

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, April 27, 2026 – 6:30 P.M.**

CALL TO ORDER: Vice-Chair Robertson called the meeting to order at 6:30 p.m.

A moment of silence was held for Chairman Frank Livingston who recently passed away.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew, Community Development Director

MEMBERS PRESENT: Commissioner Albertson, Secretary Fear, Commissioner Ludington, Commissioner Osika, Vice-Chair Robertson and Commissioner Taylor

MEMBERS ABSENT: Commissioner Schlaack

OTHERS PRESENT: Tanya Buckelew, Community Development Director; Hannah Smith, OHM Advisors

APPROVAL OF AGENDA:
MOTION BY COMMISSIONER OSIKA, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE AGENDA FOR April 27, 2026.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY COMMISSIONER LUDINGTON SUPPORTED BY COMMISSIONER ALBERTSON TO APPROVE THE MINUTES FOR THE February 23, 2026 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARING:

- 1. 804 W MAIN STREET, SPECIAL LAND USE FOR A DO-IT-YOURSELF MOTORCYCLE REPAIR FACILITY WITH SALES AND PARTS AS AN ACCESSORY USE.**

Hannah Smith, OHM Advisors, reviewed the proposed use and the following findings:

GENERAL SPECIAL LAND USE STANDARDS

According to *Article 11*, any special land use must adhere to all of the following general standards listed in the Zoning Ordinance:

- 1. Be compatible and in accordance with the goals, objectives, and policies of the city master plan and promote the intent of the zoning district in which the use is proposed.*

Finding - In compliance: The subject site is located in the Westtown area where one of the Master Plan goals is to “Preserve the unique identity of Westtown while pursuing mixed-use and traditional building projects.” In addition, the Westtown section of the Master Plan states that “Westtown in particular provides opportunity to complement, while not duplicating, the success of Downtown by capitalizing on its existing traditional ‘main street’ storefronts and walkability to nearby neighborhoods.” Utilization of this property as a do-it-yourself motorcycle repair shop will add a level of creativity to the area while occupying a large vacant building.

2. *Be constructed, operated, and maintained so as to be compatible with the existing or intended character of the vicinity and so as not to change the essential character of the area in which it is proposed.*

Finding – Potentially in compliance: The proposed use will occupy an existing building, and no substantial exterior improvements are proposed. As such, it will not change the essential character of the area and should help ensure continued maintenance of the building.

3. *Be served adequately by public facilities and services, such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, and primary and secondary schools.*

Finding – In compliance: The subject site will be adequately served by existing facilities and roads. There is also ample public parking behind the building to accommodate staff and customers that drive to the property.

4. *Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, smoke, odors, or other such nuisance.*

Finding - In compliance: The special use should not have a negative impact on the above items through the excessive production of noise, smoke, etc. We are concerned, however, that the noise created by a motorcycle facility could negatively impact the pets in the grooming business in the front building space. Two recommended conditions of approval include: 1) only allowing motorcycles to idle when inside the building; and 2) placing noise attenuation in the walls separating the pet grooming facility and the motorcycle facility.

SPECIFIC SPECIAL LAND USE STANDARDS

The special land use application has been reviewed utilizing the following specific standards outlined in Section 38-158, *Special land use specific requirements*, of the Owosso Zoning Ordinance:

(2) Automobile repair establishments (major repair) and automobile service establishments (routine maintenance and minor repair).

(a) All principal and accessory structures shall be set back a minimum of five hundred (500) feet from a single-family residential district.

Finding: No accessory structures are proposed.

(b) There shall be a minimum lot frontage on a paved road of two hundred (200) feet.

Finding: This requirement is met.

(c) All maintenance and repair work shall be conducted completely within an enclosed building.

Finding: All work on the motorcycles will take place inside the building.

(d) There shall be no outdoor storage or display of vehicle components and parts, materials, commodities for sale, supplies, or equipment.

Finding: At this point in time there will be no storage or display of motorcycles outside the building. If this should change in the future, a separate special land use review is required.

