 Local Business District zoning and hereby recommends sending to city council for a public hearing.

OR

The Owosso Planning Commission hereby denies the application for rezoning of the six (6) properties listed above based on the following:

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 150526-05

Motion: _____

Support: _____

The Owosso Planning Commission hereby adjourns the May 26, 2015 meeting, effective at _____pm.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____



April 20, 2015

Ms. Susan Montenegro
Community Development Director
City of Owosso
301 West Main
Owosso, MI 48867

Re: Dollar General Site
S. Shiawasee & Clinton Street

Dear Ms. Monenegro:

Enclosed is the following information for the proposed rezoning of the Dollar General site from I Industrial to B-1 Local Business.

1. Rezoning Application, Rezoning narrative, and addresses.
2. ALTA Survey of the site (3 Copies)
3. \$300 Fee
4. Owner authorization letter

Please process this request for consideration at the May 26th Planning Commission meeting.

If you have any questions, please feel free to contact me.

Sincerely,

Todd R. Stuiwe, P.E.
tstuiwe@exxelengineering.com

**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:

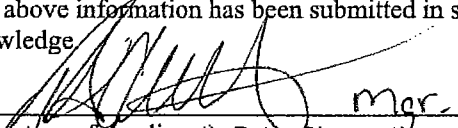
I, (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the Zoning Map as hereinafter requested,

1. **PROPERTY TO BE REZONED:** Street Address Please see attached Exhibit "A"
Description: (lot, block or metes and bounds) Lots 1-4, Al & Bo Williams Addition to the City of Owosso, Michigan
Frontage in Feet 264 Depth in Feet 132
2. **PROPERTY OWNERSHIP:** (Name, Address, and Phone Number)
Henry Family LLC, 603 Clark Avenue, Owosso, MI 48867
3. **ZONING REQUEST** Current Zoning I-Industrial Requested Zoning B-1 Local Business
Proposed Use of the Property Retail Store

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

PLEASE SEE NARRATIVE - ATTACHED

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

 Mar
(Signature of Applicant) Peter Oleszczuk

Midwest V, LLC, 403 Oak St.; Spring Lake, MI 49456

(Address)

(616) 842-2030

(Phone)

(Signature of Co-Applicant)

Legal Representative

Owner

Option to Purchase (See Authorization Letter)

FOR OFFICIAL USE ONLY

Case # _____

Receipt # _____

Date Filed _____

Description Checked _____

Planning Commission Hearing Date _____

Action Taken _____

City Council Hearing Date _____

Action Taken _____



RE-ZONING NARRATIVE

Existing site is zoned "I" Industrial, however the site is currently used for residential purposes. Six (6) small single family rental homes exist on the overall property. The property is surrounded by B-4 General Business to the north, I-Industrial to the west and south, and RM2 - Residential across Shiawassee Street to the east. The entire block of properties is proposed to be combined for a single commercial development, retail store. The proposed zoning is B-1-Local business which is the most restrictive commercial zone. This zone is best suited to service the needs of the local neighborhoods. The proposed zoning and use will have less potential impact to the community than the existing Industrial zoning.

Exhibit "A"

202 S. Shiawassee St	Tax Id# -	050-660-021-001-00
206 S. Shiawassee St	Tax Id# -	050-660-021-003-00
210 S. Shiawassee St	Tax Id# -	050-660-021-004-00
214 S. Shiawassee St	Tax Id# -	050-660-021-005-00
511 Clinton St	Tax Id# -	050-660-021-002-00
502 S. Genessee St	Tax Id# -	050-660-021-006-00
508 S. Genessee St	Tax Id# -	050-660-021-007-00

AUTHORIZATION LETTER

Owner: Rosalyn Henry
508/502 Genesee St.
Property: 511 Clinton St. 202/206/210/214 S. Shiduassee St.
Date: 1/26/15

To Whom It May Concern:

Midwest V, LLC ("Buyer"), 403 Oak Street, Spring Lake, MI 49456, is hereby authorized to act on our behalf in connection with the items listed below as it pertains to the development of our above-referenced Property pursuant to a Purchase and Sale Agreement.

