

*OWOSSO*  
*Planning Commission*



Regular Meeting  
7:00pm, Monday, March 23, 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: March 20, 2015

TO: Chairman Wascher and the Owosso Planning Commission

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

RE: Planning Commission Meeting: March 23, 2105

**The planning commission shall convene at 7:00pm on Monday, March 23, 2015 in the city council chambers of city hall.**

We have a site plan review for Machine Tool & Gear located at 401 S. Chestnut Street. Staff review is attached to the packet with no real concerns listed. We will discuss the M-71 Corridor rezoning concerns from last month's public hearing. Additionally, we will revisit the industrial zoning language in the Code of Ordinances. I believe this will be a good meeting.

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 23<sup>rd</sup>!

**AGENDA**  
**Owosso Planning Commission**  
Monday, March 23, 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:        March 23, 2015

APPROVAL OF MINUTES:       February 23, 2015

COMMUNICATIONS:

1.        Staff memorandum.
2.        PC minutes from February 23, 2015.
3.        Machine Tool & Gear Site Plan Review – 401 S. Chestnut.

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1.        None.

SITE PLAN REVIEW:

1.        Machine Tool & Gear 401 S. Chestnut.

BUSINESS ITEMS:

1.        M-71 rezoning.
2.        Industrial zoning language

ITEMS OF DISCUSSION:

1.        None.

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT:        Next meeting will be Monday, April 27, 2015.

**Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, March 23, 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, March 23, 2015 at 7:00 p.m.  
Council Chambers – Owosso City Hall  
Owosso, MI 48867

**Resolution 150323-01**

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

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

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

**Resolution 150323-02**

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

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

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

**Resolution 150323-03**

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

The Owosso Planning Commission hereby approves the application for site plan review for Machine Tool & Gear, 401 S. Chestnut Street, parcel # 050-546-000-017-00 as applied and attached hereto in plans dated March 2015.

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

**Resolution 150323-04**

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

The Owosso Planning Commission hereby adjourns the March 23, 2015 meeting, effective at \_\_\_\_\_pm.

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

**MINUTES**  
**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**Council Chambers, City Hall**  
**February 23, 2015 – 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 Francis Livingston, Secretary Tom Kurtz (arrived 7:03 p.m.), Commissioners David Bandkau, Mike O’Leary, Craig Weaver, and Randy Woodworth.

**MEMBERS ABSENT:** Commissioners, Brent Smith and Thomas Taylor.

**OTHERS PRESENT:** Susan Montenegro, Assistant City Manager and Director of Community Development; Janae Fear, Independent; Charles Rau, Building Official; many audience members in attendance for the rezoning.

**AGENDA APPROVAL:**  
**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER O’LEARY TO APPROVE THE AGENDA FOR FEBRUARY 23, 2015.**  
**YEAS ALL. MOTION CARRIED.**

**MINUTES APPROVAL:**  
**MOTION BY COMMISSIONER WEAVER, SUPPORTED BY COMMISSIONER BANDKAU TO APPROVE THE MINUTES FOR THE MEETING FOR JANUARY 26, 2015.**  
**YEAS ALL. MOTION CARRIED.**

- COMMUNICATIONS:**
1. Staff memorandum.
  2. PC minutes from January 26, 2015
  3. Smoking lounge ordinances for review
  4. New site plan application for review

**COMMISSIONER / PUBLIC COMMENTS:** None

**PUBLIC HEARING:** M-71 Corridor Rezoning  
Ms. Susan Montenegro, Assistant City Manager and Director of Community Development introduced herself and welcomed the audience. She mentioned the proposed change for the M-71 Corridor rezoning and said that nothing has been changed yet.

Commissioner Kurtz arrived at 7:03 p.m.

Public hearing began at 7:03 p.m.

Ms. Michelle Hall asked why her property is being rezoned at 406 Maple. It’s residential now. Rumor has it that at some point the railroad wants to expand. Chairman Wascher replied that the city’s master plan was done a couple years ago and this brings the zoning more in line with that plan. Nothing to do with what the railroad is planning to do. Newspaper says there is something from Detroit to Traverse City. Per Chairman Wascher that is on existing track. That has nothing to do with this rezoning.

Mr. Dale Frasier is the owner of D & L Auto Sales and also 510, 514 S Saginaw; 517 S. Park. He wants to go for I-2 and put up a warehouse for used parts in the future. I put \$100,000 in used parts last year. I had to fix this property and make it right and now I have to fight you. Chairman Wascher said that we had no idea what you were doing and now we have a better understanding. Mr. Frasier continued it's not a junk yard. I'll be building a new building like a wholesale. Commissioner Woodworth said that we actually gave thoughtful consideration to your site. We saw what you have done, but had no understanding of what your plan was. We spoke positively about your property. That's why we have this open forum tonight.

Commissioner Bandkau asked if this is your intent only to do open warehousing. It sounds like an I-1 is a better zoning. Our concern about an I-2 zoning has a significant environmental impact. Because it is close to town and residential areas, we're trying to protect the air quality, etc. A garbage incinerator is legal in I-2 and no one wants one to be near residential or near downtown.

Mark Hanna came to the podium and stated that he represents Mr. Frasier. He asked Commissioner Bandkau to read what is permitted in I-2 zoning. Commissioner Bandkau read such. Mr. Hanna said that I-2 is compatible with his future intended use. Mr. Frasier strongly objects to changing from I-2.

Mr. Lonnie Carlson, 638 Corunna Avenue has an empty lot to sell vehicles from. If it's rezoned to residential, he would not like that changed because it would keep him from putting vehicles out there to sell. 634 Corunna Avenue is next to him. He was thinking about purchasing that as well and he doesn't want that changed either. Commissioner Weaver said they were trying to make it continuous zoning rather than spot zoning – everything else is I-1. Mr. Carlson wants to keep it B-4 for his business. Commissioner Kurtz noted that any time the zoning is changed; the permitted use is allowed to exist. It only changes if the use is changed.

Mr. Hanna spoke about the issue of non-conforming use and the future use of properties. When someone owns a business, they count on current income and count on future value of the business after years of development. Change of zoning could cut that off. Mr. Hanna submits that the commission is moving against the will of the people. Chairman Wascher said the zoning change doesn't change the zoning use. Commissioner Kurtz said if the zoning changes, he can continue that use.

Mr. Les Donelson owns the property in front of Mr. Frasier. It's zoned I-1; 515 S. Park St. He bought it because of the zoning. You are proposing to change it to B-4. Doesn't that destroy the value of the property? Commissioner Woodworth says B-4 is more palatable to some users. Some people pay more for business use than industrial. Depends on location. Mr. Hanna said that zoning actually sets the value. Commissioner Woodworth said we are dealing with highest and best use according to the master plan. Mr. Hanna said the plan doesn't have any more weight than what people are demanding. Industrial is more valuable than business.

Mr. Roger Snyder, 211 N. Washington, stated that the master plan of 2012 is the worst thing the city has ever had. This is all nonsense. Let people do what they want to do. You must want to put people out of business.

Ms. Christie Moorman asked what is the master plan and what has to be complied with. Chairman Washer answer that the state required every community to have a master plan. Ms. Moorman asked what is the master plan goal? Commissioner Weaver answered that they are trying to develop areas of residential and to put industrial in other areas. Ms. Moorman then talked about having public meetings. Commissioner Woodworth said that all meetings are public that this is also a public meeting. This commission will make decisions based on the new information from tonight. The process is working.

Commissioner Bandkau stated the next step is that recommendation will be made. At that point this commission will go back to drawing board. If the public is in line with commission, then we make a recommendation to council; then it goes to public hearing again to council. There is a lot of opportunity to make the public opinion known.

Mr. Rod Rust stated that he owned property on Howard Street along the tracks. What he bought was industrial property – that's why he bought it. What with railroad stuff going on, he doesn't want the zoning changed. Maybe the railroad would be interested in getting it back.

Public hearing closed at 7:42 pm

**MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER WEAVER TO STUDY THE MINUTES FROM THIS MEETING AND HAVE A DEEPER CONVERSATION ABOUT THIS AT THE MARCH MEETING OF THE PLANNING COMMISSION.  
YEAS ALL. MOTION CARRIED.**

**SITE PLAN REVIEW: None**

**BUSINESS ITEMS:**

**1. Smoking (Hookah) Lounge Language for Owosso Code of Ordinance.**

Commissioner Bandkau asked about the smoke in the buildings. Building Official Charles Rau said it would be under the Michigan Mechanical Code – they would have to get a permit and air changers would be required. This is already enforced.

Ms. Montenegro encourages passing this because it will take two more meetings through Council. Discussion on considering shared usage – the statute prohibits a joint use facility. Should we add Item #5. Smoking lounges have to be 1000 feet from medicinal marihuana dispensaries?

Commissioner Bandkau asked if they are permitted in the same facility, suppose there is one that opens halfway down Washington and Ball, and we have the existing tobacco specialty shop. Now we have forced two within 1000 feet or you have prohibit the other one? Where do you go with that? Commissioner Kurtz noted that they would go to Zoning Board of Appeals for a special use case.

**MOTION BY COMMISSIONER WEAVER, SUPPORTED BY WOODWORTH THAT THE OWOSSO PLANNING COMMISSION HEREBY RECOMMENDS TO THE OWOSSO CITY COUNCIL AMEND THE FOLLOWING ORDINANCE BY ADDING, SECTION J TO SECTION 38-217, PRINCIPAL USES PERMITTED TO THE OWOSSO CODE OF ORDINANCES:**

**J. SMOKING LOUNGES SHALL NOT BE LOCATED WITHIN ONE THOUSAND (1,000) FEET OF ANOTHER SMOKING LOUNGE, ANY PARK IDENTIFIED AND SO SIGNED BY THE CITY, OR ANY PUBLIC OR PRIVATE SCHOOL, COLLEGE, OR UNIVERSITY PROPERTY, NOR SHALL ANY SMOKING LOUNGE BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF THE FOLLOWING USES, AS DEFINED AND MEASURED BY THE MICHIGAN LIQUOR CONTROL ACT, MCL 436.15031:**

- 1. ANY HOUSE OF WORSHIP;**
- 2. ANY PARCEL ZONED AND USED FOR RESIDENTIAL PURPOSES;**
- 3. ANY LICENSED DAY CARE FACILITY;**
- 4. ANY PUBLIC LIBRARY.**

Public comment:

A representative from the Hickory Lounge commented that the non-smoking law has killed their business. Can they have both a smoking lounge and drinking? They have had to reduce the number of employees at their establishment because they don't have the clientele because they can't allow smoking.

