

*OWOSSO*  
*Planning Commission*



Regular Meeting  
7:00pm, Monday, August 24, 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: August 21, 2015

TO: Chairman Wascher and the Owosso Planning Commission

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

RE: Planning Commission Meeting: August 24, 2105

**The planning commission shall convene at 7:00pm on Monday, August 24, 2015 in the city council chambers of city hall.**

Planning commission will review an application for rezoning of 1405 W. North Street from R-1 to OS-1. Covenant Eyes is in the process of purchasing the old school administration building and will house approximately 15-20 customer service employees in this building.

We will also discuss railroad/yard zoning and site plan language for fencing. Additionally, we should pull out the 2012 Master Plan and see where we are for future land use and zoning goals within the city. You can access the Master Plan on the city website under the planning and zoning department.

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 24th!

**AGENDA**  
**Owosso Planning Commission**  
Monday, August 24, 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: August 24, 2015

APPROVAL OF MINUTES: July 27, 2015

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from July 27, 2015
3. Rezoning application packet for 1405 W. North
4. Public hearing notice for 1405 W. North

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. 1405 W. North rezoning

SITE PLAN REVIEW:

1. None

BUSINESS ITEMS:

None

ITEMS OF DISCUSSION:

1. Railroads/yards - zoning
2. Site plan requirements for fencing – focus on language
3. Future land use and zoning goals

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will be Monday, September 28, 2015.

**Commissioners, please call Sue at 725-0544 if you will be unable to attend the meeting on Monday, August 24, 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, June 22, 2015 at 7:00 p.m.  
Council Chambers – Owosso City Hall  
Owosso, MI 48867

**Resolution 150824-01**

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

The Owosso Planning Commission hereby approves the agenda of August 24, 2015 as presented.

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

**Resolution 150824-02**

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

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

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

**Resolution 150824-03**

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

The Owosso Planning Commission hereby approves the zoning changes for 1405 W. North Street from R-1 to OS-1 (contingent upon closing.)

OR

The Owosso Planning Commission rejects the zoning changes for 1405 W. North Street from R-1 to OS-1 based on the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Resolution 150824-04**

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

The Owosso Planning Commission hereby adjourns the June 22, 2015 meeting, effective at \_\_\_\_\_pm.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_

Denied: \_\_\_\_

MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
COUNCIL CHAMBERS-OWOSSO CITY HALL  
MONDAY JULY 27, 2015, 7:00 P.M.

**CALL MEETING TO ORDER:** Chairman Bill Wascher called the meeting to order at 7:01 p.m.

**PLEDGE OF ALLEGIANCE:** was recited by all present.

**ROLL CALL:** Roll call was taken by Recording Secretary Denice Grace.

**MEMBERS PRESENT:** Chairman Bill Wascher, Secretary Craig Weaver, Commissioner Mike O'Leary, Commissioner Janae Fear, Commissioner Tom Taylor.

**MEMBERS ABSENT:** Commissioner Frank Livingston, Commissioner Brent Smith

**OTHERS PRESENT:** Sue Montenegro Assistant City Manager and Director of Community Development and various residents concerned about the rezoning of the M-71 corridor

**APPROVAL OF AGENDA:**

**MOTION MADE BY COMMISSIONER O'LEARY TO APPROVE THE AGENDA FOR JULY 27, 2015  
SUPPORTED BY COMMISSIONER TOM TAYLOR  
AYES ALL, MOTION CARRIED**

**APPROVAL OF MINUTES:**

**MOTION MADE BY COMMISSIONER MIKE O'LEARY TO APPROVE THE MINUTES OF THE JUNE 22, 2015 MEETING, SUPPORTED BY COMMISSIONER TOM TAYLOR  
AYES ALL, MOTION CARRIED**

**COMMUNICATIONS:**

1. Staff memorandum
2. PC minutes from June 22, 2015
3. Public hearing notice
4. 111 S. Lansing Street parking lot site plan and comments

**COMMISSIONER/PUBLIC COMMENTS:** None

**PUBLIC HEARINGS:**

1. M-71 Corridor rezoning  
Albert Phillips -401 Corunna Ave, Owosso representing her area to ask the Commission not to pass the rezoning. She complained about one industrial business in particular who has stacks of metal racks that could be a potential safety hazard. She questioned why there was a need for any rezoning. Commissioner Taylor said the rezoning was to have consistency in zoning and to adhere to the City's Master Plan.

