

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
February 13, 2012 – 7 pm

Meeting was called to order at 7:00 p.m. by Chairman William Wascher.

The Pledge of Allegiance was recited by all in attendance.

Roll Call was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Chairman William Wascher, Secretary Melvin Renfrow, Commissioners David Bandkau, Tom Kurtz, and Brent Smith.

MEMBERS ABSENT: Vice-Chairman Livingston, Commissioners Brown, Popovitch, and Taylor.

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development.

AGENDA APPROVAL:

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER BANDKAU TO APPROVE THE AGENDA FOR FEBRUARY 13, 2012 AS PRESENTED.

YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE MINUTES OF THE MEETING OF JANUARY 23, 2012.

YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from January 23, 2012
3. Master plan draft sections

COMMISSIONER/PUBLIC COMMENTS: None

PUBLIC HEARING: None

SITE PLAN REVIEW: None

BUSINESS ITEMS: None

ITEMS OF DISCUSSION:

1. MASTER PLAN DRAFT SECTIONS

Mr. Adam Zettel discussed Chapter 9, Future Land Use Plan. This chapter describes districts such as the M-71 corridor. There are a lot changes as they want to add value; and strengthen the residential here.

Mr. Zettel and the board reviewed the maps Mr. Zettel had prepared. Another area of discussion was the north/south bridge on M-52, particularly the south side of the river bank and two blocks below it. The houses are close to the street. This is a transitional area with code compliance issues. It's also a flood plain area. Houses are deteriorating here. Maybe this could have town houses and some open space in the future.

The rail lines have a lot of messes around the lines such as brownfields and dead end streets. In the future there could be mixed use with some flexibility. West of Gould on M-21, residential could be maintained in the next five years. Westown would be wise to keep the B-3 zoning from Hickory to Chipman to encourage more businesses with upstairs residential.

The commission liked the 11" x 17" map size as presented this evening. Some additional consideration will be given to the color choices to expand the contrast.

The water treatment plant area is mostly residential use which is the least intense use. A lot of the city utility areas are zoned R-1.

COMMISSIONER/ PUBLIC COMMENTS:

Commissioner Renfrow asked about a plan for a bus trip around town to look at some places. Mr. Zettel will look for minibus availability and plan for "Ten places we need to see."

ADJOURNMENT:

MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER KURTZ TO ADJOURN AT 7:30 P.M. UNTIL FEBRUARY 27, 2012.

m.m.s.

Melvin Renfrow, Secretary