Bandkau agrees that it doesn't make sense. The state implemented that rule about not smoking, but then implemented the rule about smoking bars. Medicinal marijuana was allowed in 2012. In December it was going to be allowed in a smoking lounge.

Ms. Christie Moorman wants to be able to have a smoking bar. Commissioner Woodworth doesn't disagree, but we've been handed a loophole from the state. This isn't a city ordinance we're dealing with. We're just trying to deal with the state law. I don't think we can do anything legally to help your situation.

Commissioner Kurtz suggested contacting the state. They have both done that per Ms. Mooman. Washington DC has classes of use. Cigar bars that also hold liquor licenses. Commissioner O'Leary said there is a tremendous over regulation.

Building Official Rau stated that in the Mechanical Code of 2012, Table 403.3, there is a classification.

**AYES: BANDKAU, KURTZ, LIVINGSTON, WASCHER, WEAVER, WOODWORTH.  
NAYS: O'LEARY  
MOTION CARRIED.**

## **2. Smoking (Hookah) Lounge Language for Owosso Code or Ordinance.**

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON THAT THE OWOSSO PLANNING COMMISSION HEREBY RECOMMENDS ADDING THE FOLLOWING DEFINITION TO SECTION 38-5. -DEFINITIONS OF THE OWOSSO CODE OF ORDINANCES: SMOKING LOUNGE SHALL MEAN AN ESTABLISHMENT, WHICH HAS A STATE ISSUED SMOKING BAN EXEMPTION CERTIFICATE, AND THAT ALLOWS SMOKING OF TOBACCO PRODUCTS OR NON-TOBACCO PRODUCTS OR SUBSTANCES ON THE PREMISES. THE TERM "SMOKING LOUNGE" INCLUDES, BUT IS NOT LIMITED TO, FACILITIES COMMONLY DESCRIBED AS TOBACCO RETAIL SPECIALTY STORES, CIGAR BARS AND LOUNGES, HOOKAH CAFES AND LOUNGES, TOBACCO BARS AND LOUNGES, TOBACCO CLUBS OR 0% NICOTINE ESTABLISHMENTS.**

**AYES: BANDKAU, KURTZ, LIVINGSTON, WASCHER, WEAVER, WOODWORTH.  
NAYS: O'LEARY  
MOTION CARRIED.**

### **ITEMS OF DISCUSSION:**

#### **1. NEW SITE PLAN APPLICATION FOR REVIEW**

Ms. Montenegro introduced a new four page form for site plan reviews. Discussion about the design followed. Commissioner Kurtz commented that it needs another column for not required. Some items are not required. An example is that not every building has a sign. Based on staff review whether it is required to go to planning commission. Commissioner O'Leary asked about a performance bond. Commissioner Woodworth said that the Building Official also has the right to not give them a Certificate of Occupancy.

Commissioner Bandkau suggested a comment box be added. Too many columns may become laborious. He also suggested putting the ten most important items at the top of the list. Commissioner Kurtz wants to see this at the next meeting. Discussion continued that the flood plain should be on the list. Three state highways meet in the city; MDOT may be involved. Discussion to be continued at the next meeting.

#### **2 REVIEW OF PARKING ORDINANCE REQUIREMENTS – ZONING BOARD OF APPEALS ASKS PLANNING COMMISSION TO CONSIDER REVISIONS TO SECTION 38-380 (e) (1) FOR INDUSTRIAL PARKING AS THEY APPEAR TO BE OUTDATED.**

Ms Montenegro noted that the Zoning Board of Appeals requested that the Planning Commission review Section 38-380 (e) (1) FOR INDUSTRIAL PARKING ordinance for the way it is written. A recent business didn't need as many parking spaces as required by the square footage of the addition they were building.

Commissioner Woodworth commented that he has seen some parking on the lawns around industrial areas. We have a good recourse right now with the ZBA. It's tough to nail down one type of parking ordinance to encompass every style of industrial use.

Commissioner Bandkau commented could we simply strike a portion? Chairman Wascher asked if they approved it, they could sell it and some other manufacturer comes in and doesn't have adequate parking. Commissioner Kurtz agrees this is a ZBA issue. No change at this time – this has such a potential variation.

**MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY O'LEARY TO ADD LIGHT INDUSTRIAL I-1 TO ITEMS OF DISCUSSION TO THE AGENDA.**

**AYES: ALL.**

**MOTION CARRIED.**

**3 REVIEW LIGHT INDUSTRIAL I-1 ZONING.**

Commissioner Bandkau started discussion about adding Item 13 to Section 38-291 regarding investment casting, and to add something like "enclosed and probably ventilated" regarding spray ceramic powder coating for small scale foundries.

Discussion among the commissioners noted that a proprietor has been working with a lot of different metals that could be hazardous metals. We need to open I-1 with more in depth conversation. We need to be careful how much is permitted with specific language. More recent innovations in metal makes our ordinances appear to be outdated. Possible variances may be necessary in specific instances.

Discussion continued about an on-site generator. Building Official Rau was asked about what could be allowed. Rau said a generator could have a curtain around it to muffle noise in the residential area.

**COMMISSIONER / PUBLIC COMMENTS:** None

**ADJOURNMENT:**

**MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER KURTZ TO ADJOURN AT 8:44 P.M. UNTIL NEXT MEETING ON MARCH 23, 2015**

**YEAS ALL. MOTION CARRIED.**

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Tom Kurtz, Secretary

mms

**City of Owosso Planning Commission Staff Report  
401 S. Chestnut Street – Machine Tool & Gear**

**TO:** Planning commission  
**FROM:** Susan Montenegro, asst. city manager/director of community development  
**SUBJECT:** Site plan approval request for 401 S. Chestnut – Machine Tool & Gear

**PETITIONER’S REQUEST AND BACKGROUND MATERIALS**

**Location** 401 S. Chestnut Street, parcel # 050-654-000-017-00

**Surrounding land uses and zoning**

	LAND USE	ZONING
North	Huron & Eastern Railroad	I-1
East	City of Owosso Property	R-1
South	CRM – Owosso, LLC.	I-1
West	Owosso Township – Industrial use	?

**Comparison chart**

	EXISTING	PROPOSED
Zoning	I-1	same
Gross lot area	18.83 acres	same
Setbacks- North East South West	20”  20’ 91’	Unchanged Still within limits 20’ unchanged
Parking		105 spaces (variance approved by ZBA)

**Planning background**

The only issue is that of required number of parking spaces according the Zoning Ordinance; however, applicant obtained a variance for the required amount of parking space from the Zoning Board of Appeals at its February 17, 2015 meeting. Please see variance motion below:

NONUSE VARIANCE REQUEST – 401 S. CHESTNUT # 2015-01

Motion by board member Horvath, supported by board member Jozwiak that after reviewing the case for 401 S. Chestnut Street, parcel number 050-546-000-017-00, the zoning board of appeals hereby makes the following findings:

1. The request is not self-created, but rather created by outdated Ordinance requirement.
2. The request would create a practical difficulty because there will only be 71 employees using the lot at any given time rather than the required by ordinance 152 spaces.

Based on those findings, the Owosso zoning board of appeals hereby approves the petition to permit the nonuse variance request as described in the petition application.

AYES: HORVATH, JOZWIAK, AND EVELETH.

NAYS: NONE

ABSENT: HORTON, TELESZ, AND WASCHER.

MOTION CARRIED.

### Utilities and Engineering

All surface drainage from the addition will drain easterly, away from the road. The drainage will be handled by a retention basin, same as suggested in the preliminary review. Sizing is not noted, but trust Spicer Group has it adequately sized. Are there engineering calculations to support this? In summary, the plan looks OK.

### Building

There are two separate parking lot areas on this site. The front parking area has 33 spaces which would require two (2) accessible spaces with the first one being a van accessible space. The rear parking area has 52 spaces which would require three (3) accessible spaces with the first one being van accessible. This will be required if there are different accessible entrances to the building. Also the number of required parking spaces has to be figured out per the zoning requirements.

#### 1: 1106.6 Location.

*Accessible* parking spaces shall be located on the shortest *accessible route* of travel from adjacent parking to an *accessible* building entrance. In parking facilities that do not serve a particular building, *accessible* parking spaces shall be located on the shortest route to an *accessible* pedestrian entrance to the parking facility. Where buildings have multiple *accessible* entrances with adjacent parking, *accessible* parking spaces shall be dispersed and located near the *accessible* entrances.

#### 2: 1106.1 Required.

Where parking is provided, *accessible* parking spaces shall be provided in compliance with Table 1106.1, except as required by Sections 1106.2 through 1106.4. Where more than one parking facility is provided on a *site*, the number of parking spaces required to be *accessible* shall be calculated separately for each parking facility.

**Exception:** This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound and motor pools where lots accessed by the public are provided with an *accessible* passenger loading zone.

**TABLE 1106.1 ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

**3: 1106.5 Van spaces.**

For every six or fraction of six *accessible* parking spaces, at least one shall be a van-accessible parking space.

4: **Required number of parking spaces** per zoning section 38-380 (12) e. We will need to know what the occupant load will be and the useable floor space will be. At 96 parking spaces the useable floor space could not be larger than 52,800 sq feet.

Floor area, usable. (For the purposes of computing parking.) That area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients, or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways, or for the utilities or sanitary facilities, shall be excluded from this computation of "usable floor area": Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

1. Industrial or research establishments—A minimum of five (5), plus one (1) for each 1.2 office employees and one (1) for each 2.3 factory employees in the largest working shift or one (1) for every five hundred fifty (550) square feet of usable floor space, or whichever is determined to be the greater. Space on site shall also be provided for all construction workers during periods of plant construction.