Tom Manke - Owosso Township representing Friends and Community Owosso questioned the stacks of stuff at the end of Huron Street. Sue Montenegro comment that part of the section is

own by the railroad and the city has been working with the owner of the business regarding code violations. Mr. Manke is worried about the safety of nearby residents.

Thomas Copeland -429 E. Howard St. is looking to sell his property and is worried that his property value will go down if the area is rezoned as Industrial.

Dale Frazier- 211 Corunna Ave questioned the addition of properties at 429 E. Howard St., 514 S. Saginaw St., 515 S. Park St., 517 S. Park St., an unnumbered house on S. Park St., and E. Howard St. that should not be on the list as they had already previously been on the list. Secretary Weaver apologized or the oversight.

Rod Rust- E. Howard St. owns property by the tracks. He said the issue was discussed in a previous meeting and was also going to be taken off the rezoning list. Secretary Weaver said it was a possibility that the property was on the list and apologized for the error. The public hearing process was explained to Mr. Rust and explained that the Planning Commission is just an advisory group and that the final vote on the rezoning goes to the Owosso City Council.

The public hearing was closed at 7:46

**MOTION**

**COMMISSIONER CRAIG WEAVER MADE A MOTION THAT THE COMMISSION GO FORWARD WITH RECOMMENDING THE REZONING MINUS THE PROPERTIES REPRESENTED AT THE MEETING. COMMISSIONER MIKE O'LEARY SUPPORTED THE MOTION  
AYES ALL, MOTION CARRIED**

**SITE PLAN REVIEW**

1. 111 S. Lansing Street parking lot

Sue Montenegro reported that the city owns the lot and wants to put a city parking lot on the property. A house on the property has been demolished and a tree was removed. Cars would enter the lot on S. Lansing Street and would exit through the alley way. Angle parking would give the maximum number of parking spots. Chained link fencing would border the property and be 6ft tall. Chairman Wascher questioned whether the fence would go all the way to the right away. Sue Montenegro said it would be offset by 1 ft.

Commissioner Fear questioned why they were considering a chain link fence as opposed to something more esthetically pleasing to the eye. Chairman Wascher reported that nearby House of Wheels has the same kind of chain link fence so it would be consistent in type of fencing in the area.

Commissioner Taylor asked about lighting for the lot. Sue Montenegro said that there was lighting on a pole which would shine on the lot. Too much lighting would affect the people living in nearby apartments but there must be enough for safety concerns.

Sue Montenegro reported that there would be a two hour parking limit and no overnight parking. The lot would use the existing drain system in the center of the lot.

**MOTION**

**MOTION BY COMMISSIONER O'LEARY, SUPPORT BY COMMISSIONER TAYLOR TO APPROVE THE PARKING LOT SITE PLAN FOR 111 S. LANSING STREET CONTINGENT ON THREE THINGS 1. THEY MAKE A MORE DURABLE, PLEASING SCREENED FENCE 2. THAT LIGHTING MEETS THE GENERALLY ACCEPTED STANDARDS FOR PARKING LOTS 3. THEY MUST FOLLOW THE ORDINANCE FOR FENCE HEIGHT RESTRICTIONS AT THE SIDEWALK.**

**AYES ALL, MOTION CARRIED**

**BUSINESS ITEMS:**

1. Annual election of officers

Commissioner Taylor nominated current Chairman Wascher to continue as chair, seconded by Commissioner Weaver

Commissioner Taylor nominated Commissioner Weaver for vice-chair, seconded by Commission O'Leary

Commissioner Taylor nominated Commissioner Fear for the office of Secretary, supported by Commissioner O'Leary

Ayes All, Nominations confirmed

**ITEMS OF DISCUSSION:** None

**COMMISSIONER/PUBLIC COMMENTS:** Commissioner Taylor asked about the status of some city projects which seem to have stagnated such as Quoba Restaurant, the Armory Project, The Brewery, and Lincoln School project. Assistant City Manager Montenegro reported on the status of each project.

