



CITY OF OWOSSO PLANNING COMMISSION
Regular Meeting
Monday, February 23, 2026 at 6:30 p.m.
AGENDA

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA** – February 23, 2026
- E. APPROVAL OF MINUTES** – January 26, 2026
- F. ELECTION OF OFFICERS** - due July of 2026
- G. PUBLIC HEARINGS:**
 - 1. 621 W Oliver Street, Shiawassee District Library – Special Land Use
- H. SITE PLAN REVIEWS:**
 - 1. 621 W Oliver Street, Shiawassee District Library
(Master Plan Implementation Goals: 5.1, 5.2, 5.8)
- I. ITEMS OF BUSINESS:**
 - 1. 2025 Annual Planning Commission Report
(Master Plan Goals: A.3, A.4)
 - 2. Capital Improvement Program (CIP)
(Master Plan Goals: A.5, 3.6, 3.8, 3.11,)
- J. COMMISSIONER/CITIZEN COMMENTS:**
- K. ADJOURNMENT**

Next regular meeting will be on Monday, March 23, 2026 at 6:30 p.m.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings 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

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, January 26, 2026 – 6:30 P.M.**

CALL TO ORDER: Chairman Livingston called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew, Planning & Building Director

MEMBERS PRESENT: Commissioner Albertson, Secretary Fear, Chairman Livingston, Commissioner Osika, Vice-Chair Robertson

MEMBERS ABSENT: None

OTHERS PRESENT: Tanya Buckelew, Planning & Building Director; Justin Sprague, OHM Advisors

APPROVAL OF AGENDA:

MOTION BY VICE-CHAIR ROBERTSON, SUPPORTED BY COMMISSIONER OSIKA TO APPROVE THE AGENDA FOR January 26, 2026.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:

MOTION BY COMMISSIONER OSIKA SUPPORTED BY SECRETARY FEAR TO APPROVE THE MINUTES FOR THE April 28, 2025 MEETING.

YEAS ALL. MOTION CARRIED.

ELECTIONS OF OFFICERS:

MOTION BY SECRETARY FEAR AND SUPPORTED BY VICE-CHAIR ROBERTSON TO EXTEND THE 2024 TERMS UNTIL JULY OF 2026.

YEAS ALL. MOTION CARRIED.

SITE PLAN REVIEW:

1. 700 N SHIAWASSEE STREET – MEMORIAL HEALTHCARE:

Site plan review for a daytime overflow parking lot, with sixty-two (62) parking spaces, for Memorial Healthcare employees. The Zoning Board of Appeals approved a variance to allow for an encroachment of five (5) feet into the front yard setback and to reduce the two-way aisle width from twenty-six (26) feet to twenty-four (24) feet on December 16, 2025.

Justin Sprague's comments included that a white vinyl fence will be installed along the east side of the parking lot, all lights must be at 90 degrees, this is a small lot – no islands are required and provided his recommendations for approval.

Charlie Thompson, Memorial Healthcare, discussed the need for additional parking, the incentive for employees to use this lot and the crosswalk and the public safety department will patrol the lot to ensure it is utilized for employee parking during the daytime hours.

Doug Scott, Rowe Professional Service, discussed the parking spots along 52 and the need for the 9' X 18' size and allow for overhang over the front bumper buffer, not the sidewalk. There will be dim lights during the nighttime. There have been discussions with MDOT to ensure the safe use of the crosswalk. And they will continue to maintain the monitoring wells in the lot for contamination levels.

Review Comments from Justin Sprague, OHM Advisors:

1. Information items. The site plan meets the informational requirements of the ordinance.
2. Parking. The site plan was reviewed against Article XV, Off-Street Parking and Loading Standards of the City of Owosso Zoning Ordinance. The applicant will utilize the existing two-way driveway onto King Street and the drive along M-52 will be constructed with a right-in/right-out flow of traffic for safety purposes.

	Required	Provided	Comments
Parking Setback (Front)	20'	15'	In compliance. Applicant was granted a dimensional variance for a 5' encroachment into the front yard setback.
Parking Space Dimension	9' X 20' (90 degree)	Parking spaces abutting N. Shiawassee are 9' X 18'	Partially in compliance. The Planning Commission should determine if the smaller parking spaces are permissible.
Two-Way Aisle Width	26'	24'-25'	In compliance. Applicant was granted a dimensional variance to allow a 24' wide, two-way drive aisle.
Curbs	Min 6"	6"	In compliance

3. Landscaping. The proposed landscape plan on Sheet 11 was reviewed in accordance with Article XVII, Landscape Standards and Tree Replacement, as described in the following table.

	Required	Provided	Comments
Greenbelt (required along public rights-of-way)	20' wide, 1 canopy tree + 6 shrubs per 30 linear feet of street frontage - 160' linear street frontage = 5 canopy trees + 27 shrubs	8 canopy trees + 32 shrubs	Potentially in compliance. The applicant used the calculations for a "Buffer A." The landscape plan may be revised with the calculations for greenbelts (as shown it exceeds the requirements); the greenbelt should extend to the frontage along W. King Street.
Parking Lot Landscaping	1 canopy tree per 8 parking spaces with 1/3 placed within parking lot islands	Not provided	Not in compliance. Parking lot landscaping was not included on the landscape plan.
Buffer Zone (along eastern property line)	Buffer A: 2 canopy trees and 4 shrubs per 20 linear feet including a wall, berm or combination as determined by the PC.	120 linear feet = 6 trees + 24 shrubs	Potentially in compliance. The applicant notes that number of canopy trees provided was reduced to provide proper spacing between trees to allow for growth; the Planning Commission should determine if this is sufficient.

4. Lighting. The site plan contains a photometric plan on Sheet 12. The plan demonstrates that intensity of light does not exceed ten (10) footcandles in the southwest corner of the site; the plan should be revised to meet the requirements of the ordinance. The applicant proposes a total of six (6) pole-mounted lights, mounted twenty (20) feet high. Details of the light fixture proposed were not included

on the plan; a note must be included on the revised plan acknowledging that all lighting will be fixed in a downward (90 degree) direction to prevent off-site glare.

5. Other Approvals. The proposed site plan must be reviewed and approved by the appropriate city departments, consultants and agencies.