***(Applicant received a variance from ZBA on February 17, 2015 regarding the number of required parking spaces.)***

PLAN INDEX

FILE NO.	DESCRIPTION	NO.
D-5122-1	TITLE SHEET	C1.1
D-5122-2	SITE PLAN	C2.1
D-5122-3	GRADING PLAN	C3.1
D-5122-4	SITE DETAILS	C4.1
D-5122-5	DEMOLITION PLAN	C5.1
D-5122-6	EXISTING CONDITIONS	C6.1

# SITE IMPROVEMENTS MACHINE TOOL & GEAR

401 S. CHESTNUT STREET  
OWOSSO, MI 48867  
989-723-5486

GENERAL NOTES

SITE WORK

Contractor shall call "Miss Dig" 811 a minimum of 3 working days prior to any construction for the locations of existing underground utilities. The existing utilities on these drawings have been shown according to the best available information. The Contractor shall field locate all utilities and notify the engineer where possible conflict exists prior to beginning construction.

Electric service to building and parking lot lights shall be underground. All utility company service lines and pad locations are shown for reference only. Exact locations to be coordinated with utility company.

Prior to commencing construction, the Contractor is responsible for obtaining all permits required by the appropriate municipalities. Construction procedures shall conform to the requirements of the appropriate municipalities. All drives and approaches shall be constructed according to requirements of the appropriate governing authority.

All trenched construction under gravel, paved surfaces or utilities shall be backfilled with class II sand or other approved granular material in 12" layers and compacted to 95% of its maximum unit weight.

Unpaved areas shall be smoothly graded and the surface stabilized by seeding or otherwise. The maximum desirable slope is 3 horizontal to 1 vertical unless noted otherwise.

Contractor shall sawcut pavement and curb & gutter for a clean edge to install proposed pavement and curb & gutter.

Contractor is responsible to maintain positive drainage pattern to ensure no ponding of water on adjacent existing and proposed paved surfaces.

EXISTING ITEMS LEGEND

- - MANHOLE
- ⊙ - CATCHBASIN
- ⊠ - CURB CATCHBASIN
- ⊙ - FIRE HYDRANT
- ⊙ - GAS VALVE
- ⊙ - WATER VALVE
- - POWER POLE
- - TELEPHONE POLE
- ⊙ - POWER AND TELEPHONE POLE
- ⊙ - LIGHT POLE
- ⊙ - GUY ANCHOR AND POLE
- ⊙ - CABLE TV PEDESTAL
- ⊙ - TELEPHONE PEDESTAL
- ⊙ - ELECTRICAL PEDESTAL
- ⊙ - TRANSFORMER
- ⊙ - FENCE
- ⊙ - SPRINKLER
- ⊙ - RAILROAD SIGNAL
- ⊙ - ANTENNA
- ⊙ - SATELLITE DISH
- ⊙ - AIR CONDITIONING UNIT
- ⊙ - SOIL BORING
- ⊙ - SURVEY CORNER
- ⊙ - STUMP
- ⊙ - WETLANDS
- ⊙ - PINE
- ⊙ - BUSH
- ⊙ - TREE
- ⊙ - MAIL BOX
- ⊙ - SIGN

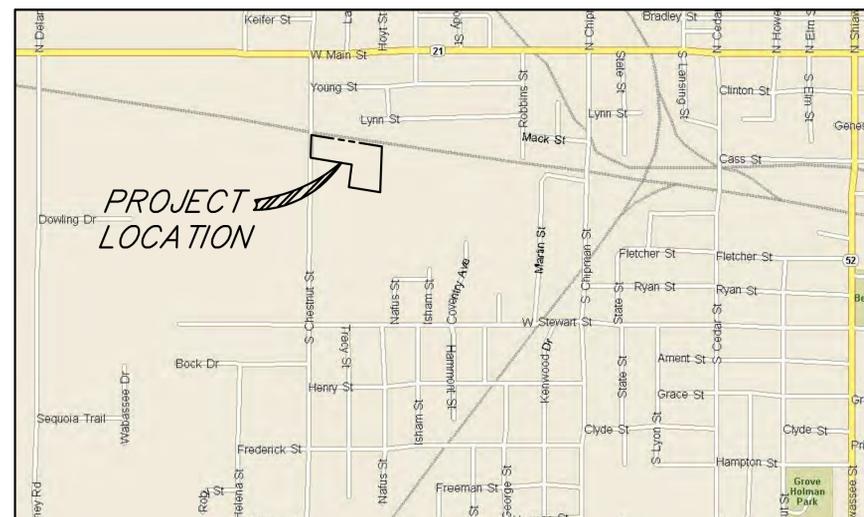


AREA MAP  
NOT TO SCALE

PROPOSED ITEMS LEGEND

- - MANHOLE
- ⊙ - CATCHBASIN
- ⊙ - FIRE HYDRANT
- ⊙ - WATER VALVE
- ⊙ - BARRIER FREE PARKING
- ⊙ - LIGHT POLES
- - DRAINAGE FLOW
- ⊙ - SPOT ELEVATION LABELS
- ⊙ - GUTTER
- TW = TOP OF WALK
- TC = TOP OF CURB
- FS = FINISH SURFACE
- - WATER MAIN
- - SANITARY SEWER
- - STORM SEWER
- ELEC - ELECTRICAL SERVICE
- TELE - TELEPHONE SERVICE
- - GAS SERVICE
- - RIDGE LINE
- - STANDARD PAN CURB & GUTTER
- - REVERSE PAN CURB & GUTTER
- - GUTTER TRANSITION
- - SIDEWALK RAMP
- - CONTOUR

SECTION 23, T.7 N.-R.2 E.  
CITY OF OWOSSO  
SHIAWASSEE COUNTY, MICHIGAN



LOCATION MAP  
NOT TO SCALE

ABBREVIATIONS

- BIT = BITUMINOUS
- BM = BENCH MARK
- BRW = BOTTOM RETAINING WALL
- CB = CATCH BASIN
- CF = CUBIC FEET
- CL = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CSP = CORRUGATED STEEL PIPE
- CONC = CONCRETE
- DIP = DUCTILE IRON PIPE
- ELEC = ELECTRIC
- ELEV = ELEVATION
- ESMT = EASEMENT
- EX OR EXIST = EXISTING
- FF = FINISH FLOOR
- FS = FINISH SURFACE
- FG = FINISH GRADE
- G = GUTTER
- HYD = HYDRANT
- INV = INVERT
- MH = MANHOLE
- MIN = MINIMUM
- NFL = NOT FIELD LOCATED
- NTS = NOT TO SCALE
- PROP = PROPOSED
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- SAN = SANITARY
- SB = SOIL BORING
- STA = STATION
- STM = STORM
- SWR = SEWER
- TC = TOP OF CURB
- TELE = TELEPHONE
- TRW = TOP OF RETAINING WALL
- TW = TOP OF WALK
- WM = WATER MAIN

BY	MARK	REVISIONS	DATE
<p>PERRIN CONSTRUCTION CO, INC. 8888 E. LANSING ROAD DURAND, MICHIGAN 48429</p>			
<p>TITLE SHEET BUILDING ADDITION MACHINE TOOL &amp; GEAR CITY OF OWOSSO</p>			
<p><b>Spicer</b> group SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com</p>			
DE. BY: CAR	CH. BY: MHC	PROJECT NO. 12222JSG2015	
DR. BY: CAR	APP. BY: JEW		
STDS.	SHEET 1 OF 6	C	
DATE SCALE	MARCH, 2015 N/A	FILE NO. D-5122-1	1.1



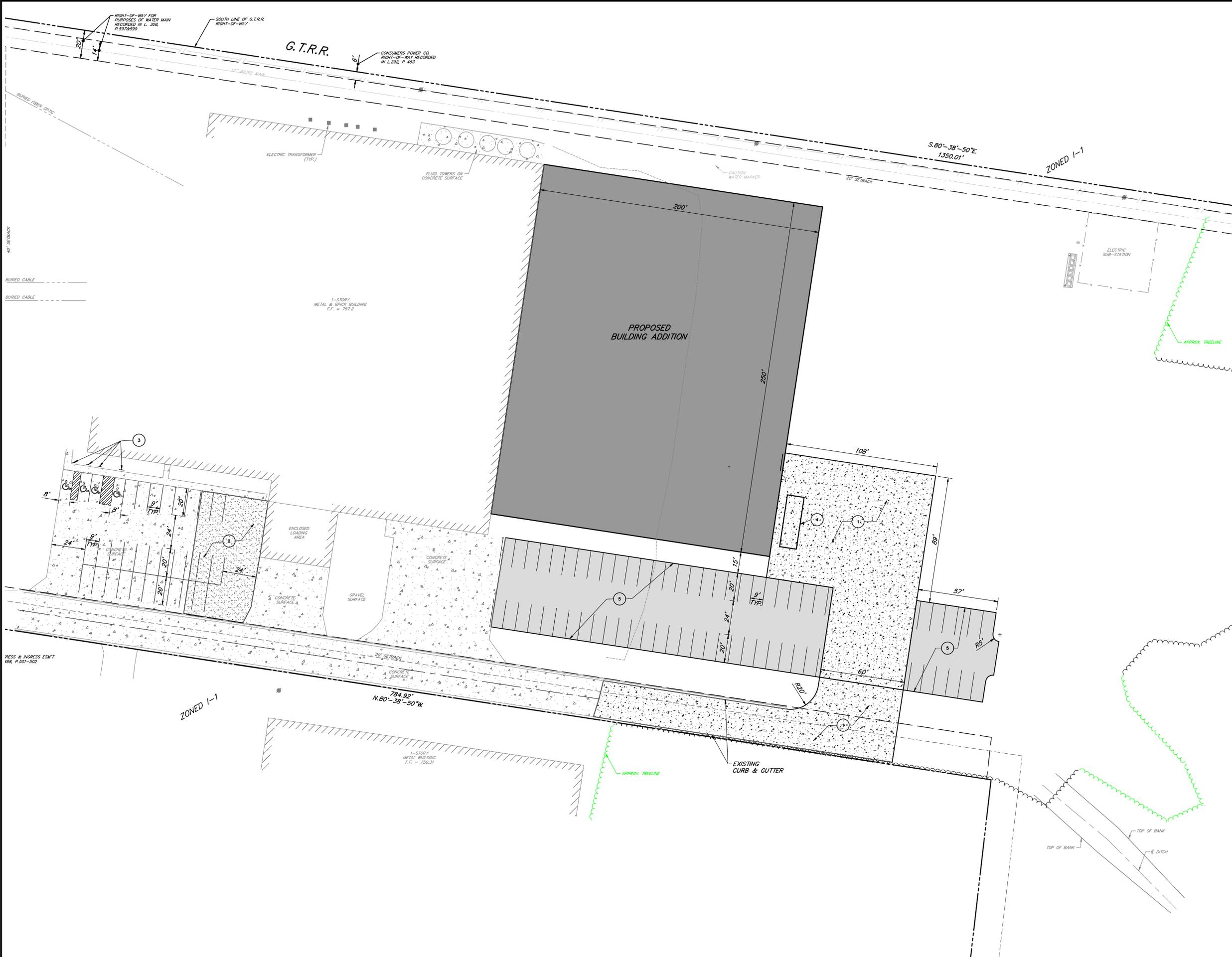
G.T.R.R.

