

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, July 26, 2021 – 6:30 P.M.

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

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Planning & Building Director Tanya Buckelew

MEMBERS PRESENT: Chairman Wascher, Vice-Chair Livingston, Secretary Fear, Commissioners Jenkins, Law, Taylor

MEMBERS ABSENT: Commissioners Morris, Robertson, Yerian

OTHERS PRESENT: Justin Sprague, CIB Planning

APPROVAL OF AGENDA:
MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY SECRETARY FEAR TO APPROVE THE AGENDA FOR July 26, 2021.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE May 24, 2021 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARINGS: NONE

OLD BUSINESS: NONE

NEW BUSINESS: **Site Plan Review – 1465 McMillan**

Justin Sprague, CIB Planning, presented his review and recommendations regarding the proposed site plan to build a new marijuana grow facility at 1465 McMillan. The property is zoned I-1, Light Industrial, where this use is a permitted land use.

REVIEW COMMENTS:

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 *Article 16, Schedule of Regulations*, as described in the following table.

	Required	Provided	Comments
Front Yard Building Setback	40 ft.	40 ft. and 65 ft.	In compliance
Side Yard Building Setback	20	40 ft. and 70+ ft.	In compliance
Rear Yard Building Setback	0 ft.	20 ft.	In compliance
Maximum Building Height	40 ft.	17 ft.	In compliance

3. **Building Design & Materials.** The ordinance states that durable building materials which provide

an attractive, quality appearance must be utilized. **The proposed building materials are consistent with the City of Owosso Zoning Ordinance.**

4. Building Height. The proposed building complies with the maximum building height.

5. Mechanical Units. The Zoning Ordinance requires that all exterior mechanical equipment be screened. **The applicant is proposing to provide screening by planting arborvitae around all exterior mechanical equipment, which is an acceptable option instead of fencing. We would recommend as a condition of approval that all screening landscaping shall be up kept and in good condition, and that fencing could be required as a future option for screening if the landscaping material should not survive or does not provide enough screening.**

6. Dumpster. The proposed dumpster meets ordinance requirements.

7. Site Lighting. Proposed lighting is predominantly in compliance with the Zoning Ordinance. **As shown on the plan, the applicant has lighting that is not directed fully at the ground. The ordinance requires that all lighting should be directed to the ground and not on an angle.**

8. Parking Lot Requirements. This requirement has been met.

9. Landscaping. The landscaping plan is in compliance with the ordinance.

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

The Applicant/Owner Gus Mansour, Attorney Randi Hermitz, Members and Planner were also present to discuss their project and answer any questions from the Planning Commissioners. They are aware of the recommended changes from both the City Planner and the City Engineer. These changes will be made to the site plan and implemented for the construction process.

Discussion was held regarding the detention basin and ensuring the City Engineer requirements are met. Odor control was discussed and the use of carbon filters.

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE SITE PLAN REVIEW FOR 1465 MC MILLAN AVE CONDITIONED UPON THE FOLLOWING RECOMMENDATIONS AS PROVIDED BY JUSTIN SPRAGUE, CITY PLANNER:

- 1. Submission of a revised site plan that satisfactorily addresses the items in this letter, for administrative review and approval;**
- 2. That the use of landscaping (arborvitae) is acceptable for shielding mechanical equipment, but that fencing may be required if the landscaped shielding should be compromised in the future (should the screening not fully shield the equipment or should the landscaping material not survive);**
- 3. That all proposed lighting be directed at 90 degrees fixed toward the ground; and**
- 4. Review and approval by the appropriate city departments, consultants, and agencies.**

YEAS: SECRETARY FEAR, COMMISSIONERS JENKINS, LAW, VICE-CHAIR LIVINGSTON, COMMISSIONERS TAYLOR, CHAIRMAN WASCHER

NAYS: NONE

RCV Motion Carried

OTHER BOARD BUSINESS:

Justin Sprague stated the City is ready to proceed forward with a rewrite to the Zoning Ordinance since the Master Plan has been completed. He has submitted the proposal for City Manager review and Council approval. He is proposing a complete rewrite and asks the board members to submit any updates and suggestions.

PUBLIC COMMENTS AND COMMUNICATIONS: NONE

ADJOURNMENT:

MOTION BY COMMISSIONER TAYLOR SUPPORTED BY COMMISSIONER LAW TO ADJOURN AT 7:15 P.M. UNTIL THE NEXT MEETING ON August 23, 2021.

YEAS ALL, MOTION CARRIED.

Janae Fear, Secretary