MOTION BY VICE-CHAIR ROBERTSON SUPPORTED BY COMMISSIONER OSIKA TO APPROVE THE SITE PLAN REVIEW TO ESTABLISH AN EMPLOYEE PARKING LOT FOR 700 N. SHIAWASSEE CONDITIONED UPON MEETING THE REQUIREMENTS AS SET FORTH BY THE CITY PLANNER AS FOLLOWS:

1. A determination by the Planning Commission that 9' x 18' foot parking spaces are permissible - APPROVED.
2. A revised landscape plan with the calculations for greenbelts, and an extension of the greenbelt along the frontage on W King Street – WITH FURTHER ADMINISTRATIVE REVIEWS.
3. A revised landscape plan that includes the required parking lot landscaping – WITH FURTHER ADMINISTRATIVE REVIEWS.
4. A determination by the Planning Commission that the number of canopy trees included in the Buffer A along the eastern property line is sufficient - APPROVED.
5. A revised photometric plan in which the intensity of light does exceed ten (10) footcandles on the site – WITH FURTHER ADMINISTRATIVE REVIEWS.
6. The applicant should submit a revised site plan noting that light fixtures will be fixed and not adjustable, directed downward as required by the Ordinance – WITH FURTHER ADMINISTRATIVE REVIEWS.
7. That any conditions for variance approval as imposed by the Zoning Board of Appeals at their December 16, 2025, are required to be met; and
8. Review and approval by the appropriate city departments, consultants, and agencies prior to the issuance of a building permit is required.

YEAS: SECRETARY FEAR, COMMISSIONER OSIKA, VICE-CHAIR ROBERTSON, COMMISSIONER ALBERTSON AND CHAIRMAN LIVINGSTON.

NAYS: NONE

RCV. MOTION CARRIED.

2. 640 N SHIAWASSEE STREET – MEMORIAL HEALTHCARE:

Site plan review to demolish and rebuild a portion of the existing bus garage and develop additional parking facilities for a mobile medical unit and ambulance vehicles for Memorial Healthcare. The Zoning Board of Appeals approved a variance to allow for an encroachment of twenty-five (25) feet into the rear yard setback on December 16, 2025.

Justin Spragues comments included that a white vinyl fence will installed along the east side of the lot, to the north of the existing/proposed building.

Charlie Thompson, Memorial Healthcare, discussed the building will be used to house the ambulance service and a mobile bus and included a lounge space for paramedics. The north portion of the existing building will be removed and rebuilt. This includes a new roof and siding with neutral colors similar to the NOW building. There will be a concrete parking lot with a wood privacy fence around the dumpsters. The access off of 52 will be closed and landscaping will be added.

Review Comments from Justin Sprague, OHM Advisors:

1. Information items. The site plan meets the informational requirements of the ordinance.

2. Area and Bulk. The proposed site was reviewed in accordance with Section 38-94, Area, Height, Bulk and Placement Regulations for the COR district and is described in the following table.

	Required	Provided	Comments
Front Yard Setback	25'	86'	In compliance
Side Yard Setback	0'	55' north 0' south	In compliance
Rear Yard Setback	25'	0'	In compliance. Applicant was granted a dimensional variance for a 25' encroachment into the rear yard setback.
Building Height	3 stories/35'	1 story	In compliance
Max Lot Coverage (building)	50%	16%	In compliance

3. Parking. The site plan was reviewed against Article XV, Off-Street Parking and Loading Standards of the City of Owosso Zoning Ordinance. The applicant will utilize the existing two-way driveway onto King Street.

	Required	Provided	Comments
Parking Setback (front)	20'	20'	In compliance
Parking Space Dimension	N/A	N/A	In compliance
Two-Way Aisle Width	Varies	40'	In compliance
Curbs	Min 6"	6"	In compliance

MOTION BY COMMISSIONER OSIKA SUPPORTED BY COMMISSIONER ALBERTSON TO APPROVE THE SITE PLAN REVIEW TO DEMOLISH AND REBUILD A PORTION OF THE EXISTING BUS GARAGE AND DEVELOP ADDITIONAL PARKING FACILITIES FOR A MOBILE MEDICAL UNIT AND AMBULANCE SERVICES FOR MEMORIAL HEALTHCARE CONDITIONED UPON MEETING THE REQUIREMENTS AS SET FORTH BY THE CITY PLANNER AS FOLLOWS:

1. The applicant should submit a revised site plan noting that light fixtures will be fixed and not adjustable, directed downward as required by the Ordinance – WITH FURTHER ADMINISTRATIVE REVIEWS.
2. The applicant should revise the calculations for greenbelts to include the correct number of trees and shrubs, and the greenbelt should extend to the frontage along W. King Street – WITH FURTHER ADMINISTRATIVE REVIEWS.
3. The Planning Commission determined that the proposed exterior building materials satisfy the requirements of Section 38-45, Non-Residential Design Requirements/Building Façade Design.
4. That any conditions for variance approval as imposed by the Zoning Board of Appeals at their December 16, 2025 meeting, are required to be met; and
5. Review and approval by the appropriate city departments, consultants, and agencies prior to the issuance of a building permit is required.

YEAS: COMMISSIONER OSIKA, VICE-CHAIR ROBERTSON, COMMISSIONER ALBERTSON, SECRETARY FEAR AND CHAIRMAN LIVINGSTON.

NAYS: NONE

RCV. MOTION CARRIED.

ITEMS OF BUSINESS:

1. 2025 ANNUAL PLANNING COMMISSION REPORT

This item was tabled until the February meeting due to it not being included in the packet.

ADJOURNMENT:

MOTION BY VICE-CHAIR ROBERTSON SUPPORTED BY COMMISSIONER OSIKA TO ADJOURN AT 7:15 PM UNTIL THE NEXT MEETING ON FEBRUARY 23, 2026.

YEAS ALL, MOTION CARRIED

Janae Fear, Secretary

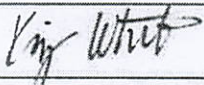
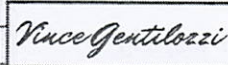
DRAFT

1/29/2026
P2026-004**SPECIAL LAND USE APPLICATION**

City of Owosso
301 W. Main Street, Owosso, MI 48867
Phone: (989) 725.0535
building@ci.owosso.mi.us

- Refer to the City of Owosso Zoning Ordinance Chapter 38 – Article XI for additional information
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see last page for submittal deadlines)
- Submit one (1) copy of the site plan (meeting the requirements of Article XIII, site plan review)
- Submit a digital copy of the site plan
- Payment of fees including escrow fees
- The Applicant must be present at the Planning Commission Meeting