CONSUMERS POWER CO.  
RIGHT-OF-WAY RECORDED  
IN L.292, P.453

S.80°-38'-50"E.  
1,350.01'

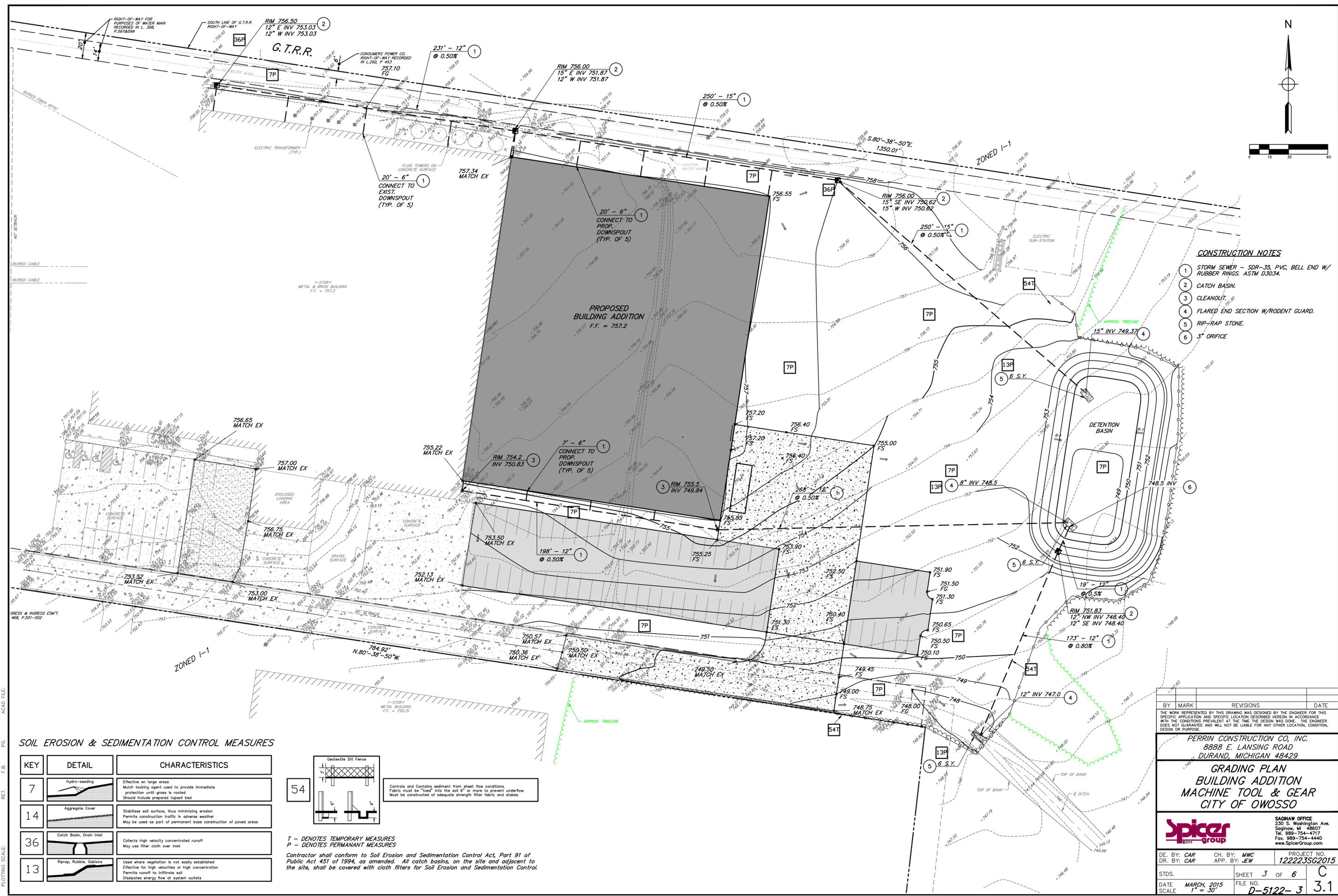
ZONED I-1

- CONSTRUCTION NOTES:**
- ① 8" THICK CONCRETE, W/6"x6"-1.4X1.4 W.W.M.
  - ② 6" THICK CONCRETE, W/6"x6"-1.4X1.4 W.W.M.
  - ③ BARRIER FREE SIGNAGE
  - ④ TRASH COMPACTOR
  - ⑤ ASPHALT PAVING



ACAD FILE: PG. F.B. RET. PLOTTING SCALE

BY	MARK	REVISIONS	DATE
<p>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</p>			
<p><b>PERRIN CONSTRUCTION CO., INC.</b> 8888 E. LANSING ROAD DURAND, MICHIGAN 48429</p>			
<p><b>SITE PLAN</b> <b>BUILDING ADDITION</b> <b>MACHINE TOOL &amp; GEAR</b> <b>CITY OF OWOSSO</b></p>			
<p><b>Spicer</b> group</p>		<p><b>SAGINAW OFFICE</b> 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com</p>	
DE. BY: CAR	CH. BY: MWC	PROJECT NO. 122223SG2015	
DR. BY: CAR	APP. BY: JEW		
STDS.	SHEET 2 OF 6	C	
DATE SCALE	MARCH, 2015 1" = 30'	FILE NO. D-5122-2	2.1

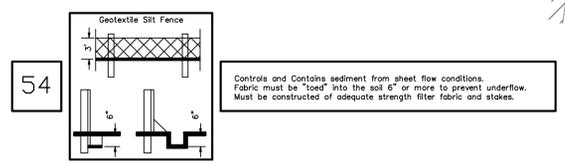


**CONSTRUCTION NOTES**

- 1 STORM SEWER - SDR-35, PVC, BELL END W/ RUBBER RINGS, ASTM D3034.
- 2 CATCH BASIN.
- 3 CLEANOUT.
- 4 FLARED END SECTION W/RODENT GUARD.
- 5 RIP-RAP STONE.
- 6 3" ORIFICE

**SOIL EROSION & SEDIMENTATION CONTROL MEASURES**

KEY	DETAIL	CHARACTERISTICS
7	Hydro-seeding	Effective on large areas Match seeding agent used to provide immediate protection until grass is rooted Should include prepared topsoil bed
14	Aggregate Cover	Stabilizes soil surface, thus minimizing erosion Permits construction traffic in adverse weather May be used as part of permanent base construction of paved areas
36	Catch Basin, Drain Inlet	Collects high velocity concentrated runoff May use filter cloth over inlet
13	Riprap, Rubble, Gabions	Used where vegetation is not easily established Effective for high velocities or high concentration Permits runoff to infiltrate soil Dissipates energy flow at system outlets

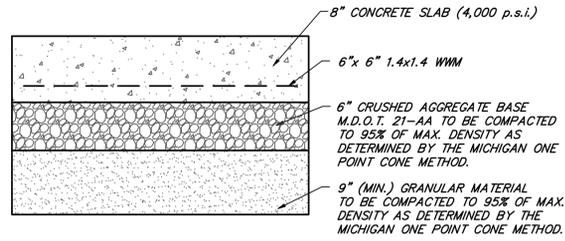


T - DENOTES TEMPORARY MEASURES  
P - DENOTES PERMANENT MEASURES

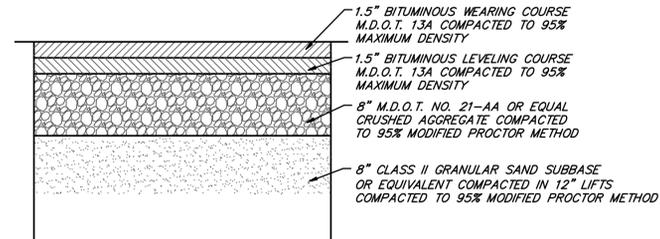
Contractor shall conform to Soil Erosion and Sedimentation Control Act, Part 91 of Public Act 451 of 1994, as amended. All catch basins, on the site and adjacent to the site, shall be covered with cloth filters for Soil Erosion and Sedimentation Control.