Due diligence – soil testing, geo-technical drilling, surveying, engineering and environmental studies (phase I, phase II and/or BEA).

Permitting – Applications and filings with applicable municipalities for all entitlements, including, but not limited to, site plan approval, rezoning, variances, building permits, and any required construction permits.

Unless otherwise agreed in the Purchase and Sale Agreement, any and all of the foregoing work shall be completed by Buyer at its sole cost and expense. Buyer will return the property to substantially the same condition prior to their work.

Sincerely,

Rosalyn Henry Owner

Buyer Contact Information:

Attn: Peter Oleszczuk
403 Oak Street
Spring Lake, MI 49456
Phone: 616-842-2030 ext. 106
Fax: 616-842-1950

PTO

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
04/17/2015	151096E	DOLLAR GENERAL - REZONING FEE		300.00
DATE 04/17/15			TOTAL	300.00
VENDOR CITY OF OWOSSO				

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.



EXXEL ENGINEERING, INC.
 5252 CLYDE PARK AVE, SW
 GRAND RAPIDS, MI 49509-9788
 PHONE: (616) 531-3660

MACATAWA BANK
 ZEELAND, MI 49464-1210

37314
 74-1384/724

Three Hundred and no/100

PAY
 TO THE
 ORDER
 OF

CITY OF OWOSSO

DATE	AMOUNT
04/17/15	37314 \$300.00

Mary Kettick

OWOSSO

⑈037314⑈ ⑈072413845⑈ ⑈10200⑈ ⑈115⑈ ⑈6⑈

Security features included. Details on back.




MP

City of Owosso

210 S Shiawassee

Legend

Zoning

 <all other values>

Z_PRIMARY

 <Null>

 B1

 B2

 B3


 B4

 C-OS

 I1

 I2

 OS1

 P1

 PUD

 R1

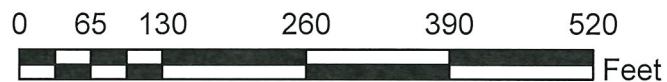
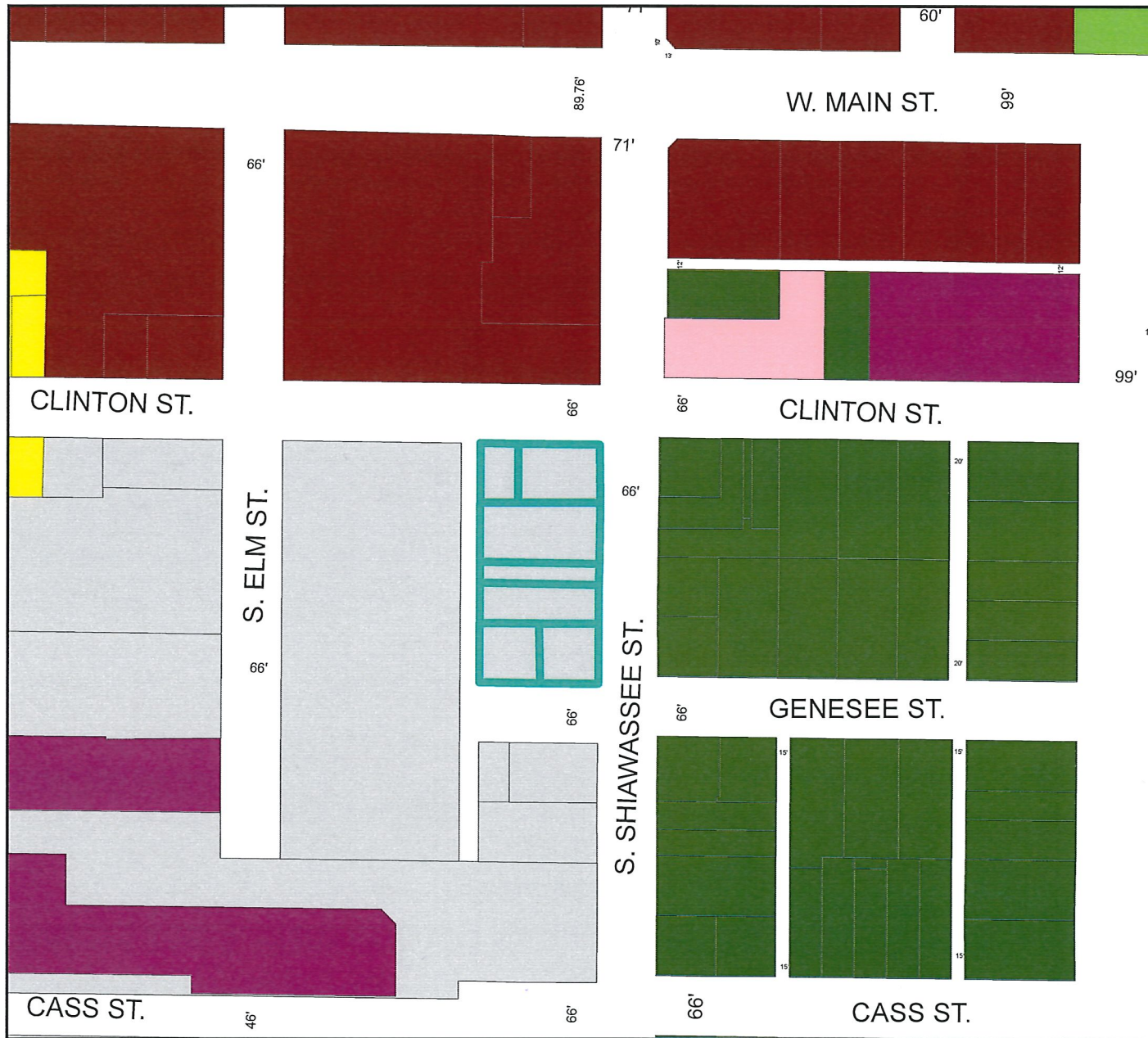
 R2