Property Details:		
Property Street Address: 621 W OLIVER ST, OWOSSO, MI, 48867		
Legal Description of Property: LOT 1 BLK 4 (EX N 266') ALSO E 171' 2 1/2" OF LOT 2 BLK 4 A L & B O WILLIAMS ADD		
Site Area (in acres): 2.994	Parcel ID #: 050-660-004-006-00	Zoning: R1- RESIDENTIAL DISTRICT
Ownership:		
Name: VG & ZG INVESTMENTS LLC		
Address: 4170 CHARLAR DR, STE 1, HOLT, MI 48842		
Telephone No: [REDACTED]	Email: [REDACTED]	
Applicant:		
Applicant (If different from owner above): Shiawassee District Library (Kimberly White, Director)		
Address: 502 W. Main Street, Owosso, MI 48867		
Telephone No: 989-725-5134 x 206	Email address: kimberly.white@mysdl.org	
Interest in Property (potential buyer/lease holder/potential lessee/other): Potential Buyer		
Architect/Surveyor/Engineer preparing site plan:		
Name: MCD Architects (Steven Schneemann)		
Address: 33610 Grand River Ave, Farmington, MI 48335		
Telephone No: [REDACTED]	Email: [REDACTED]	
Requesting a Special Use Permit for the following: Public Library Branch		
Present use of the property: Vacant (Formerly Commercial)		

The above information on this application and attached documents is accurate and truthful to the best of our knowledge.	
SIGNATURE OF APPLICANT	
Date: 1/27/2026	
 Kimberly White, Director - Shiawassee District Library	
SIGNATURE OF PROPERTY OWNER (if different from Applicant)	
Date:	
01/27/2026	 <div style="border: 1px solid black; padding: 2px; font-size: 0.8em;"> dotloop verified 01/27/26 7:32 PM EST A/WJ-ANAL-1CJG-BE00 </div>
Fee Schedule	
Special Use Permit	\$400 plus \$6/acre
Escrow Fee (Hourly rate of Staff/Consultant involved)	\$1,500
❖ A cash deposit of \$1,500 shall be placed with the City of Owosso	
❖ The City will let the applicants know when additional funds are needed (typically when about 25% is remaining)	
❖ Should there be funds remaining in the account after completion of the project, the balance will be returned	

FOR OFFICIAL USE ONLY	
Case # <u>P2026-004</u>	Planning Commission Hearing Date <u>2/23/26</u>
Receipt #	Action Taken
Date Filed <u>1-29-26</u>	City Council Hearing Date
Description Checked <u>✓</u>	Action Taken

Any permit issued from this application shall not be transferable prior to completion of construction

<u>2025 Meeting Date</u>	<u>2025 Submittal Deadline</u>
January 26	January 2
February 23	January 29
March 23	February 27
April 27	April 2
May 26	May 1
June 22	May 29
July 27	July 2
August 24	July 31
September 28	September 3
October 26	October 1
November 23	October 30
December 14	November 20

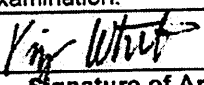

1/29/2026
P2026-004

SITE PLAN REVIEW APPLICATION

City of Owosso
301 W. Main Street, Owosso, MI 48867
Phone: (989) 725.0535
building@ci.owosso.mi.us

- Site plan required for all commercial, industrial and multi-family residential
- Refer to the City of Owosso Zoning Ordinance Chapter 38 Article XIII for additional information
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see last page for submittal deadlines)
- Submit one (1) copy of the site plan (meeting the requirements of Article XIII, site plan review) & digital copy
- Submit a digital copy of the site plan
- Payment of fees including escrow fees
- The Applicant must be present at the Planning Commission Meeting

Property Details:		
Name of Proposed Development: NEW PROPOSED LOCATION FOR SHIAWASSEE DISTRICT LIBRARY OWOSSO BRANCH		
Property Street Address: 621 W OLIVER ST, OWOSSO, MI, 48867		
Legal Description of Property: LOT 1 BLK 4 (EX N 266') ALSO E 171' 2 1/2" OF LOT 2 BLK 4 A L & B O WILLIAMS ADD		
Site Area (in acres): 2.994	Parcel ID #: 050-660-004-006-00	Zoning: R1- RESIDENTIAL DISTRICT
Ownership:		
Name: VG & ZG INVESTMENTS LLC		
Address: 4170 CHARLAR DR, STE 1, HOLT, MI 48842		
Telephone No: [REDACTED]	Email: [REDACTED]	
Applicant:		
Applicant (If different from owner above): Shiawassee District Library (Kimberly White, Director)		
Address: 502 W. Main Street, Owosso, MI 48867		
Telephone No: 989-725-5134 x 206	Email address: kimberly.white@mysdl.org	
Interest in Property (potential buyer/lease holder/potential lessee/other): Potential Buyer		
Architect/Surveyor/Engineer preparing site plan:		
Name: MCD Architects (Steven Schneemann)		
Address: 33610 Grand River Ave, Farmington, MI 48335		
Telephone No: [REDACTED]	Email: [REDACTED]	
Construction Proposed:		
<input type="checkbox"/> Residential	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Number of units
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	
Current use Vacant (Formerly Commercial)	Proposed use Public Library Branch	
Existing building(s) square footage 18,931 sq.ft	Proposed building(s) square footage 18,931 sq.ft	

APPLICATION FEES:	
• Apartment/townhouse	\$575.00 + \$5.00/unit
• Commercial/Industrial	\$525.00 + \$50.00/acre
• Institutional (Schools, Public Services, Hospitals)	\$500.00 + \$40.00/acre
• Mobile home park	\$600.00 + \$5.00/unit
• Planned Unit Development/Mixed use development	\$575.00 + \$50.00/acre
• Preliminary site plan review	75% of site plan review fee
• Single family site condo (prelim or final)	\$700.00 + \$5.00/lot
• Site plan revision/review	75% of site plan review fee + any needed consulting fees determined by administration
• Site plan requiring review by city engineer	all costs by owner/applicant via escrow
• Special meetings with planner/engineer	all costs by owner/applicant via escrow
• Escrow Fee (Hourly rate for Staff/Consultant Involved)	\$1,500
❖ A cash deposit of \$1,500 shall be placed with the City of Owosso	
❖ The City will let the applicants know when additional funds are needed (typically when about 25% is remaining)	
❖ Should there be funds remaining in the account after completion of the project, the balance will be returned	
1. The attached checklist has been completed to certify the data contained on the site plan. If the required data has not been provided, the appropriate box has been checked with a statement of explanation on why the data has not been provided. 2. I understand that if my site plan is deemed incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until the requirements have been adequately met. 3. By signing this application, the applicant hereby grants full authority to the City of Owosso, its agents, employees, representatives, and/or appointees to enter upon the undersigned lands/parcels for the purposes of inspection and examination.	
 Signature of Applicant	1/27/2026 Date
 Signature of Deed/Title Holder	<div style="border: 1px solid black; padding: 2px; font-size: 8px;"> dotloop verified 01/27/26 7:32 PM EST CLRS-IEMV-JRIF-LTIL </div> 01/27/2026 Date