**ADJOURNMENT:**

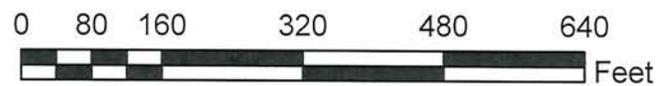
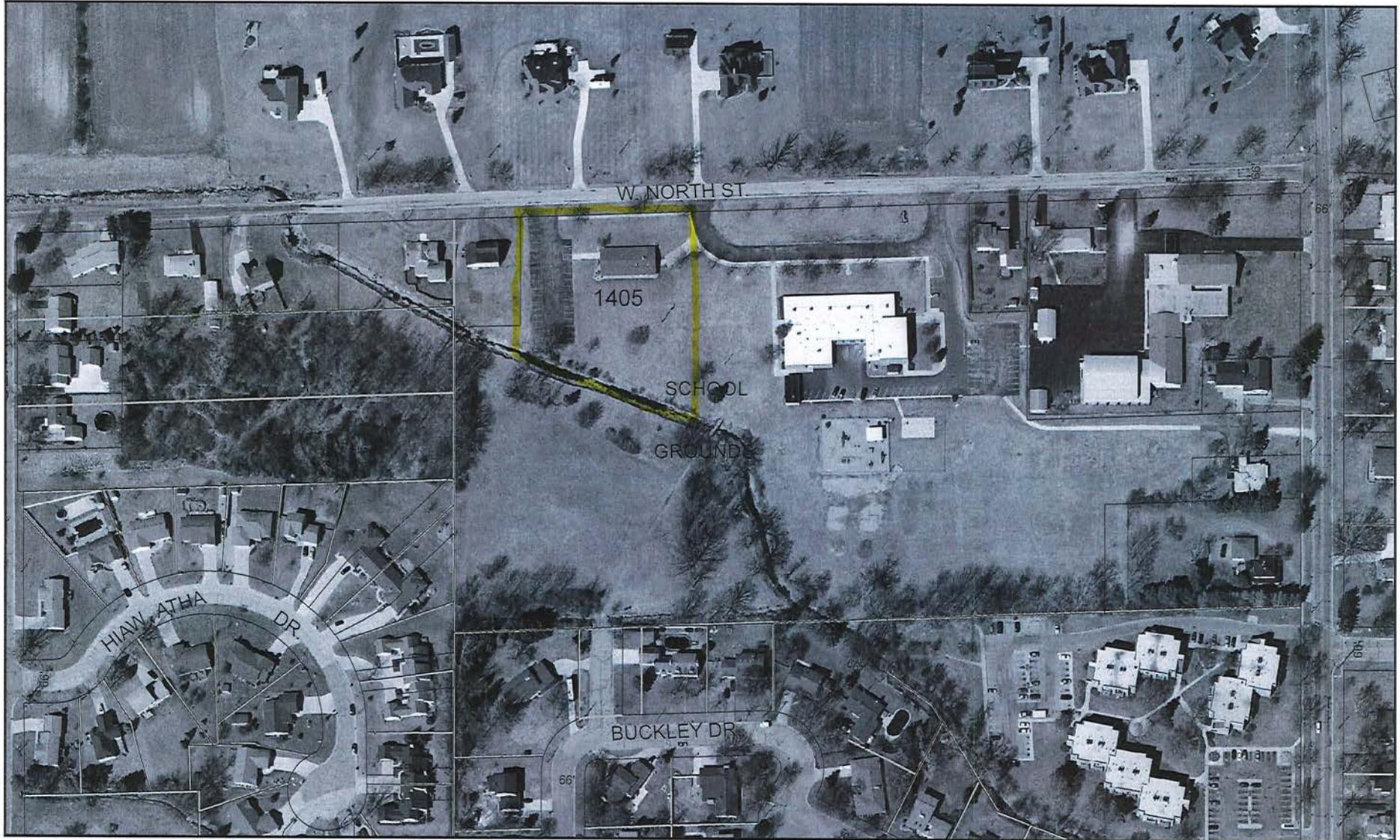
**COMMISSIONER TAYLOR MADE THE MOTION TO ADJOURN AT 8:49, SUPPORTED BY COMMISSIONER WEAVER**