 RM1

 RM2

 City Parcels 2013 Edition

 Tax ID



OFFICIAL NOTICE OF PROPOSED REZONING

A Public Hearing will be held on Tuesday, May 26, 2015 at or about 7:00 p.m. to receive citizen comment on a proposal to rezone the properties listed below at the Owosso City Planning Commission Regular Meeting. Proposed use of the property would be for retail space.

APPLICANT: #2015-02 Henry Family, LLC.
603 Clark Avenue
Owosso, MI 48867

PROPERTY ADDRESS: 202 S. Shiawassee (parcel 050-660-021-001-00)
206 S. Shiawassee (parcel 050-660-021-003-00)
210 S. Shiawassee (parcel 050-660-021-004-00)
214 S. Shiawassee (parcel 050-660-021-005-00)
511 Clinton (parcel 050-660-021-002-00)
502 S. Genesee (parcel 050-660-021-006-00)
508 S. Genesee (parcel 050-660-021-007-00)

PROPOSED REZONING: FROM: I-1 Light Industrial District
TO: B-1 Local Business District

LOT SIZE: Frontage approximately 264 feet and depth of 132 feet.

MEETING INFORMATION: Owosso City Planning Commission regular meeting on Tuesday, May 26, 2015. The meeting will be held in the lower level of the Owosso City Hall at or soon after 7:00 p.m.

WRITTEN COMMENTS: Written comments may be submitted to the clerk's office at city hall or to Susan Montenegro at susan.montenegro@ci.owosso.mi.us any time prior to the meeting.

As an affected property owner, you are encouraged to acquaint yourself with this proposal and make your position on the request known. Alternative rezoning may result from the Planning Commission findings. Information on this case is on file in the Community Development Office for your review.