SITE PLAN REVIEW CHECKLIST: Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.	Provided	Not Provided
1. Site Plan <ul style="list-style-type: none"> ❖ Location Map ❖ Scale of not less than one (1) inch equals fifty (50) feet if subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more ❖ North point ❖ Scale and area of the site in acres and square feet ❖ Dates (including revision dates) 	X	
2. Property lines <ul style="list-style-type: none"> ❖ Dimensions of all lot and property lines, showing the relationship of the subject property to the abutting properties. ❖ Boundary of the property line outlined in solid line ❖ Required setbacks from property line and adjacent parcels 	X	
3. Zoning designation and uses <ul style="list-style-type: none"> ❖ Of subject property ❖ Of adjacent properties 	X	
4. Names and addresses <ul style="list-style-type: none"> ❖ Of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan (including signature and seal) 	X	
5. Structures <ul style="list-style-type: none"> ❖ Location and layout of existing and proposed structures ❖ All existing structures within one hundred (100) feet to the subject property 	X	
6. Drives and parking areas <ul style="list-style-type: none"> ❖ Location and layout of existing and proposed drives and parking areas ❖ Number, location and layout of off-street parking spaces 	X	
7. Dumpsters <ul style="list-style-type: none"> ❖ Location ❖ Details of enclosure ❖ Trash removal plan 		X Interior Facilities to be provided
8. Elevations <ul style="list-style-type: none"> ❖ Architectural elevations of building (all facades) ❖ Identifying height, materials used and colors ❖ Parking lot areas ❖ Drives 	X Existing to Remain	
9. Flood hazard area <ul style="list-style-type: none"> ❖ Elevation of the site in relation to the identified flood hazard area ❖ All proposed construction, reconstruction or demolition shall be in compliance with local, state and federal ordinance, laws or regulations 	X	
10. Floor plans <ul style="list-style-type: none"> ❖ Existing and proposed 	X	
11. Landscaping <ul style="list-style-type: none"> ❖ Existing walls, fences and screening – location and height ❖ Proposed walls, fences and screening – location and height ❖ Landscape plan indicating existing/proposed trees and plantings along frontage and on the site ❖ Notation of landscape maintenance agreement ❖ Notation of method of irrigation 		X No new Landscaping Proposed
12. Lighting <ul style="list-style-type: none"> ❖ Plan indicating existing/proposed light poles/fixtures on site, along site's frontage and any wall mounted lights 	X Existing to Remain	
13. Mechanical Units <ul style="list-style-type: none"> ❖ Roof mounted equipment and screening ❖ Ground equipment and screening 	X Existing to Remain	
14. Residential multi-family development <ul style="list-style-type: none"> ❖ Schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces 		X N/A

SITE PLAN REVIEW CHECKLIST: Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.		Provided	Not Provided
15. Right-of-ways			
❖ Location and width of existing easements, alleys and drives		X	
❖ Location and width of all public sidewalks along the front street right-of-way and on the site, with details		Existing to Remain	
16. Signs			
❖ Location/type of existing		X	
❖ Location/type of proposed		Existing to Remain	
17. Soil erosion and sedimentation control			
❖ Permit from the local enforcing agency - Shiawassee County - on soil erosion and sedimentation control - IF the earth change activity involves more than one (1) acre or is within five hundred (500) feet of a lake or stream			X
❖ Soil erosion and sedimentation control measures during construction			No new site work planned
18. Utilities			
❖ Location and layout of existing and proposed			X
❖ Including but not limited to gas, water, sanitary sewer, electricity, telephone			Site survey forthcoming
19. Water			
❖ Direction of surface water drainage			X
❖ Grading plan			Existing to Remain
❖ Plans for storm water retention/detention on site			

Additional data deemed necessary to enable to completion of an adequate review might be required by the Planning Commission, City, and/or its Consultants.

<u>2026 Meeting Date</u>	<u>2026 Submittal Deadline</u>
January 26	January 2
February 23	January 29
March 23	February 27
April 27	April 2
May 26	May 1
June 22	May 29
July 27	July 2
August 24	July 31
September 28	September 3
October 26	October 1
November 23	October 30
December 14	November 20

City of Owosso
Public Hearing Notice

The City of Owosso Planning Commission will conduct the following public hearing at the regular meeting scheduled for Monday, February 23, 2026, for the following topic:

PUBLIC HEARING FOR A SPECIAL LAND USE:

- 1. Shiawassee District Library, 621 W Oliver Street:** The applicant is seeking a special land use to allow for the Shiawassee District Library to operate out of the building located at 621 W Oliver Street. As per the Owosso Zoning Ordinance Chapter 38, Article XI. Special Land Uses – the Planning Commission is to determine the appropriateness of the special land use request and review the application in terms of the requirements of Sec. 38-152, standards for approval and shall approve, approve with conditions, or deny the application.