BY	MARK	REVISIONS	DATE
<p>PERRIN CONSTRUCTION CO., INC. 8888 E. LANSING ROAD DURAND, MICHIGAN 48429</p> <p><b>GRADING PLAN BUILDING ADDITION MACHINE TOOL &amp; GEAR CITY OF OWOSSO</b></p> <p><b>Spicer Group</b></p> <p>SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel: 989-754-4717 Fax: 989-754-4440 www.SpicerGroup.com</p>			
DE. BY:	CAR	CH. BY:	MWC
DR. BY:	CAR	APP. BY:	JEW
PROJECT NO. 12223SG2015		SHEET 3 OF 6	
DATE MARCH, 2015		FILE NO. D-5122-3	
SCALE 1" = 30'		3.1	

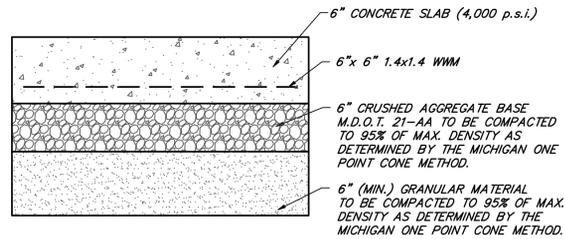
ACAD FILE: PG. F.B. RET. PLOTING SCALE:



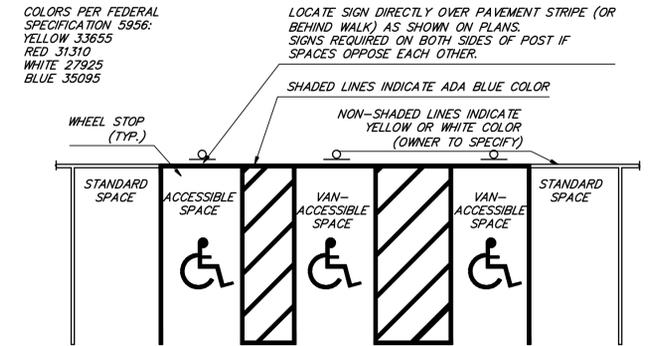
**HEAVY DUTY CONCRETE PAVEMENT CROSS-SECTION**  
NOT TO SCALE



**STANDARD ASPHALT PAVEMENT**  
NOT TO SCALE



**STANDARD CONCRETE PAVEMENT CROSS-SECTION**  
NOT TO SCALE

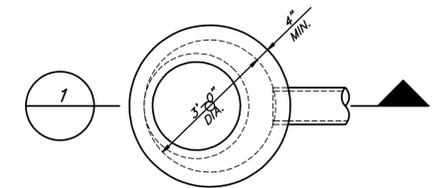


VAN ACCESSIBLE SPACES SHALL BE ADJACENT TO 8' WIDE NO-PARKING AREAS AND SHALL INCLUDE AN ADDITIONAL SIGN READING "VAN ACCESSIBLE". SEE SIGN DETAILS.

LINES SHALL BE 4" WIDE, WATERBORNE-TYPE PAINTED STRIPES. MATERIALS SHALL BE AS APPROVED BY MDT.

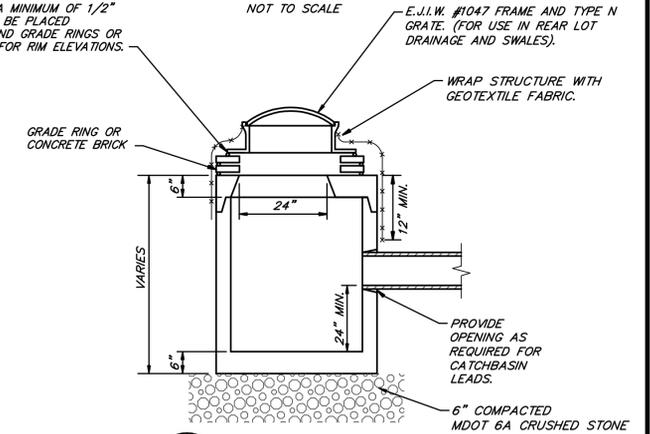
SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION WITHIN THE ACCESSIBLE PARKING SPACE OR LOADING AREA.

**PARKING SPACES DETAIL**  
NOT TO SCALE



**TOP VIEW**  
NOT TO SCALE

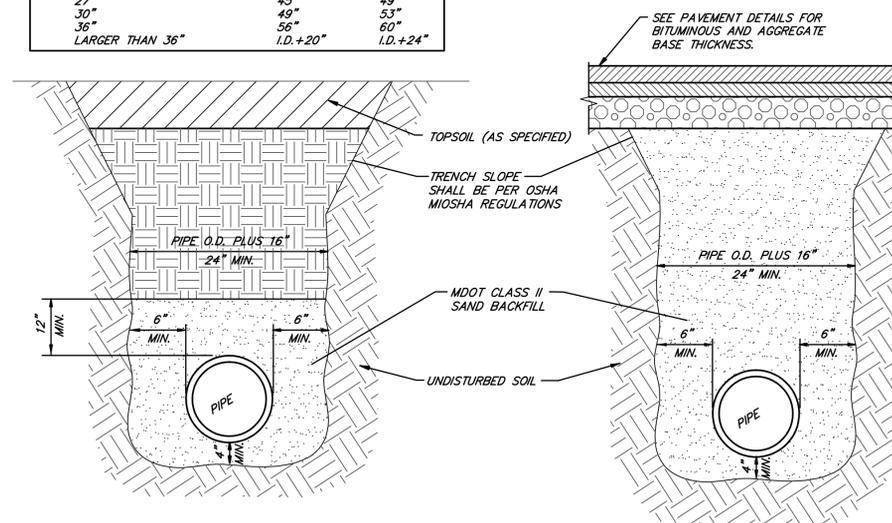
PLACE FRAME AND COVER. THE TOP OF THE STRUCTURE SHALL BE CLEANED, DAMPENED, AND A MINIMUM OF 1/2" BEAD OF NON-SHRINK MORTAR SHALL BE PLACED BETWEEN THE STRUCTURE, CASTING, AND GRADE RINGS OR CONCRETE BRICK. SEE PLAN SHEETS FOR RIM ELEVATIONS.



**SECTION**  
NOT TO SCALE

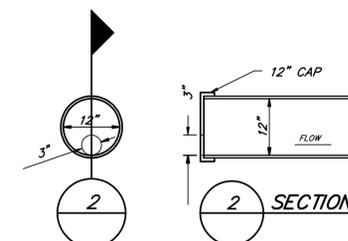
**3' DIA. CATCH BASIN DETAIL**

PIPE SIZE	TRENCH WIDTH	
	MINIMUM	MAXIMUM
6"	18"	24"
8" & 10"	24"	30"
12" & 15"	30"	36"
18"	34"	40"
21"	38"	42"
24"	42"	46"
27"	45"	49"
30"	49"	53"
36"	56"	60"
LARGER THAN 36"	I.D.+20"	I.D.+24"



**TYPICAL CONCRETE STORM SEWER TRENCH IN LANDSCAPED AREAS DETAIL**  
NOT TO SCALE

**TYPICAL CONCRETE STORM SEWER TRENCH UNDER PAVED AREAS DETAIL**  
NOT TO SCALE



**12" PIPE RESTRICTOR DETAIL**  
NOT TO SCALE

BY: MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.		
<b>PERRIN CONSTRUCTION CO., INC.</b> 8888 E. LANSING ROAD DURAND, MICHIGAN 48429		
<b>SITE DETAILS</b> BUILDING ADDITION MACHINE TOOL & GEAR CITY OF OWOSSO		
SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com		
DE. BY: CAR	CH. BY: MWC	PROJECT NO: 12223SG2015
DR. BY: CAR	APP. BY: JEW	
STDS.	SHEET 4 OF 6	C
DATE: MARCH, 2015	FILE NO. D-5122-4	4.1
SCALE: AS NOTED		



**DEMOLITION NOTES**

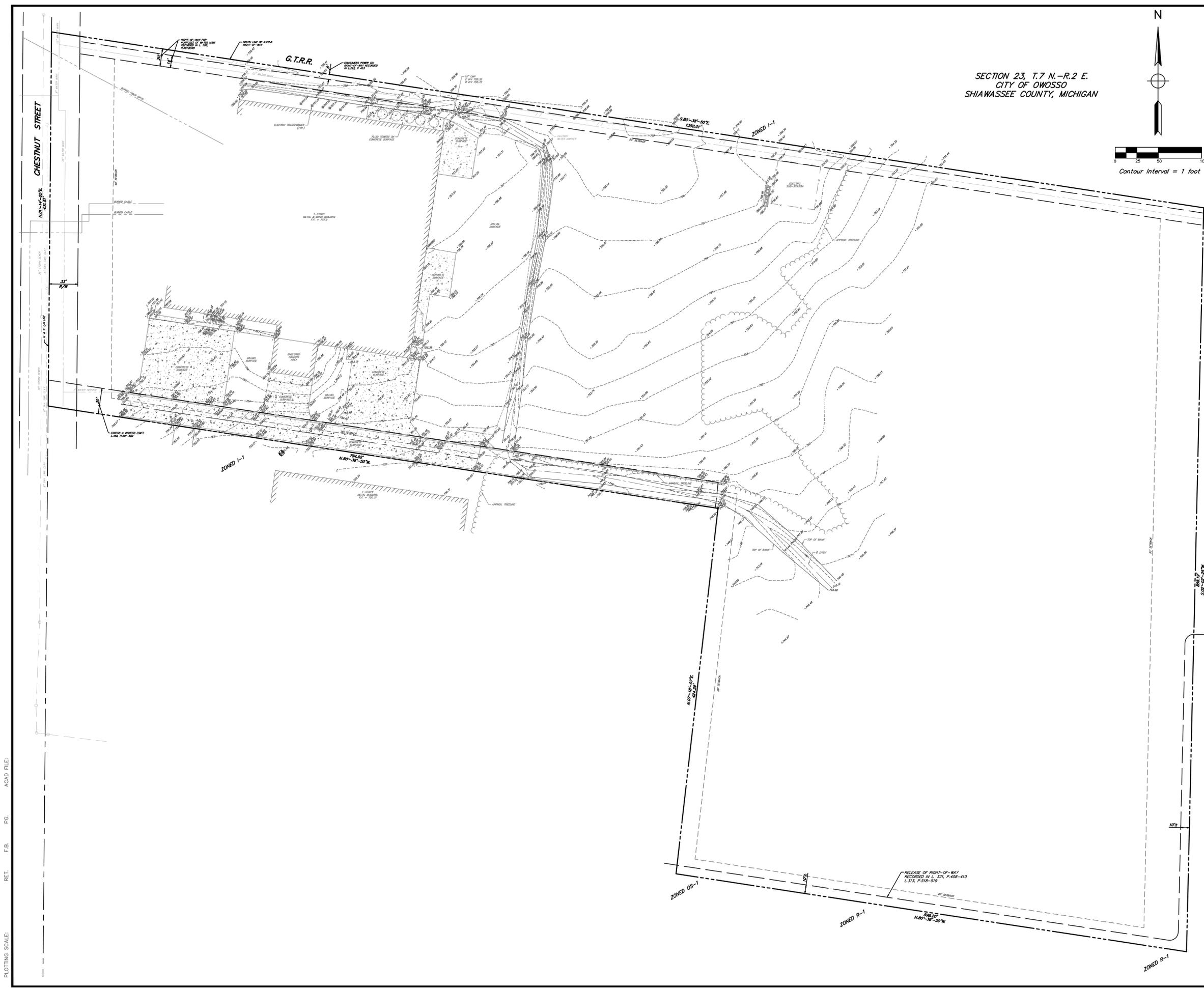
1. PROTECT TREES, PLANT GROWTH, AND FEATURES DESIGNATED TO REMAIN, AS FINAL LANDSCAPING.
2. CLEAR AREAS REQUIRED FOR ACCESS TO SITE AND EXECUTION OF WORK.
3. REMOVE NOTED WALLS, FOUNDATIONS, PAVING, CURBS, AND SIDEWALKS. SAWCUT WHERE NECESSARY FOR A CLEAN EDGE OF REMOVAL.
4. REMOVE TREES AND SHRUBS WITHIN LIMITS OF CONSTRUCTION AS NOTED. REMOVE STUMPS, MAIN ROOT BALL, ROOT SYSTEM TO A DEPTH OF 12 INCHES AND SURFACE ROCK.
5. REMOVE ALL CLEARED ITEMS FROM SITE AND PROPERLY DISPOSE OF.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING ALL DISTURBED AREAS.
7. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE THE TAGGING OF SPECIFIC TREES/SHRUBS TO BE PRESERVED PRIOR TO BEGINNING DEMOLITION.