Susan Montenegro
Assistant City Manager/Director of Community Development
989.725.0544
susan.montenegro@ci.owosso.mi.us

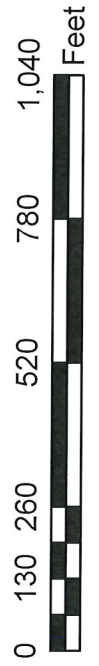
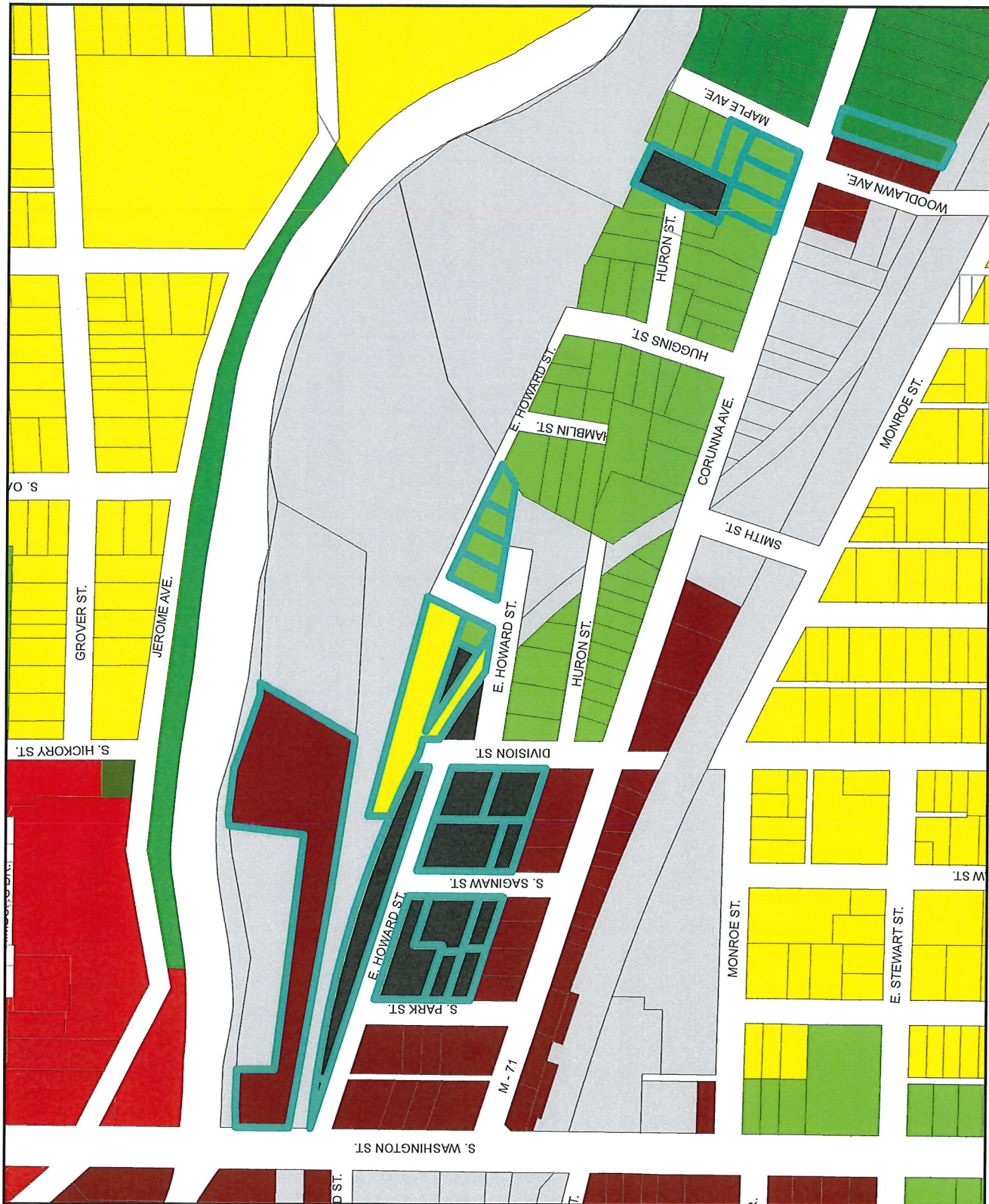
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City of Owosso

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



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.

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;~~
- (2) **Onsite** heating and electric power generating plants, ~~and all necessary uses using conventional fuels or renewable resources;~~
- (3) Gasoline or petroleum storage;
- (4) Railroad yards;
- (5) 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.
- (6) Foundry operations within a closed building.**
- (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) **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.