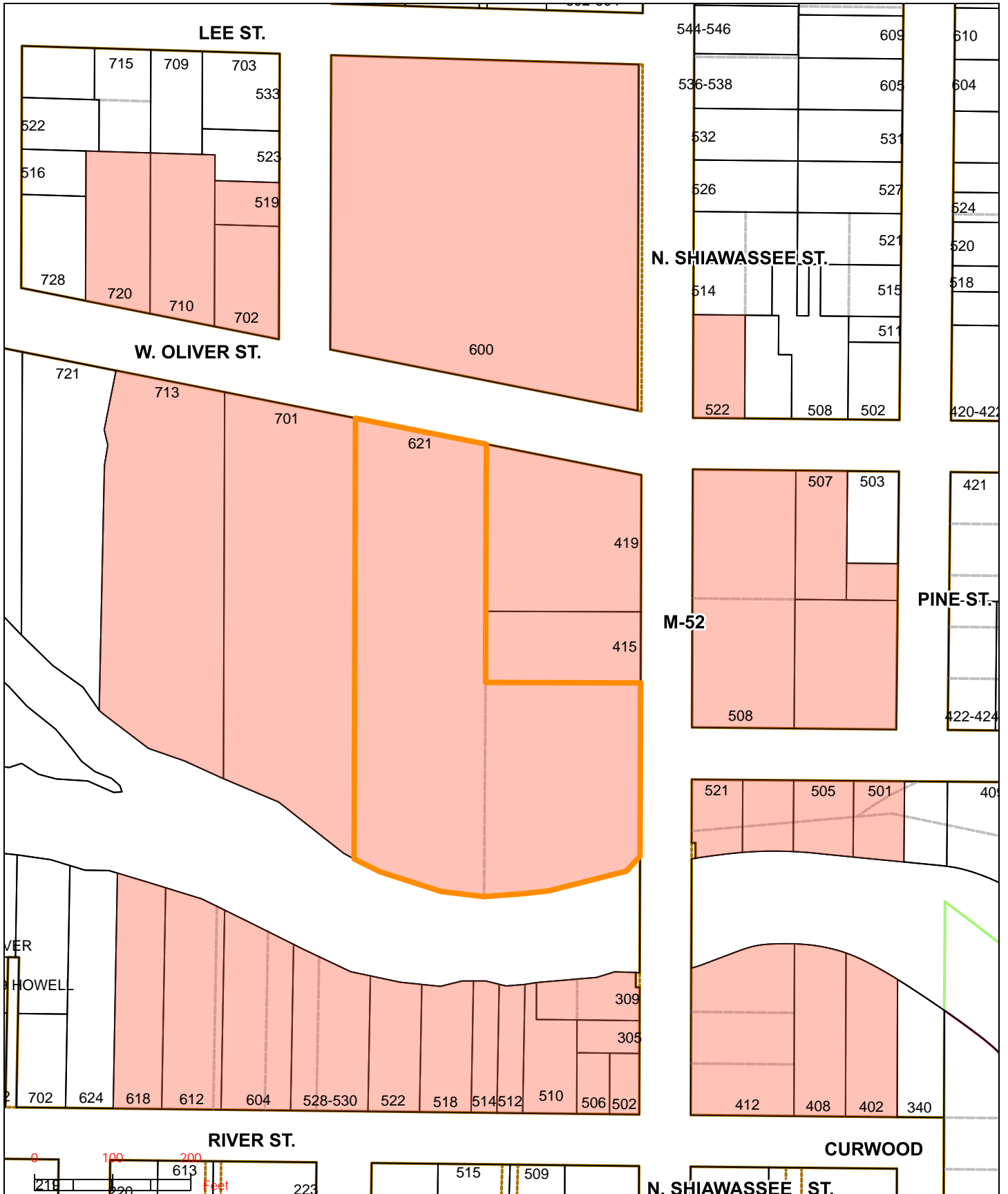
The property is zoned R-1, Residential District, where libraries (Institutional, Educational and Assembly Uses) are not permitted by right and require the approval of a special land use. The parcel number is 050-660-004-006-00.

You are receiving this notice because you own and/or occupy property within 300' of these parcels.

The Planning Commission meeting will begin at 6:30 p.m. in the City of Owosso Council Chambers, 301 W. Main Street. Persons having any questions regarding these matters are urged to attend this meeting or contact the City Planning and Zoning office at (989) 725-0535.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes 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 Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is www.ci.owosso.mi.us

OWOSSO



DISTRICT LIBRARY OWOSSO BRANCH

621 W OLIVER ST. OWOSSO, MI 48867



8 VIEW OF EXISTING EAST FACADE
SPA-1 SCALE: N.T.S.



7
SPA-1

VIEW OF EXISTING EAST FACADE
SCALE: N.T.S.



6 VIEW OF EXISTING WEST FACADE
SPA-1 SCALE: N.T.S.



5
SPA-1

VIEW OF EXISTING WEST FACADE
SCALE: N.T.S.



4
SPA-1

VIEW OF EXISTING NORTH FACADE
SCALE: N.T.S.



3
SPA-1

VIEW OF EXISTING NORTH FACADE
SCALE: N.T.S.

DRAWING NOTES

1. ALL EXISTING SITE CONDITIONS AND TOPOGRAPHY TO REMAIN
2. EXISTING STORM WATER RUNOFF TO REMAIN - NO EXISTING PARKING LOT STORM STRUCTURES
3. SOIL EROSION CONTROL NOT REQUIRED - NO EARTH CHANGE ANTICIPATED
4. EXISTING BUILDINGS FACADES TO REMAIN
5. EXISTING LAYOUT AND ROOM NAMES TO REMAIN - NO CHANGES FROM PREVIOUS TENANT - INTERIOR SPACES TO BE RENOVATED FOR FUTURE LIBRARY USE
6. NO NEW LANDSCAPING PROPOSED - EXISTING LANDSCAPING TO REMAIN
7. EXISTING LIGHTING FIXTURES TO BE REFURBISHED WITH LED EQUIVALENT
8. EXISTING SIGNAGE TO REMAIN - REFURBISH FOR LIBRARY USE

INDEX OF DRAWINGS

				SP-A 01.28.26	NO.	SHEET TITLE
			●	SP-A-1	ARCHITECTURAL SITE PLAN + BUILDING VIEWS	
			●	SP-A-2	EXISTING FLOOR PLANS + BUILDING VIEWS	
			●	SHEET ISSUED		
			○	SHEET ISSUED FOR REFERENCE ONLY		

SITE INFORMATION

- ZONING : R1 - RESIDENTIAL
- AREA: 2.994 ACRES/ 130,419 S.F (FROM COUNTY)

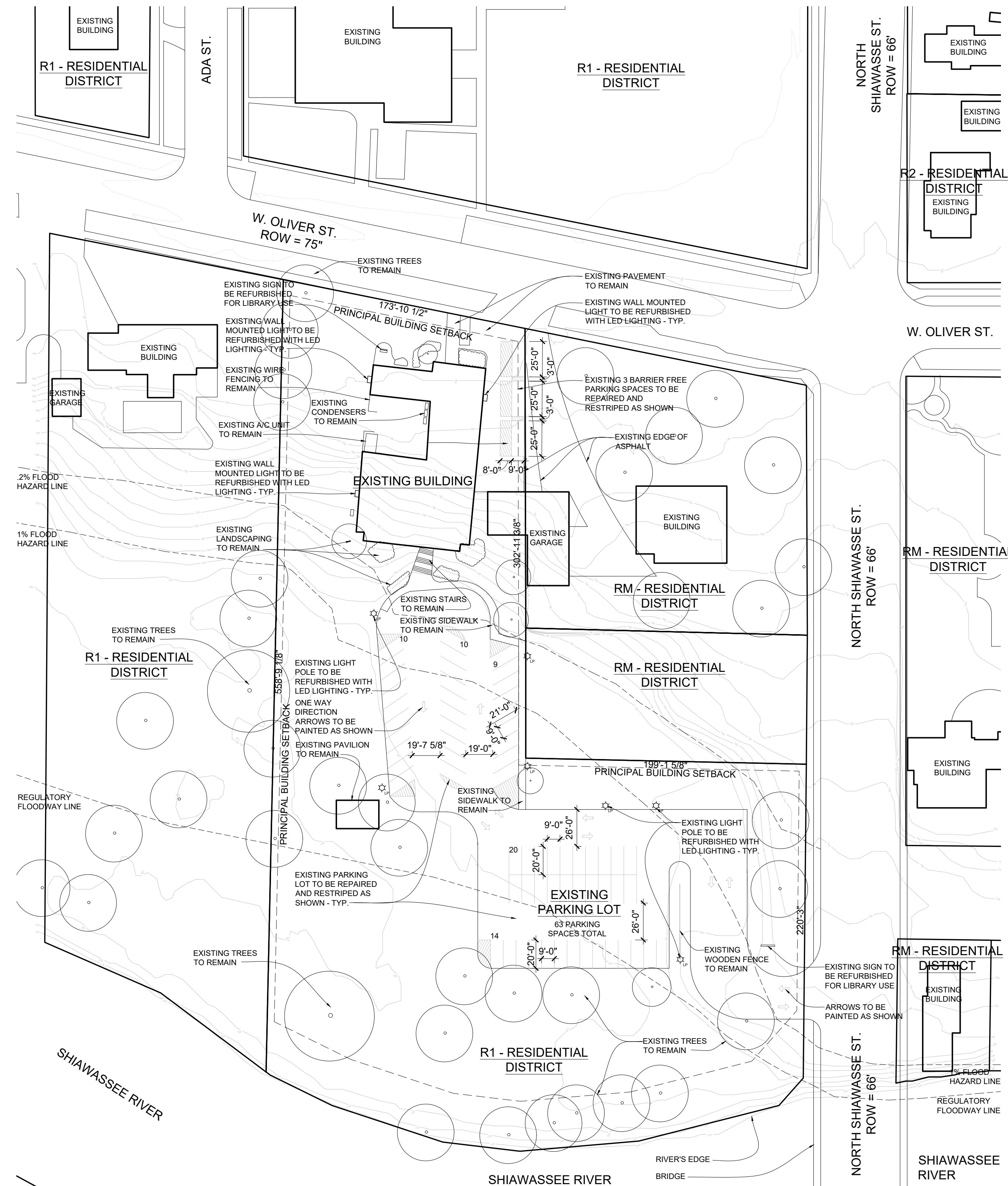
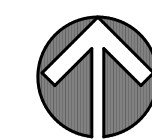
BUILDING INFORMATION

