

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
February 24, 2014 – 7:00 pm**

- CALL TO ORDER:** Meeting was called to order at 7:00 p.m. by Chairman William Wascher.
- PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited by all in attendance.
- ROLL CALL:** Roll Call was taken by Recording Secretary Marty Stinson.
- MEMBERS PRESENT:** Chairman William Wascher; Vice-Chairman Frank Livingston, Secretary Tom Kurtz, Commissioners David Bandkau, Craig Weaver and Randy Woodworth (arrived 7:03 p.m.).
- MEMBERS ABSENT:** Commissioners Ron Schlaak, Brent Smith, Thomas Taylor.
- OTHERS PRESENT:** Susan Montenegro, Assistant City Manager and Director of Community Development.

AGENDA APPROVAL:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE AGENDA FOR FEBRUARY 24, 2014.
YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:
MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF NOVEMBER 25, 2013.
YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from November 25, 2013
3. Zoning map of East Main from Washington to Gould
4. Potential land use map
5. Zoning ordinances from Lansing, Flint, Novi and New Baltimore as examples
6. Isotrope Wireless article

COMMISSIONER / PUBLIC COMMENTS: NONE

PUBLIC HEARING: NONE

SITE PLAN REVIEW: NONE

BUSINESS ITEMS:

7:03 p.m. Commissioner Woodworth arrived.

1. Westown Progress - discussion

Ms. Susan Montenegro, Assistant City Manager and Director of Community Development, shared with the Commission that she had a family emergency this month and the Westown rezoning had not proceeded on schedule. Chairman Wascher asked Marty to read from the previous minutes what the changes were to be made. The full list is to be prepared for the rezoning for a public hearing for the March Planning Commission meeting.

2. East Main from Washington to Gould – discussion of possible land uses

Commissioner Woodworth feels it should all be commercial. Chairman Wascher commented about the Overlay Office District. Commissioner Bandkau commented that this is an area that doesn't know what it wants to be. He'd rather change businesses come in the area. Commissioner Woodworth prefers changing the path as he sees a resurgence of retail happening. Commercial with parking is in demand. Commissioner Weaver asked how do they encourage speculation in the absence of buyers. Commissioner Kurtz asked about the two blocks between Dewey and Gould if they were deep enough. Commissioner Woodworth suggested that the alleys would have to be vacated and include the houses on Comstock.

At the next meeting a map will be prepared showing the discussed properties and the desired zonings along E. Main Street being: 438, 442, 448, 830, 832, 834, 910, 827, 831, 835 and 917 with the proposed zoning being changed to B-4 along with 108 S. Oak Street. Those proposed being changed to OS-1 would be 502, 508, 512 and 515 E. Main Street.

3. Wireless tower and antenna – planning stages.

Per Ms. Montenegro, there is nothing in our zoning ordinance about wireless towers and antennas. In the packets for tonight, there are several examples submitted. Discussion involved putting the policies before Attorney Bill Brown for the final review; towers should be out of timber zone; towers are income generators; how do we have a cell tower without screening as we have an ordinance regarding mechanical screening; and one opinion was that New Baltimore had a good residential ordinance.

COMMISSIONER / PUBLIC COMMENTS:

This was Commissioner Woodworth's first meeting and Chairman Wascher welcomed him to the Planning Commission asked him to tell the board about himself. He said he has Woodworth Commercial Real Estate and has been in the business since 2000. He did the K-Mart project and is getting started on the Matthews Building. He grew up in Corunna, graduated from Corunna High School and went to MSU. He is married to Molly McGinity and has a 20 month old and a six week old.

ADJOURNMENT:

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON, TO ADJOURN AT 8:15 P.M.

YEAS ALL. MOTION CARRIED.

Tom Kurtz, Secretary

mms