

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, December 13, 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: Recording Secretary Molly Hier

MEMBERS PRESENT: Secretary Fear, Commissioner Law, Vice-Chair Livingston, Commissioners Morris, Robertson, Taylor, Chairman Wascher

MEMBERS ABSENT: Commissioner Jenkins

OTHERS PRESENT: Justin Sprague, CIB Planning
 Planning and Building Director Tanya Buckelew

APPROVAL OF AGENDA:
MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY SECRETARY FEAR TO APPROVE THE AGENDA FOR December 13, 2021.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY SECRETARY FEAR SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE MINUTES FOR THE November 22, 2021 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARINGS: **NONE**

SITE PLAN REVIEWS: **1410/1420 HATHAWAY**

Justin Sprague, CIB Planning presented the following review on the 5,120 square foot new build located on the property of 1410 Hathaway, closet to the railroad tracks.

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. | In compliance |
| Side Yard Building Setback | 20 | 26 ft. and 69 ft. | In compliance |
| Rear Yard Building Setback | 0 ft. | 24 ft. | In compliance |

| | Required | Provided | Comments |
|-------------------------|----------|----------|---------------|
| 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 has not provided information regarding potential exterior mechanical equipment that has been seen with similar developments recently approved by the city. We would recommend as a condition of approval that applicant resubmit revised site plans depicting any and all proposed exterior mechanical equipment and the proposed methods for screening each proposed unit.**

❖ *Per owner explanation, the intent is to use a geothermal heating and cooling system to cut back on outdoor mechanical equipment and eliminate the need for screening. Additionally explained the purpose of a geothermal system is to reduce the carbon footprint and avoid outdoor equipment as a whole. Owners also spoke on use of an indoor carbon filtration system as odor control.*

6. **Dumpster.** The proposed dumpster meets ordinance requirements.

7. **Site Lighting.** Proposed lighting is in compliance with the Zoning Ordinance.

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

9. **Landscaping.** The landscaping plan is in compliance with the ordinance however, **if additional landscaping needed to screen exterior mechanical equipment, that must be shown on the plan for final approval.**

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

❖ *Additional requirements from Engineering to ensure full compliance with stipulations provided during departmental review regarding the water service/drainage system and sanitary/sewer system.*

RECOMMENDATION

Based upon the above comments, **we recommend approval of the 1420 Hathaway Drive Site Plan, conditioned upon the following:**

1. Submission of a revised site plan that satisfactorily addresses the items in this letter, for administrative review and approval;
2. That the applicant show on the plan the location and method of screening for any and all proposed exterior mechanical equipment associated with the site development and operation,

3. That the landscaping plan be revised if landscaping will be utilized as a method of screening any proposed mechanical equipment; and
4. Review and approval by the appropriate city departments, consultants, and agencies.

Chairman Wascher asked about employee count, was advised 12 to start for the new build; potentially up to 100 if Allstar Growers is able to get all three buildings in full operation as planned.

Chairman Washer also confirmed with Justin Sprague that the parcels are not in a flood plain.

Secretary Fear asked about time-line, CEO Keith Haines stated 6 months for phase 1, three years for overall project. Timeline is conditional on availability of supplies.

MOTION BY COMMISSIONER MORRIS SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE SITE PLAN REVIEW FOR 1410/1420 HATHAWAY DRIVE WITH THE CONDITIONS SET FORTH AND THE REVIEW FROM THE CITY PLANNER.

YEAS: SECRETARY FEAR, COMMISSIONER LAW, VICE-CHAIR LIVINGSTON, COMMISSIONER MORRIS, COMMISSIONER ROBERTSON, COMMISSIONER TAYLOR, CHAIRMAN WASCHER

NAYS: NONE

RCV: MOTION CARRIED

ITEMS OF BUSINESS: NONE

COMMISSIONER/CITIZEN COMMENTS: NONE

ADJOURNMENT:

MOTION BY COMMISSIONER LIVINGSTON SUPPORTED BY SECRETARY FEAR TO ADJOURN AT 6:55 PM UNTIL THE NEXT MEETING ON JANUARY 24, 2022.

YEAS ALL, MOTION CARRIED

Janae Fear, Secretary