**DEMOLITION ITEMS**

- 1 REMOVE CONCRETE PAVEMENT.
- 2 REMOVE GRAVEL.
- 3 REMOVE EXISTING TREE/SHRUB.
- 4 REMOVE CURB, SAWCUT TO NEAREST EXPANSION JOINT.
- 5 REMOVE STORM SEWER.

BY	MARK	REVISIONS	DATE
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<p><b>PERRIN CONSTRUCTION CO, INC.</b>            8888 E. LANSING ROAD            DURAND, MICHIGAN 48429</p>			
<p><b>DEMOLITION PLAN</b>  <b>BUILDING ADDITION</b>  <b>MACHINE TOOL &amp; GEAR</b>  <b>CITY OF OWOSSO</b></p>			
<p><b>Spicer group</b></p>			
<p>SAGINAW OFFICE            230 S. Washington Ave.            Saginaw, MI 48607            Tel. 989-754-4717            Fax. 989-754-4440            www.SpicerGroup.com</p>			
DE. BY:	CAR	CH. BY:	MWC
DR. BY:	CAR	APP. BY:	JEW
			PROJECT NO.
			1222235G2015
STDS.	SHEET 5 OF 6		C
DATE	MARCH, 2015	FILE NO.	D-5122-5
SCALE	1" = 30'		5.1

ACAD FILE: PG. F.B. RET. PLOTTING SCALE:



**PARCEL DATA**  
 18.8 ACRES OR 820,738 S.F.  
 CURRENT ZONING: I-1, LIGHT INDUSTRIAL

**LEGAL DESCRIPTION**  
 PART OF THE NORTHEAST 1/4, SECTION 23, T.7 N.-R.2 E., CITY OF OWOSSO, SHIAWASSEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 23 WHICH IS N.01'-14"-05"E., 1380.01 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 23 FROM THE INTERIOR 1/4 CORNER OF SAID SECTION 23; THENCE CONTINUING ALONG SAID NORTH AND SOUTH 1/4 LINE N.01'-14"-05"E., 431.51 FEET TO THE INTERSECTION OF SAID NORTH AND SOUTH 1/4 LINE AND THE SOUTH LINE OF G.T.W.R.R. RIGHT-OF-WAY; THENCE S.80'-38"-50"E., 1350.01 FEET ALONG SAID SOUTH R.O.W. LINE TO THE NORTH AND SOUTH 1/8TH LINE OF SAID SECTION 23; THENCE S.02'-02"-25"W., 858.19 FEET ALONG SAID NORTH AND SOUTH 1/8TH LINE, THENCE N.80'-38"-50"W., 598.20 FEET; THENCE N.07'-18"-07"E., 424.29 FEET; THENCE N.80'-38"-50"W., 784.92 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE WEST 33 FEET TAKEN FOR CHESTNUT STREET.

**ZONING**  
 The subject property is zoned "I-1 Light Industrial".

Minimum Lot Area N/A  
 Minimum Lot Width N/A  
 Front Yard Setback 40 ft.  
 Side Yard Setback 20 ft.  
 Rear Yard Setback 50 ft.  
 Maximum Building Height 40 ft.

For more Zoning Information see City of Owosso Zoning Ordinances.

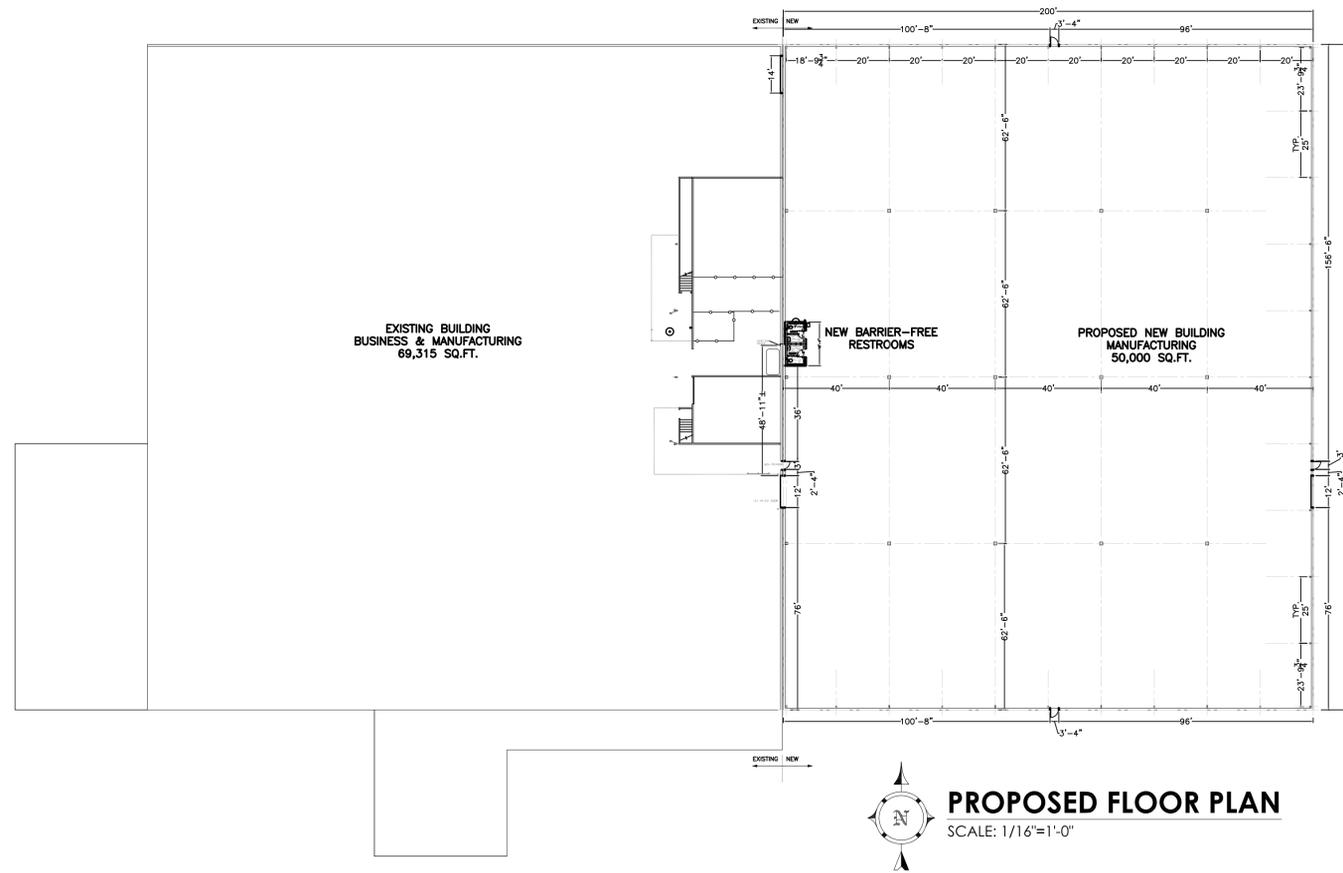
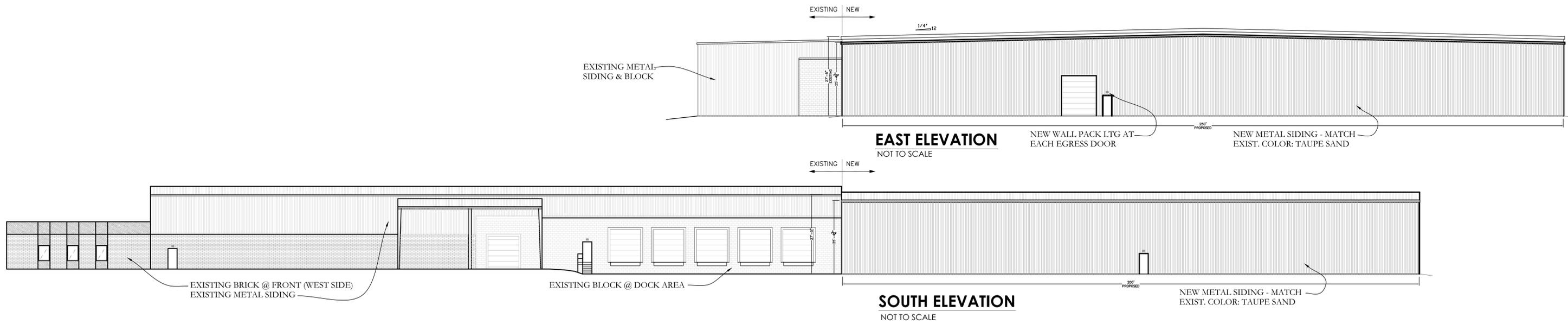
**BENCH MARK**  
 BM #200  
 SET GEAR SPIKE ON NORTH FACE OF POWER POLE SOUTH SIDE OF DRIVE SOUTH OF BUILDING 401, 275'± EAST OF CHESTNUT, 25'± SOUTH OF C/L DRIVE. ELEV. = 751.71

**UTILITY NOTE**  
 The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information hereon shown. The contractor shall call "MISS DIG" (811) within three working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and/or relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event a discrepancy is found.

