

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
March 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, Ron Schlaack (arrived 7:10 p.m.), Brent Smith, Thomas Taylor, and Craig Weaver.

MEMBERS ABSENT: Commissioner Randy Woodworth.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager and Director of Community Development and Don Crawford, City Manager.

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

MINUTES APPROVAL:
MOTION BY COMMISSIONER WEAVER, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF FEBRUARY 24, 2014.
YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from February 24, 2014
3. Zoning map of East Main from Washington to Gould

COMMISSIONER / PUBLIC COMMENTS: NONE

PUBLIC HEARING: WESTOWN ZONING CHANGES

Public Hearing began at 7:02 p.m.

Ms. Chris Delaney representing her parents, Mr. & Mrs. Carl Lamphere who own 219 S. Lansing, a duplex zoned light industrial; and 123 N. Lansing, zoned General Business thought they should be grandfathered in or zoned as multi-family. Ms. Susan Montenegro, Assistant City Manager and Director of Community Development noted that they were trying to reduce spot zoning. It could remain non-conforming use. Commissioner Kurtz noted it could remain until a catastrophic event occurred and a rebuild became necessary.

Mr. Mark Beattie, 209 S. Chipman had a partial fire. Chairman Wascher said if it totally burned down it might, but not if it just needed repair, no.

Per Ms. Montenegro, Mr. Greg Jones, 412 & 450 S. Shiawassee wanted his property left at I-2 as he is in the process of putting in a foundry. Mr. Kurtz said I-2 could be a junk yard and wanted to continue with I-1 to protect it.

Public Hearing ended at 7:15 p.m.

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON THAT THE OWOSSO PLANNING COMMISSION PROPOSE THE FOLLOWING ZONING CHANGES TO THE OWOSSO CITY COUNCIL TO SET A PUBLIC HEARING FOR THE FOLLOWING PROPERTIES:

Address	From	To
108 State	B4	R1
111 S Lansing	I1	R1
115 S Lansing	I1	RM-1
125-219 S Lansing	I1	R1
814 Lynn	I1	R1
401 S State	I1	R1
919-921 Beehler	I1	R2
123 N Lansing	B4	OS1
412 S. Shiawassee	I2	I1
450 S. Shiawassee	I2	I1
202-308 S. Shiawassee	I1	OS1
508-509 Genesee	I1	OS1
511 Clinton	I1	OS1
615 Clinton	I1	R1
312 State	R2	R1
520 Milwaukee	I2	I1

YEAS ALL. MOTION CARRIED.

SITE PLAN REVIEW: 601 CLINTON STREET

Ms. Susan Montenegro noted that the original application was submitted as a variance, but would actually be a special use permit for a loft apartment at 601 Clinton Street. This is industrial space used for Allen Paper Company with the vacant upstairs. Section 38-454(e) was read aloud by Ms. Montenegro including additional requirements in subsections 1-6. The applicant, Ms. Paula Alexander, introduced her architect, Mr. Jeff Peltier, 1888 Ketegawn, Owosso. Discussion noted that it was an upper level loft which is unused at this time. There is nothing else on site except the building; the entrance and windows are historically accurate; there is residential in the area to the west and one block to the south is the Woodard Station. The discussion continued about the parking on the site; some delivery trucks go home with the drivers overnight and some trucks go inside the building; there are no further plans for any other lofts in the building

Commissioner Bandkau noted that this site plan put the board in a tough spot as Section 38.390 (2) spells out exactly what must be on a site plan and this submitted plan lacks a north arrow, the dimensions of the lot lines, the locations of the utilities, structures, drives, parking areas, right of way widths, alleys, etc.

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SMITH THAT THE OWOSSO PLANNING COMMISSION HEREBY RECOMMENDS THAT A PUBLIC HEARING BE HELD NEXT MONTH FOR SPECIAL USE PERMIT WITH APPROPRIATE BUILDING PLANS FOR 601 CLINTON STREET.

YEAS ALL. MOTION CARRIED.

BUSINESS ITEMS:

1. Wireless Tower and Antenna - Planning Stage and Constructing Ordinance.

General discussion brought the board to the conclusion that the New Baltimore ordinance was preferred. Ms. Montenegro will revise that ordinance with City of Owosso language to present at the next Planning Commission meeting.

2. East Main from Washington to Gould – Confirm Potential Zoning Changes, Set Public Hearing

Commissioner Bandkau felt that there were two houses in the block between Oakwood and Dewey that were well cared for and had new siding which maybe should not have changed zoning at this time. Commissioner Kurtz disagreed and thought that all should be changed and not leave spot zoning. Commissioner Taylor doesn't see those houses there in the long term. Commissioner Bandkau sees that

there may be residential in the center of the blocks and changes at the nodes sooner. Chairman Wascher asked about the Overlay District. Mr. Wascher asked how do we get rid of it. Ms. Montenegro will check into it. She will e-mail everyone the overlay information and continue the discussion next month. At this time, there will be no public hearing on this district at the next meeting.

ITEMS OF DISCUSSION: Conflicts of Interest

Ms. Montenegro read from the Planning Commission Bylaws Article VI General Provision, Section 6.1 (6) Avoid Conflict of Interest. She asked if the section needed to be developed any further. It was noted that two members need to exclude themselves from future armory discussions.

COMMISSIONER / PUBLIC COMMENTS:

Commissioner Bandkau noted that it is important to watch the process. It is easier to stand behind something with it is properly submitted.

Chairman Wascher commented about the invitation to Rowe's Engineering. Several board members are interested in attending.

ADJOURNMENT:

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER TAYLOR, TO ADJOURN AT 8:15 P.M.
YEAS ALL. MOTION CARRIED.**

Tom Kurtz, Secretary

mms