GROSS BUILDING AREA:	1. LOWER LEVEL - 7,044 SQ.FT
	2. MAIN LEVEL - 7654 SQ.FT
	3. SECOND FLOOR - 2958 SQ.FT
	4. THIRD FLOOR - 1275 SQ.FT
TOTAL BUILDING AREA - 18931 SQ.FT	



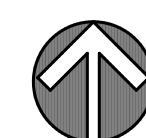
2 LOCATION MAP

SPA-1 SCALE: 1" = 500'



ARCHITECTURAL SITE PLAN

SCALE: 1" = 50'

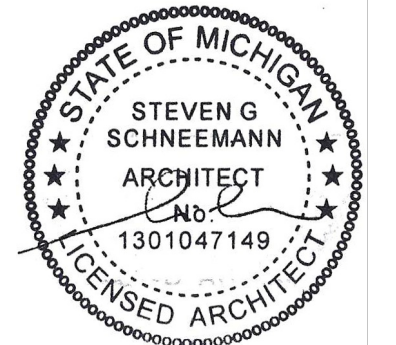


ISSUED:

SLU+SPA 1/28/2026



33610 GRAND RIVER
FARMINGTON, MI, 48335
www.mcdarchitects.com
248-374-0001



NEW PROPOSED
LOCATION FOR:

SHIAWASSEE
DISTRICT
LIBRARY
OWOSSO
BRANCH

621 W OLIVER ST
OWOSSO, MI, 48867

ARCHITECTURAL SITE PLAN AND BUILDING VIEWS

DRAWN BY: TZ

APPROVED BY: SS

PROJECT NO.	S
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26500

SHEET NO. _____

SPA-1

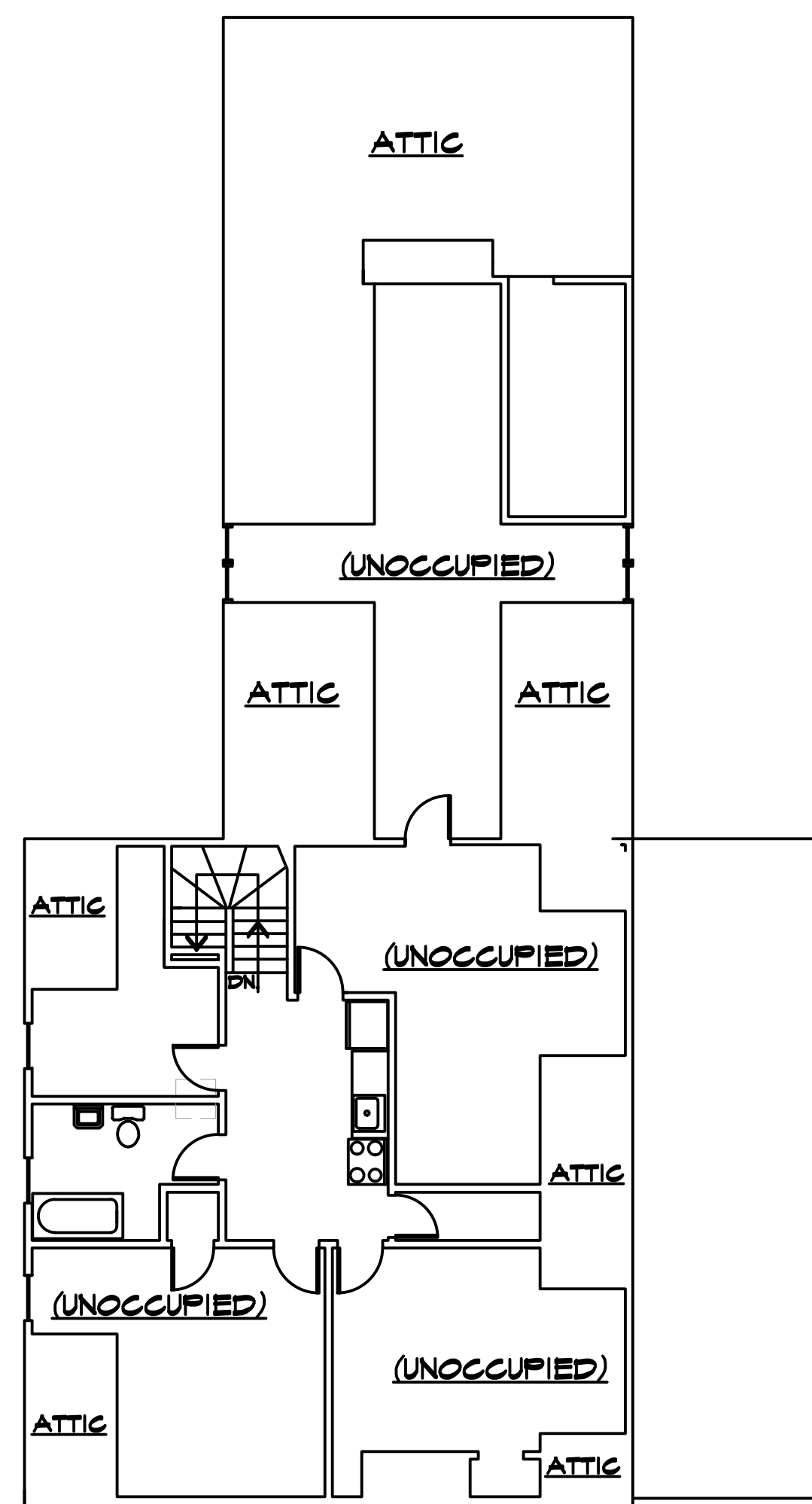
1. FURNITURE LAYOUT AND ROOM NAMES SHOWN ARE FROM PREVIOUS TENANT - INTERIOR SPACES TO BE RENOVATED FOR FUTURE LIBRARY USE



