

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
COUNCIL CHAMBERS-OWOSSO CITY HALL
MONDAY JULY 27, 2015, 7:00 P.M.

CALL MEETING TO ORDER: Chairman Bill Wascher called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE: was recited by all present.

ROLL CALL: Roll call was taken by Recording Secretary Denice Grace.

MEMBERS PRESENT: Chairman Bill Wascher, Secretary Craig Weaver, Commissioner Mike O'Leary, Commissioner Janae Fear, Commissioner Tom Taylor.

MEMBERS ABSENT: Commissioner Frank Livingston, Commissioner Brent Smith

OTHERS PRESENT: Sue Montenegro Assistant City Manager and Director of Community Development and various residents concerned about the rezoning of the M-71 corridor

APPROVAL OF AGENDA:

**MOTION MADE BY COMMISSIONER O'LEARY TO APPROVE THE AGENDA FOR JULY 27, 2015
SUPPORTED BY COMMISSIONER TOM TAYLOR
AYES ALL, MOTION CARRIED**

APPROVAL OF MINUTES:

**MOTION MADE BY COMMISSIONER MIKE O'LEARY TO APPROVE THE MINUTES OF THE JUNE 22, 2015 MEETING, SUPPORTED BY COMMISSIONER TOM TAYLOR
AYES ALL, MOTION CARRIED**

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from June 22, 2015
3. Public hearing notice
4. 111 S. Lansing Street parking lot site plan and comments

COMMISSIONER/PUBLIC COMMENTS: None

PUBLIC HEARINGS:

1. M-71 Corridor rezoning
Albert Phillips -401 Corunna Ave, Owosso representing her area to ask the Commission not to pass the rezoning. She complained about one industrial business in particular who has stacks of metal racks that could be a potential safety hazard. She questioned why there was a need for any rezoning. Commissioner Taylor said the rezoning was to have consistency in zoning and to adhere to the City's Master Plan.

Tom Manke - Owosso Township representing Friends and Community Owosso questioned the stacks of stuff at the end of Huron Street. Sue Montenegro comment that part of the section is

own by the railroad and the city has been working with the owner of the business regarding code violations. Mr. Manke is worried about the safety of nearby residents.

Thomas Copeland -429 E. Howard St. is looking to sell his property and is worried that his property value will go down if the area is rezoned as Industrial.

Dale Frazier- 211 Corunna Ave questioned the addition of properties at 429 E. Howard St., 514 S. Saginaw St., 515 S. Park St., 517 S. Park St., an unnumbered house on S. Park St., and E. Howard St. that should not be on the list as they had already previously been on the list. Secretary Weaver apologized or the oversight.

Rod Rust- E. Howard St. owns property by the tracks. He said the issue was discussed in a previous meeting and was also going to be taken off the rezoning list. Secretary Weaver said it was a possibility that the property was on the list and apologized for the error. The public hearing process was explained to Mr. Rust and explained that the Planning Commission is just an advisory group and that the final vote on the rezoning goes to the Owosso City Council.

The public hearing was closed at 7:46

MOTION

**COMMISSIONER CRAIG WEAVER MADE A MOTION THAT THE COMMISSION GO FORWARD WITH RECOMMENDING THE REZONING MINUS THE PROPERTIES REPRESENTED AT THE MEETING. COMMISSIONER MIKE O'LEARY SUPPORTED THE MOTION
AYES ALL, MOTION CARRIED**

SITE PLAN REVIEW

1. 111 S. Lansing Street parking lot

Sue Montenegro reported that the city owns the lot and wants to put a city parking lot on the property. A house on the property has been demolished and a tree was removed. Cars would enter the lot on S. Lansing Street and would exit through the alley way. Angle parking would give the maximum number of parking spots. Chained link fencing would border the property and be 6ft tall. Chairman Wascher questioned whether the fence would go all the way to the right away. Sue Montenegro said it would be offset by 1 ft.

Commissioner Fear questioned why they were considering a chain link fence as opposed to something more esthetically pleasing to the eye. Chairman Wascher reported that nearby House of Wheels has the same kind of chain link fence so it would be consistent in type of fencing in the area.

Commissioner Taylor asked about lighting for the lot. Sue Montenegro said that there was lighting on a pole which would shine on the lot. Too much lighting would affect the people living in nearby apartments but there must be enough for safety concerns.

Sue Montenegro reported that there would be a two hour parking limit and no overnight parking. The lot would use the existing drain system in the center of the lot.

MOTION

MOTION BY COMMISSIONER O'LEARY, SUPPORT BY COMMISSIONER TAYLOR TO APPROVE THE PARKING LOT SITE PLAN FOR 111 S. LANSING STREET CONTINGENT ON THREE THINGS 1. THEY MAKE A MORE DURABLE, PLEASING SCREENED FENCE 2. THAT LIGHTING MEETS THE GENERALLY ACCEPTED STANDARDS FOR PARKING LOTS 3. THEY MUST FOLLOW THE ORDINANCE FOR FENCE HEIGHT RESTRICTIONS AT THE SIDEWALK.

AYES ALL, MOTION CARRIED

BUSINESS ITEMS:

1. Annual election of officers

Commissioner Taylor nominated current Chairman Wascher to continue as chair, seconded by Commissioner Weaver

Commissioner Taylor nominated Commissioner Weaver for vice-chair, seconded by Commission O'Leary

Commissioner Taylor nominated Commissioner Fear for the office of Secretary, supported by Commissioner O'Leary

Ayes All, Nominations confirmed

ITEMS OF DISCUSSION: None

COMMISSIONER/PUBLIC COMMENTS: Commissioner Taylor asked about the status of some city projects which seem to have stagnated such as Quoba Restaurant, the Armory Project, The Brewery, and Lincoln School project. Assistant City Manager Montenegro reported on the status of each project.

ADJOURNMENT:

COMMISSIONER TAYLOR MADE THE MOTION TO ADJOURN AT 8:49, SUPPORTED BY COMMISSIONER WEAVER

AYES ALL, MOTION CARRIED

Next meeting Monday, August 24, 2015