(e) Storage of wrecked, partially dismantled, or other derelict vehicles, or overnight parking of any vehicle except a tow truck shall be permitted in a designated area. Such area shall be appropriately screened from public view as determined by the planning commission.

Finding: No outside storage of motorcycles or parts is proposed.

(f) The applicant shall submit a pollution incidence protection plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins, and automatic shut off valves, as approved by the city fire department.

Finding: Not applicable.

(g) Any use with gasoline sales shall also meet the standards for automobile gasoline stations.

Finding: Not applicable.

RECOMMENDATION Based upon the above analysis, **we recommend approval of the special land use for Stach's Moto Cave, which is a do-it-yourself motorcycle repair facility with used motorcycle sales and parts as an accessory use**, conditioned upon the following:

1. That there be no outside display or storage of motorcycles or parts;
2. Only allowing motorcycles to idle when inside the building and there being no revving of engines;
3. Placing noise attenuation in the walls separating the pet grooming facility and the motorcycle facility; and
4. Review and approval from applicable departments, agencies, and consultants.

Vice-Chair Robertson opened the Public Hearing at 6:40 pm.

Brian Worrell, potential owner of the building and proposed business, stated he intends to keep the dog groomer and will build thicker walls to protect that business from any noise. Signs will be in place that no revving is allowed. Any violators would be removed from the business. He will construct a soundproof room for the revving of motorcycles during the repairs. He wants to work with local schools on creating small engine repair classes. There will always be management on site and intends to close by 6 pm each night. A pollution incident prevention plan (PIPP) will be in place to prevent, control and respond to pollution incidents. Also exhaust management and fire suppression.

Public Hearing closed at 7:12 p.m.

MOTION BY COMMISSIONER OSIKA SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE SPECIAL LAND USE FOR 804 W MAIN STREET TO ALLOW FOR A MOTORCYCLE REPAIR FACILITY THAT INCLUDES TECHNICAL AND EDUCATIONAL TRAINING AND SALES AND UPON MEETING THE REQUIREMENTS AS SET FORTH BY THE CITY PLANNER AS FOLLOWS:

1. That there be no outside display or storage of motorcycles or parts;
2. Only allowing motorcycles to idle when inside the building and there being no revving of engines;
3. Placing noise attenuation in the walls separating the pet grooming facility and the motorcycle facility; and
4. Review and approval from applicable departments, agencies, and consultants.

YEAS: COMMISSIONER ALBERTSON, SECRETARY FEAR, COMMISSIONER LUDINGTON, COMMISSIONER OSIKA, COMMISSIONER TAYLOR

NAYS: VICE-CHAIR ROBERTSON

RCV. MOTION CARRIED 5-1.

2. **1000 BRADLEY STREET – REQUEST TO REZONE 3 ACRES FROM I-1 LIGHT INDUSTRIAL TO RM MULTIPLE FAMILY RESIDENTIAL TO ACCOMMODATE THE DEVELOPMENT OF A 40-UNIT APARTMENT COMPLEX.**

Hannah Smith, OHM Advisors, reviewed the proposed use and the following findings:

In considering any petition for an amendment to the official zoning map, the planning commission and city council shall consider the following criteria in making its findings, recommendations and decision:

1. Consistency with the goals, policies, and future land use map of the City of Owosso Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.

Finding – A goal of the Master Plan is to “Plan for attached single-family and multi-family along corridors and as transitional uses between neighborhoods and commercial or employment areas.” This site fits that description and provides a natural transition between single-family residential and commercial land uses. In addition, the Future Land Use designation for the site is “Centers....which are higher density areas and incorporate horizontal and vertical mix of uses. Residential uses include multi-family buildings and upper story residential within mixed use buildings.” The proposed multiple-family development would fall under this category and provide the type of dense development and create new housing in close proximity to the downtown area.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

Finding – This site would be compatible with the host of uses permitted under the R-M, Residential Zoning Classification.

3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) use permitted under the current zoning.

Finding – Information has not been provided showing that the applicant could not receive a reasonable return on investment through developing the property as industrial. An industrial development at this site, however, may not provide a suitable transition to abutting residential uses.