6 VIEW OF EXISTING SOUTH FACADE
SPA-2 SCALE: N.T.S.



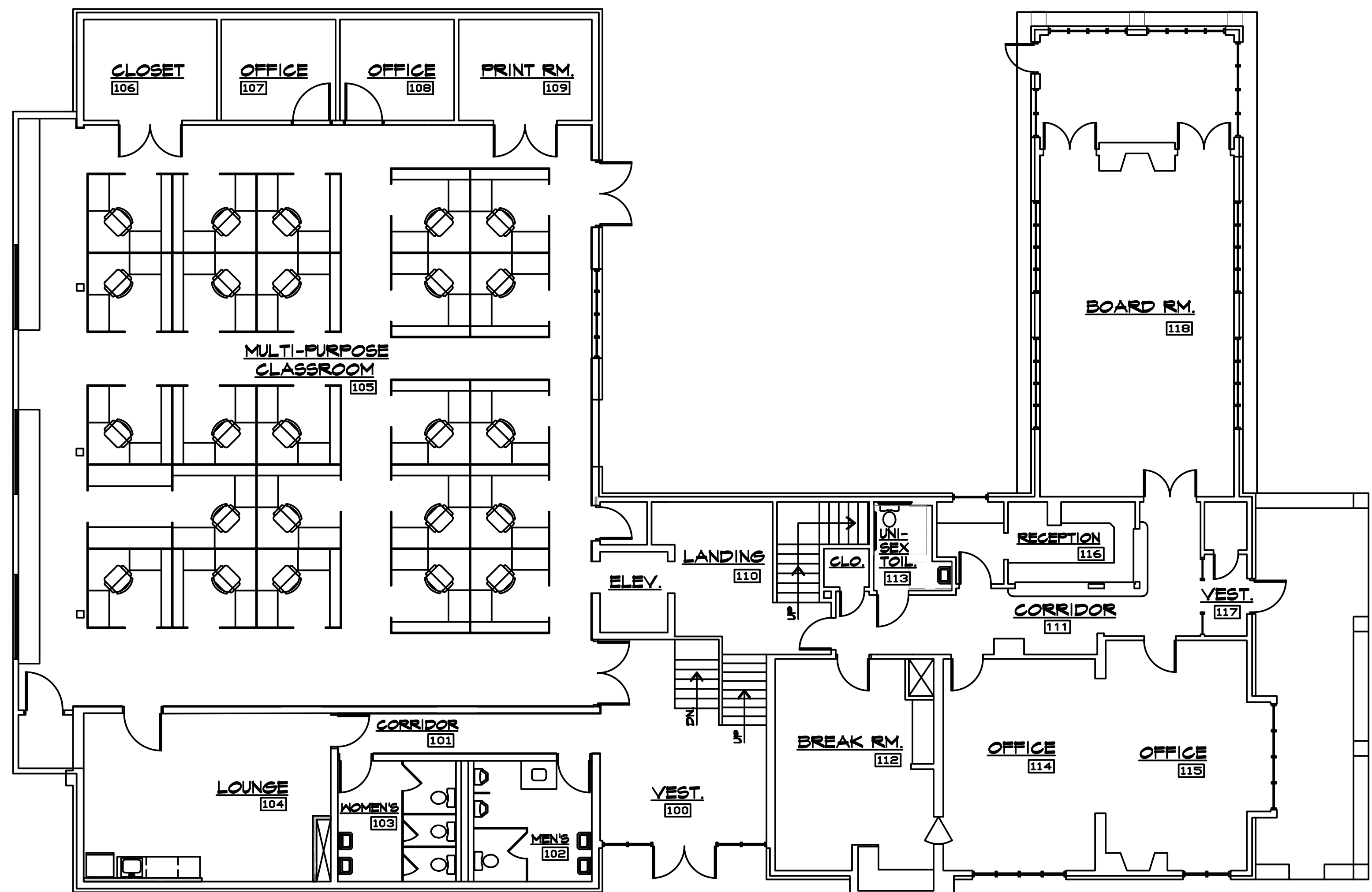

5 VIEW OF EXISTING SOUTH FACADE
SPA-2 SCALE: N.T.S.



4
SPA-2

EXISTING THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

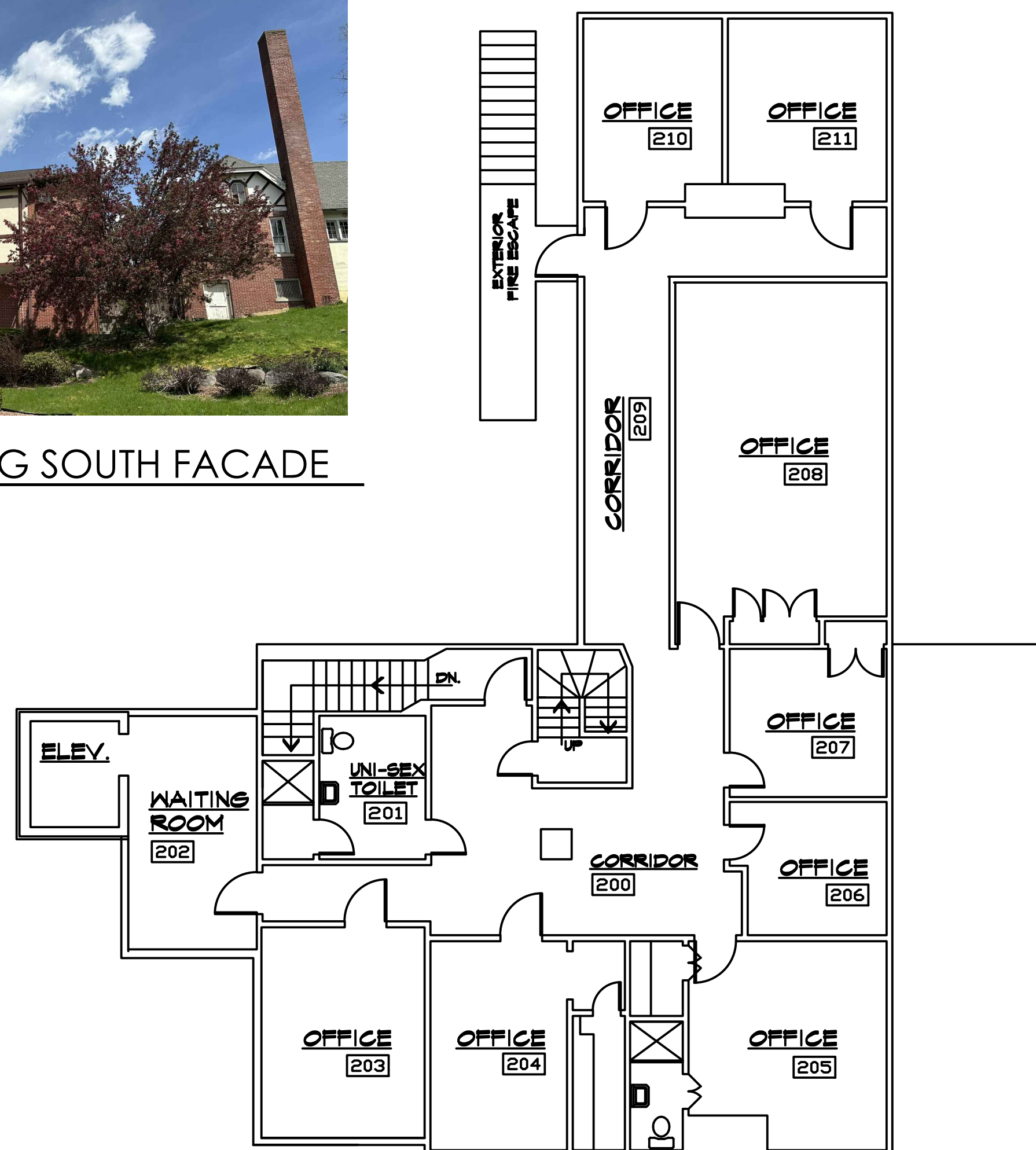


2
SPA-2

EXISTING MAIN LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



