

MEETING MINUTES
OWOSSO PLANNING COMMISSION
MONDAY, AUGUST 24, 2015 7:00 P.M.
COUNCIL CHAMBER - CITY HALL
OWOSSO MI, 48867

CALL MEETING TO ORDER: The meeting was called to order by Chairman Wascher at 7:00 P.M.

PLEDGE OF ALLEGIANCE: Pledge was recited by all present.

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

MEMBERS PRESENT: Chairman Bill Wascher, Vice-Chair Craig Weaver, Secretary Janae Fear, Commissioner Mike O’Leary, Commissioner Frank Livingston, Commissioner Brent Smith, Commissioner Tom Taylor.

MEMBERS ABSENT: None.

OTHERS PRESENT: Sue Montenegro - Assistant City Manager and Director of Community Development, Justin Horvath - Shiawassee Economic Development Partnership, and Brian Atkins - Covenant Eyes.

APPROVAL OF AGENDA:
MOTION MADE BY COMMISSIONER LIVINGSTON TO ACCEPT THE AGENDA FOR AUGUST 24, 2015, SUPPORTED BY COMMISSIONER O’LEARY.
AYES ALL, MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION MADE BY COMMISSIONER O’LEARY TO ACCEPT THE MINUTES FOR THE JULY 27, 2015 MEETING, SUPPORTED BY COMMISSIONER WEAVER.
AYES ALL, MOTION CARRIED.

- COMMUNICATION:**
1. Staff memorandum.
 2. PC minutes for July 27, 2015.
 3. Rezoning application package for 1405 W. North.
 4. Public hearing notice for 1405 W. North.

COMMISSIONER/PUBLIC COMMENTS:
None.

PUBLIC HEARING:

1. 1405 W. North.

Brian Atkins project manager for Covenant Eyes concerning the property on 1405 W. North St which is the old Owosso Public School Administration building. Covenant Eyes wishes to use the building as a remote call center for their operations. He informed the Commission that since 2000 their number of employees has risen from 2 to 113 currently with the anticipation of even more in the future. The building would hold 15 to 20 people. No extra parking spaces are required. Homes in the area have been notified of the possible rezoning. The address is currently zoned as R-1 and Covenant Eyes would like it rezoned to OS-1.

Justin Horvath of Shiawassee Economic Development Partnership spoke on how Covenant Eyes is a great local business that was recently highlighted on ABC channel 12. He stated we are lucky to have them here and they are a growing company.

If approved, the proposal will go to the Owosso City Council for approval at their next meeting.

**MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER O'LEARY TO REZONE 1405 W. NORTH STREET FROM R-1 TO OS-1 WITH ONE CONTINGENCY: THE REZONING WILL NOT TAKE PLACE UNLESS THE ABOVE MENTIONED PARCEL IS PURCHASED BY COVENANT EYES.
AYES ALL, MOTION CARRIED.**

SITE PLAN REVIEW:

None.

BUSINESS ITEMS:

None.

ITEMS OF DISCUSSION:

1. Railroads/yards zoning

Sue Montenegro stated that the city does not have the power to rezone railroads/yards. Michigan law states that local governments cannot rezone these areas.

2. Site plan requirements for fencing

It was discussed that the Commission needs to know what the existing language of fencing states. Sue Montenegro stated that there are requirements for fencing such as no barbed wire as well as no organics containing poisons, no junk, and no scrap can be used. Commissioner Weaver will do some research on fencing language for a future meeting.

3. Future land use and zoning goals

Some of the language is outdated. Sue Montenegro will bring some examples of the language that needs updating. Commissioner Weaver suggested that they could make changes to the language slowly on a month to month basis.

COMMISSIONER/PUBLIC COMMENTS:

Vice-chair Weaver observed that things seem to be going well in the city.

Assistant City Manager Montenegro updated the Commission on the Qdoba restaurant including the cleanup of the land for any contaminants present. Commissioner Smith commented that it would be nice to have a map of possible contaminated areas in the city.

**ADJOURNMENT: MOTION TO ADJOURN WAS MADE BY COMMISSIONER O'LEARY AT 7:57,
SUPPORTED BY COMMISSIONER LIVINGSTON. AYES ALL, MOTION CARRIED.**

Next meeting Monday, September 28, 2015.

Jenae Fear, Secretary