**AYES ALL, MOTION CARRIED**

Next meeting Monday, August 24, 2015

# City of Owosso

1405 W. North Street  
Rezoning Request



August 5, 2015

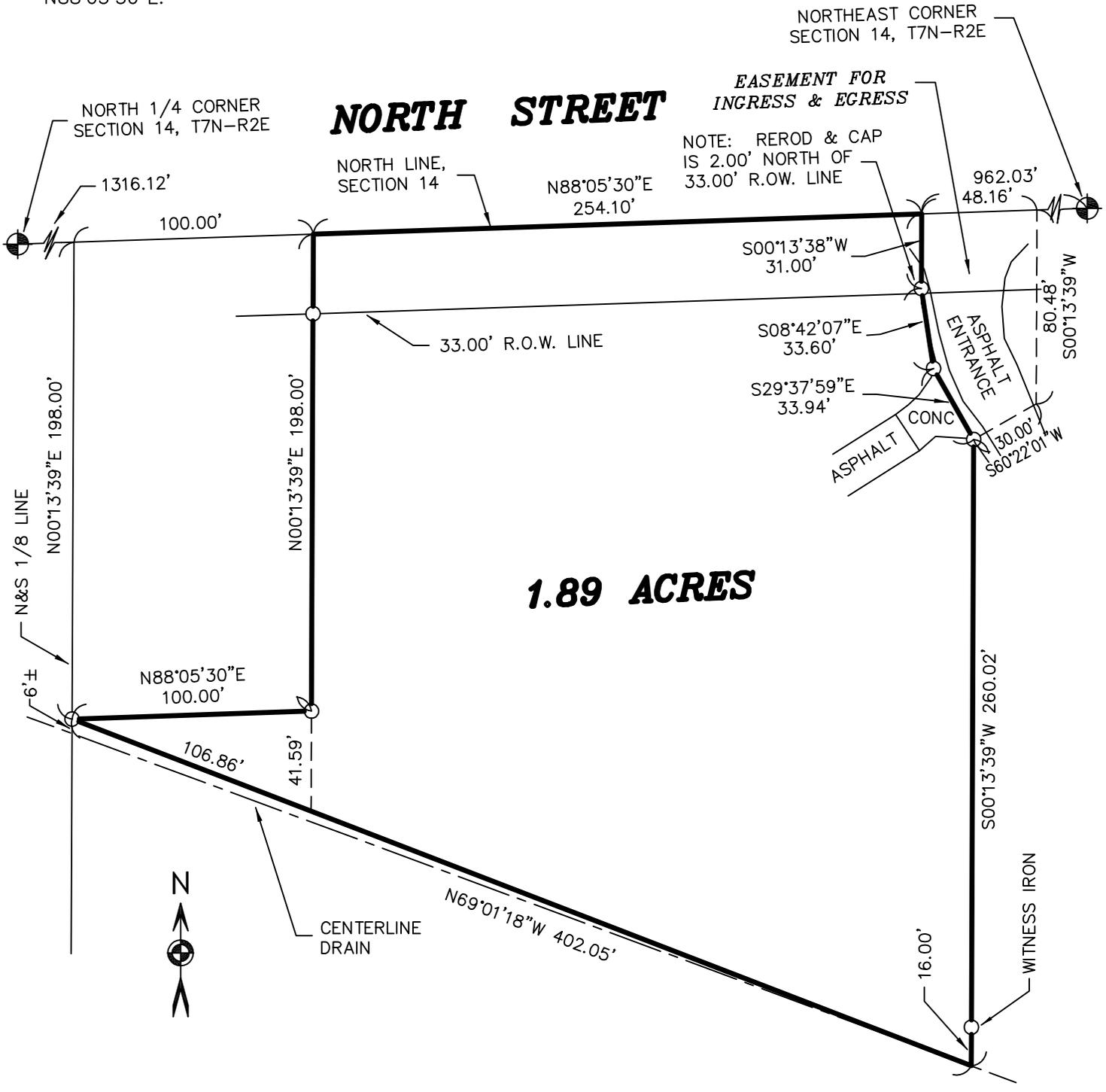
# CERTIFICATE OF LAND SURVEY

SEE SHEET #2 OF 2 FOR DESCRIPTIONS.

**NOTES:**

- Rerods, 18" in length, with cap #24622, were driven at all points marked thus:○
- The bearing of the North line of Section 14 was assumed N88°05'30"E.