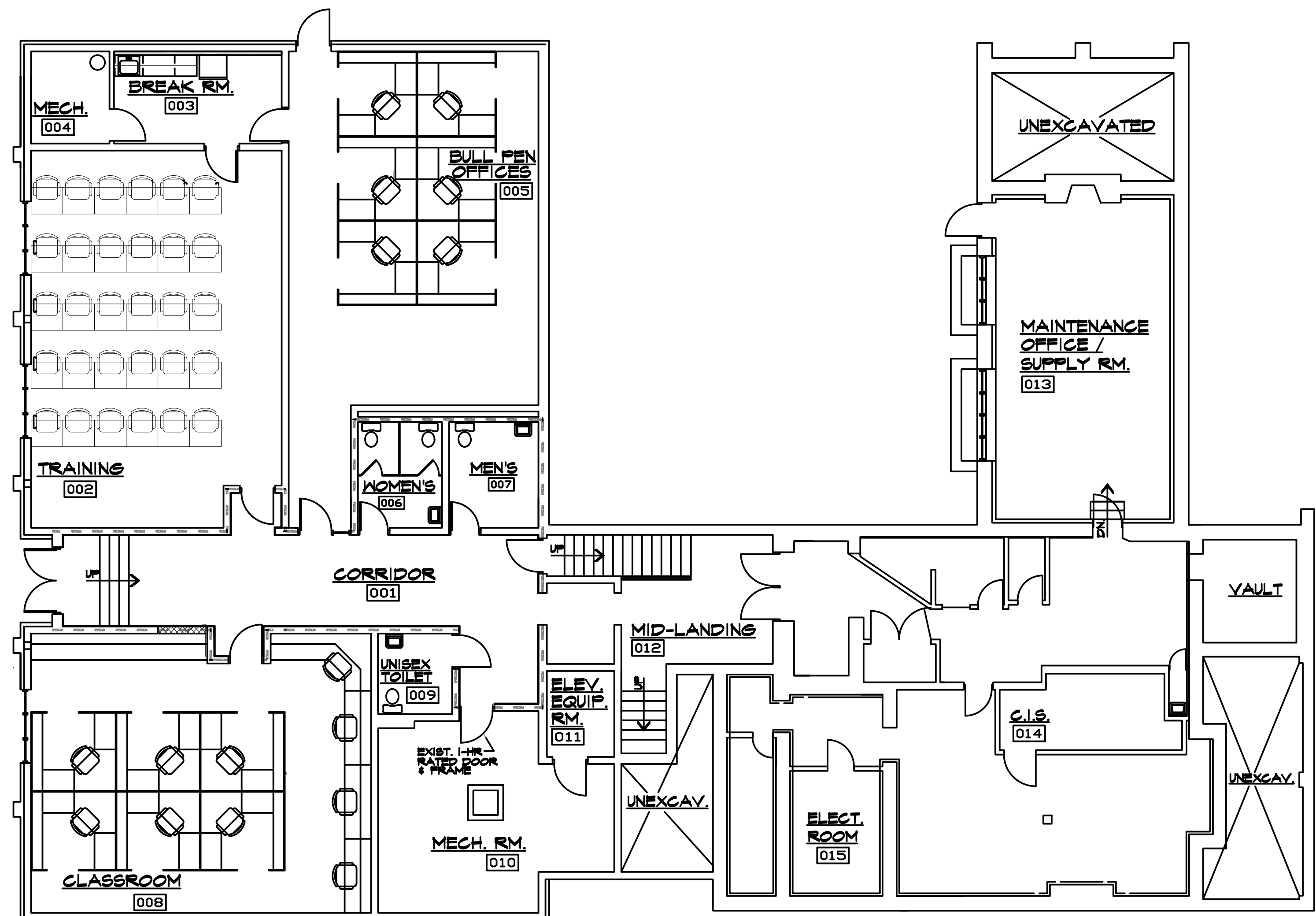


EXISTING SECOND FLOOR PLAN

3
SPA-2

SCALE: 1/8" = 1'-0"





1
SPA-2

EXISTING LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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EXISTING FLOOR PLANS AND BUILDING VIEWS

APPROVED BY: SS

PROJECT NO.	SHEET NO.
26500	SPA-2