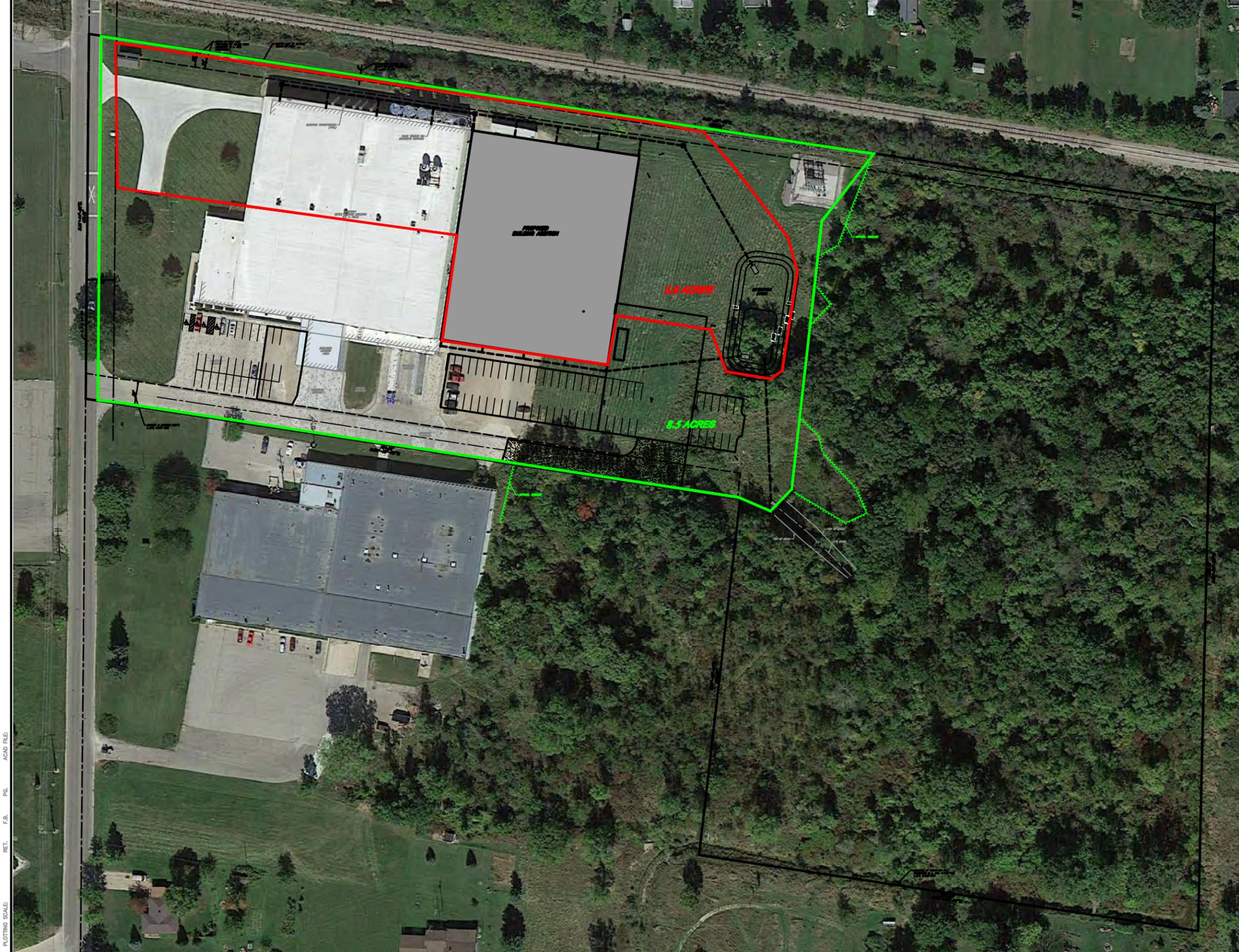
- FOR UTILITIES CONTACT**
- TELEPHONE SERVICE**  
 Frontier Communications  
 c/o Engineering Department  
 224 West Exchange  
 Owosso, MI 48867  
 TEL (989) 723-0373
  - ELECTRIC SERVICE**  
 Consumers Energy  
 TEL 989-729-3253
  - COMMUNICATION SERVICE**  
 Daystar, LLC  
 P.O. Box 250  
 Corunna, MI 48817  
 TEL 989-720-1000
  - COMMUNICATION SERVICE**  
 SRESO  
 1025 N. Shiawassee Street  
 Corunna, MI 48817  
 TEL 989-743-3471
  - GAS SERVICE**  
 Consumers Energy  
 530 W. Willow  
 Lansing, MI 48909  
 TEL 517-374-2002
  - PUBLIC WORKS**  
 City of Owosso  
 301 W. Main Street  
 Owosso, MI 48867  
 TEL 989-725-0550
  - CABLE**  
 Charter Communications  
 2525 State Street  
 Saginaw, MI 48602  
 TEL 989-737-5356

BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.			
<b>PERRIN CONSTRUCTION CO., INC.</b> 8888 E. LANSING ROAD DURAND, MICHIGAN 48429			
<b>EXISTING CONDITIONS</b> <b>BUILDING ADDITION</b> <b>MACHINE TOOL &amp; GEAR</b> <b>CITY OF OWOSSO</b>			
<b>Spicer</b> <small>group</small>		<b>SAGINAW OFFICE</b> 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com	
DE. BY: CAR	CH. BY: MWC	PROJECT NO. 122223SG2015	
DR. BY: CAR	APP. BY: JEW	SHEET 6 OF 6	
STDS.		C	
DATE MARCH, 2015	FILE NO. D-5122-6	6.1	
SCALE 1" = 50'			

PLOTTING SCALE: RET. F.B. PG. ACAD FILE:



			
<b>PRELIMINARY ELEVATIONS &amp; FLOOR PLAN</b>			
Machine Tool & Gear Expansion 401 S. CHESTNUT ST. OWOSSO, MI 49967			
PERRIN CONSTRUCTION CO., INC. 9888 EAST LANSING RD. DURAND, MI 48429	REV:	DATE:	MARCH 9, 2015
<b>PERRIN CONSTRUCTION CO., INC.</b>			
Phone: (989) 288-6046 Fax: (989) 288-2731 perrin@frontier.com	COPYRIGHT 2015 ©	JOB NO: 2574	DRAWING NUMBER:
DRAWN BY: JW	FILE LOCATION:	SCALE: as noted	A1



PLOTTING SCALE: RET. E.B. PG. ACAD FILE:

BY	MARK	REVISIONS	DATE
<small>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION. ENGINEER'S DESIGN IS IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</small>			
<b>PERRIN CONSTRUCTION CO., INC.</b> 8888 E. LANSING ROAD DURAND, MICHIGAN 48429			
<b>DRAINAGE EXHIBIT            BUILDING ADDITION            MACHINE TOOL &amp; GEAR            CITY OF OWOSSO</b>			
		<small>Spicer Group            230 S. Washington Ave.            Durand, MI 48427            Tel: 810-756-4717            Fax: 810-756-4440            www.spicergroup.com</small>	
DE. BY: CAR	CH. BY: MHC	PROJECT NO.	
DR. BY: CAR	APP. BY: LET	12223SG2015	
STDS.	SHEET X OF 6	FILE NO.	D
DATE: FEBRUARY, 2015	SCALE: 1" = 30'	0-5122-X	1

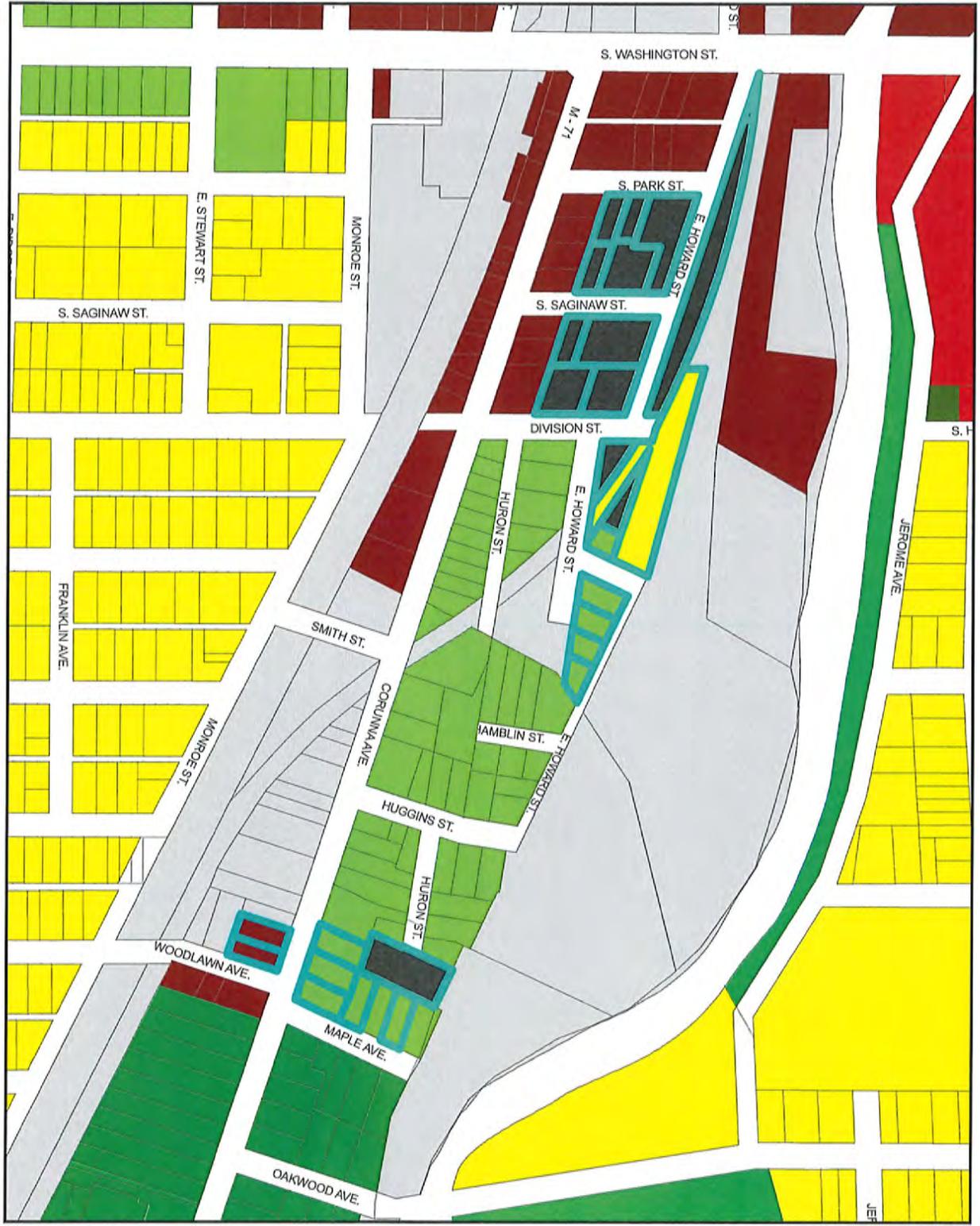
**M-71 Proposed Rezoning  
Public Hearing February 23, 2015**