4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

Finding – Permitted uses in the proposed R-M zoning district are potentially more compatible with the surrounding uses, especially single-family residential, than those in the current I-1 district. This is true even with the close proximity to the rail line since enhanced noise attenuation can be built into the proposed multiple-family structures.

5. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."

Finding – There should be no issues with existing infrastructure being able to accommodate and service this site.

6. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

Finding – There is high demand for residential development in Owosso and across the State.

7. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

Finding – This application has not been previously before the City for the requested residential zoning district.

RECOMMENDATION Based upon the above review comments, **we recommend approval of the rezoning request for 1000 Bradley Street based on the following items:**

1. That the request is in compliance with the Master Plan;
2. The site is compatible with uses in the proposed R-M Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may be more compatible with surrounding land uses;
5. Infrastructure to the site is appropriate for the proposed use; and
6. The request has not been previously submitted to the City for consideration.

Alex Pirkovic, one of the owners of NB Concepts LLC, discussed the plan to add 40 single family residential units, with on-site parking and green space.

Justin Horvath, SEDP, spoke in favor of the rezoning. City Council has approved the purchase agreement. They are still dealing with some contamination and remediation issues with the State of Michigan.

Maddy Poyorena, 1008 Beehler St, is against the rezoning and would rather see a park.

Patty Howard, 910 Beehler St, does not want apartment buildings, single family or duplexes would be ok.

Community Development Director stated there would be a public hearing for the rezoning at the May 18, 2026 City Council meeting.

MOTION BY SECRETARY FEAR SUPPORTED BY COMMISSIONER OSIKA TO APPROVE THE REZONING REQUEST FOR 1000 BRADLEY STREET AND RECOMMEND APPROVAL BY THE CITY COUNCIL AND THE REQUIREMENTS AS SET FORTH BY THE CITY PLANNER AS FOLLOWS:

1. That the request is in compliance with the Master Plan;
2. The site is compatible with uses in the proposed R-M Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may be more compatible with surrounding land uses;
5. Infrastructure to the site is appropriate for the proposed use; and
6. The request has not been previously submitted to the City for consideration.

YEAS: SECRETARY FEAR, COMMISSIONER LUDINGTON, COMMISSIONER OSIKA, COMMISSIONER TAYLOR, COMMISSIONER ALBERTSON AND VICE-CHAIR ROBERTSON

NAYS: NONE

RCV. MOTION CARRIED.

SITE PLAN REVIEWS:

1. 1000 BRADLEY STREET

Pending further review and resubmission from the owners to meet the items on the site plan checklist. This plan will be further reviewed at the May 26, 2026 Planning Commission meeting.

ITEMS OF BUSINESS:

1. COMMUNITY IMPROVEMENT PLAN (CIP)

Discussion was held on the contents of the plan.

MOTION BY COMMISSIONER OSIKA SUPPORTED BY SECRETARY FEAR TO APPROVE THE 2026-2032 CAPITAL IMPROVEMENT PLAN (CIP) AND REFER TO CITY COUNCIL FOR REVIEW AND APPROVAL.

YEAS ALL. MOTION CARRIED.

2. 900 ADA STREET SITE PLAN EXTENSION REQUEST

The architect for the 900 Ada Street project submitted an extension request as the project did not begin within a 1-year time limit per ordinance.

MOTION BY COMMISSIONER TAYLOR SUPPORTED BY COMMISSIONER ALBERTSON TO APPROVE THE EXTENSION OF THE 900 ADA STREET PROJECT TO APRIL 27, 2027.

YEAS: COMMISSIONER LUDINGTON, COMMISSIONER OSIKA, COMMISSIONER TAYLOR, COMMISSIONER ALBERTSON, SECRETARY FEAR AND VICE-CHAIR ROBERTSON

NAYS: NONE

RCV. MOTION CARRIED.

ADJOURNMENT:

MOTION BY COMMISSIONER OSIKA SUPPORTED BY COMMISSIONER TAYLOR TO ADJOURN AT 7:50 PM UNTIL THE NEXT MEETING ON MAY 26, 2026 (DAY AFTER MEMORIAL DAY).

YEAS ALL, MOTION CARRIED

Janae Fear, Secretary