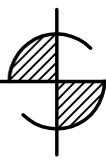
## NORTH STREET



**1.89 ACRES**

CLIENT: <u>Covenant Eyes</u> DATE: <u>August 13, 2015</u> SCALE: <u>1" = 60'</u> JOB NO. <u>26256</u>	Section 14, T7N-R2E, Owosso Township, Shiawassee County, Michigan	Sheet #1 of 2
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I hereby certify that I have surveyed and mapped the land above platted and/or described on 08/11/15 and that the ratio of closure on the unadjusted field observations of such survey was 1:10,000 and that all of the requirements of P.A. 132 of 1970 have been complied with.

	<b>LANDMARK SURVEYING</b> 204 N. SHIAWASSEE ST. OWOSSO, MI 48867 (989) 725-8725 (810) 659-1053 FAX (989) 725-2452 landmark@michonline.net	Mark L. VanRaemdonck, Michigan PS 24622
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## CERTIFICATE OF LAND SURVEY

**DESCRIPTION:** Part of the Northeast 1/4 of the Northeast 1/4 of Section 14, T7N-R2E, Owosso Township, Shiawassee County, Michigan, described as beginning at a point that is S88°05'30"W on the North line of said Section 14 a distance of 962.03 feet from the Northeast corner of said Section 14; thence S00°13'38"W 31.00 feet; thence S08°42'07"E 33.60 feet; thence S29°37'59"E 33.94 feet; thence S00°13'39"W 260.02 feet; thence N69°01'18"W 402.05 feet to the North and South 1/8 line in the Northeast 1/4 of said Section 14; thence N88°05'30"E 100.00 feet; thence N00°13'39"E parallel with said North and South 1/8 line a distance of 198.00 feet to the North line of said Section 14; thence N88°05'30"E on said North line a distance of 254.10 feet to the point of beginning, containing 1.89 acres, more or less. Including a non-exclusive easement for ingress and egress described as beginning at a point that is S88°05'30"W on the North line of said Section 14 a distance of 913.87 feet from the Northeast corner of said Section 14; thence S00°13'39"W 80.48 feet; thence S60°22'01"W 30.00 feet; thence N29°37'59"W 33.94 feet; thence N08°42'07"W 33.60 feet; thence N00°13'38"E 31.00 feet to the North line of said Section 14; thence N88°05'30"E on said North line a distance of 48.16 feet to the point of beginning. Subject to the use of the Northerly 33.00 feet thereof as North Street. Also subject to all other easements and restrictions of record.

**SECTION CORNER WITNESSES:**

Northeast corner Section 14, T7N-R2E

Harrison Marker in Monument Box  
N80°E 29.90' REI cap & nail S. face 36" Oak  
S35°E 47.78' Top cen. fire hydrant  
S35°W 35.00' NE face 2" dia. steel road sign post  
N40°W 35.35' N&T SW face util. pole  
N00°00'22"W 2640.90' Harrison marker at K-4

CLIENT: Covenant Eyes

Section 14, T7N-R2E

Sheet #2 of 2

DATE: August 13, 2015

Owosso Township

Shiawassee County

JOB NO: 26256

Michigan



By \_\_\_\_\_

MARK L. VANRAEMDONCK  
Professional Surveyor  
Michigan No. 24622

204 N. Shiawassee St. (M-52)  
Owosso, Michigan 48867

TEL: (989) 725-8725  
(810) 659-1053  
FAX: (989) 725-2452  
landmark@michonline.net

# OFFICIAL NOTICE OF PROPOSED REZONING

A Public Hearing will be held on a proposal to rezone the properties described below at the Owosso City Planning Commission Regular Meeting on Monday, August 24, 2015. Proposed use of the property would be for professional office space.

APPLICANT: #2015-03                      Covenant Eyes  
    1525 W. King Street  
    Owosso, MI 48867

PROPERTY ADDRESS:                      1405 W. North Street

PROPOSED REZONING:                      FROM: R-1 One Family Residential District  
    TO:     OS-1 Office Service District

PROPERTY DESCRIPTION:                      parcel number will be assigned at a later date for 1405 W. King Street.

LOT SIZE:    1405 W. North is approximately 251 feet wide starting from the North West point of the property, Exact dimensions will be established once a survey is complete and the parcel split has been completed.

MEETING INFORMATION:                      Owosso City Planning Commission regular meeting on Monday, August 24, 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](mailto:susan.montenegro@ci.owosso.mi.us) any time prior to the meeting.

Further 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](mailto:susan.montenegro@ci.owosso.mi.us)

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