<b>Parcel Address</b>	<b>Parcel Number</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
424 Maple	050-710-000-001-00	R-2	R-1
416 Maple	050-710-000-003-00	R-2	R-1
406 Maple	050-710-000-005-00	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
625 Huron	050-542-000-022-00	I-2	I-1
638 Corunna Ave	050-542-000-026-00	B-4	I-1
634 Corunna Ave	050-542-000-025-00	B-4	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-1
*Division Street	050-680-001-001-00	R-1	I-1
401 E. Howard	050-680-002-003-00	I-2	I-1
*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

# City of Owosso

## M71 Corridor Proposed Rezoning

February 17, 2015



- 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
  - Plat Lines

**NOTICE OF PUBLIC HEARING  
CITY OF OWOSSO  
OWOSSO, MICHIGAN  
PLANNING COMMISSION**

Notice is hereby given that a public hearing will be held at the regular scheduled meeting of the Owosso Planning Commission on Monday, February 23, 2015 which begins at 7:00 p.m., in the City Council Chambers, City Hall, 301 W. Main St.

This is a public hearing with the intent to make official changes to the Zoning Ordinance pertaining to the specific addresses listed below. An official recommendation will be made to the Owosso City Council and is subject to its official adoption.

Please contact Susan Montenegro at [susan.montenegro@ci.owosso.mi.us](mailto:susan.montenegro@ci.owosso.mi.us) or 989-725-0544 if you have any questions, comments, or other feedback. Written comments may be submitted prior to the City Clerk or at the public hearing.

Addresses:

**M-71 Corridor Rezoning Public Hearing**

<b>Parcel Address</b>	<b>Parcel Number</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
424 Maple	050-710-000-001-00	R-2	R-1
416 Maple	050-710-000-003-00	R-2	R-1
406 Maple	050-710-000-005-00	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
625 Huron	050-542-000-022-00	I-2	I-1
638 Corunna Ave	050-542-000-026-00	B-4	I-1
634 Corunna Ave	050-542-000-025-00	B-4	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-1
Division Street	050-680-001-001-00	R-1	I-1
401 E. Howard	050-680-002-003-00	I-2	I-1
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

Classifications

R1 – One family residential      R2 – Two family residential  
B4 – General business district  
I1 – Light industrial                  I2 – General industrial

[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)

## ARTICLE XIII. - I-1 LIGHT INDUSTRIAL DISTRICTS

### Sec. 38-291. - Intent.

The I-1 light industrial districts are designed so as to primarily accommodate wholesale activities, warehouses and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 districts are so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted. The general goals of these use districts include, among others, the following specific purposes:

- (1) To provide sufficient space, in appropriate locations, to meet the needs of the city's expected future economy for all types of manufacturing and related uses;
- (2) To protect abutting residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development;
- (3) To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences;
- (4) To promote the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the city's tax revenue.

(Code 1977, § 5.57)

### Sec. 38-292. - Principal uses permitted.

In an I-1 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 and subject further to the review and approval of the site plan by the planning commission in accordance with section 38-390:

- (1) Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building;
- (2) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, or processing shall be totally obscured by a wall on those sides abutting any residential, office or business districts, and on any front yard abutting a public thoroughfare except as otherwise provided in section 38-289. In I-1 districts, the extent of such a wall may be determined by the planning commission on the basis of usage. Such a wall shall not be less than four (4) feet six (6) inches in height and may, depending upon land usage, be required to be eight (8) feet in height, and shall be subject further to the requirements of article XVII, general provisions. A chain link fence, with intense evergreen shrub planting, shall be considered an obscuring wall. The height shall be determined in the same manner as the wall height as above set forth.
  - a. Warehousing and wholesale establishments, and trucking facilities;
  - b. The manufacture, compounding, processing, packaging or treatment of such products such as, but not limited to, bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge and machine shops;

- c. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns;
  - d. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas;
  - e. Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other molded rubber products;
  - f. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs;
  - g. Laboratories—experimental, film or testing;
  - h. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like;
  - i. Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail;
  - j. All public utilities, including buildings, necessary structures, storage yards and other related uses.
- (3) Warehouses, storage and transfer and electric and gas service buildings and yards; public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations; water supply and sewage disposal plants; water and gas tank holders; railroad transfer and storage tracks; railroad rights-of-way; freight terminals;
  - (4) Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all residential, office, or business districts, and on any yard abutting a public thoroughfare. In any "I-1" district, the extent of such fence or wall may be determined by the planning commission on the basis of usage. Such fence or wall shall not be less than five (5) feet in height, and may, depending on land usage, be required to be eight (8) feet in height. A chain link type fence, with heavy evergreen shrubbery inside of said fence, shall be considered to be an obscuring fence;
  - (5) Municipal uses such as water treatment plants, and reservoirs, sewage treatment plants, and all other municipal buildings and uses, including outdoor storage;
  - (6) Commercial kennels;
  - (7) Greenhouses;
  - (8) The operation of a medical marihuana growing facility provided that the medical marihuana growing facility is operated in full compliance with the Medical Marihuana Act, MCL 333-26421, and no medical marihuana growing facility shall be located within one thousand (1,000) feet of any other medical marihuana growing facility, any park identified and so signed by the city, or any public or private school, college, or university property, nor shall any medical marihuana growing facility be located within five hundred (500) feet of the following uses, as defined and measured by the Michigan Liquor Control Act, MCL 436.15031:
    - a. Any house of worship;
    - b. Any parcel zoned and used for residential purposes;
    - c. Any licensed day care facility;
    - d. Any public library.
  - (9) Other uses of a similar and no more objectionable character to the above uses;
  - (10) Accessory buildings and uses customarily incident to any of the above permitted uses;

(11) Residential structures existing as of January 1, 2012.

(Code 1977, § 5.58; Ord. No. 499, 2-16-93; Ord. No. 721, § 5, 4-18-11; Ord. No. 729, § 1, 2-6-12)

Sec. 38-293. - Principal uses permitted subject to special conditions.

The following uses shall be permitted in an I-1 district, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the council:

- (1) Auto engine and body repair, and undercoating shops when completely enclosed;
- (2) Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the I-1 district;
- (3) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances;
- (4) Business uses which have an industrial character in terms of either their outdoor storage requirements or activities (such as, but not limited to, lumber yard, building materials, outlet, upholsterer, cabinet maker, outdoor boat, house trailer, automobile garage or agricultural implement sales) or serve convenience needs of the industrial district (such as, but not limited to, eating and drinking establishments, bank, savings and loan association, credit union, automobile service station, motel or bowling alley, trade or industrial school or industrial clinic);
- (5) Other uses of a similar character to the above uses.

(Code 1977, § 5.59)

Sec. 38-294. - 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-1 districts.

(Code 1977, § 5.60)

Sec. 38-295. - General provisions.

See article XVII, general provisions, for requirements governing off-street parking, signs, walls and other provisions for I-1 districts.

(Code 1977, § 5.61)

Secs. 38-296—38-310. - Reserved.

## 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;
- (3) Heating and electric power generating plants, and all necessary uses;
- (4) Gasoline or petroleum storage;
- (5) Railroad yards;
- (6) 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. 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.
- (4) 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;
- (5) Accessory buildings and uses customarily incident to any of the above permitted uses.

(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.

## 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 a minimal degree by surrounding districts~~ **physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the 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;~~
- ~~(3) Heating and electric power generating plants, and all necessary uses;~~
- (2) Gasoline or petroleum storage;
- (3) Railroad yards;
- (4) **Investment casting of aluminum and other light industrial metals.**
  - a. **All operations shall be conducted within a completely enclosed building.**
- (5) **Painting and/or coating that is applied with a spray and curing process.**
- (6) 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;~~
  - 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.
- (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.

(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)

**ARTICLE ?? - I-3 HEAVY INDUSTRIAL DISTRICTS**

**Sec. 38-321. - Intent.**

**Heavy 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-3 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. 38-322. - Principal uses permitted.**

**In an I-3 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 or I-2 district;
- (2) Grain elevators;
- (3) Heating and electric power generating plants, and all necessary uses;
- (4) 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;
- (5) 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;**
- (6) Accessory buildings and uses customarily incident to any of the above permitted uses.**

**(Code 1977, § 5.63)**

**Sec. 38-323. - 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-3 districts.**

**(Code 1977, § 5.64)**

**Sec. 38-324. - General provisions.**

**See article XVII, general provisions, for requirements governing off-street parking, signs, walls and other provisions for I-3 districts.**

**(Code 1977, § 5.65)**

**Secs. 38-325—38-330. - Reserved.**