

OWOSSO PLANNING COMMISSION  
Monday September 28, 2015 – 7:00 p.m.  
Owosso City Hall – Council Chambers  
Owosso, MI 48867

- CALL TO ORDER:** Chairman Bill Wascher called the meeting to order at 7:00 p.m.
- PLEDGE OF ALLEGEANCE:** The pledge was recited by all present
- ROLL CALL:** Roll Call was taken by Recording Secretary Denice Grace
- MEMBERS PRESENT:** Chairman Bill Wascher, Secretary Janae Fear, Commissioner Frank Livingston, Commissioner Mike O’Leary, Commissioner Garfield Warren, Commissioner Brent Smith
- MEMBERS ABSENT:** Commissioner Tom Taylor, Vice Chair Craig Weaver
- OTHERS PRESENT:** Building Official Chuck Rau
- APPROVAL OF AGENDA:** **COMMISSIONER LIVINGSTON MADE THE MOTION TO APPROVE THE AGENDA FOR SEPTEMBER 28, 2015 WITH THE AMENDMENT OF THE DATE OF THE NEXT MEETING CHANGED FROM NOVEMBER 23 TO OCTOBER 26, SUPPORTED BY COMMISSIONER SMITH, AYES ALL, MOTION CARRIED**
- APPROVAL OF MINUTES:** **COMMISSIONER LIVINGSTON MADE THE MOTION TO APPROVE THE MINUTES FOR AUGUST 24, 2015 WITH THE CORRECTION OF HIS NAME, SUPPORTED BY COMMISSIONER O’LEARY, AYES ALL, MOTION CARRIED**
- COMMUNICATIONS:**
1. Staff Memorandum
  2. PC minutes from August 24, 2015
- COMMISSIONER/PUBLIC COMMENTS:**  
None
- PUBLIC HEARINGS:**  
None
- SITE PLAN REVIEW:**  
None

**BUSINESS ITEMS:**

## 1. Swing set zoning language

Building Official Chuck Rau stated that a resident was cited for having a swing set in his front yard. The resident's home is on a corner lot which is considered to have two front yards and structures are not allowed in the front yard. The swing set in question is also close to the existing sidewalk and may attract school kids and others as it is near the school. The wording in the ordinance doesn't name a swing set specifically but only names structures. The setback allowed for structures is 25ft on each corner. The resident wants a letter from the City Manager allowing the swing set. Chuck Rau thinks the ordinance should be reworded to include play structures. It could be listed under accessory buildings and uses and it could then be changed to accessory buildings and structures.

## 2. Front yard – Corner lot definition

A corner lot is defined as where the interior angle of two adjacent sides at the intersection of two streets is less than 135 degrees also as any lot abutting two or more streets. Commissioner Livingston would like to see more examples from other communities. Commissioner Smith stated that we should use those communities that compare in size and age with Owosso. Building Official Rau said that Assistant City Manager Sue Montenegro could pull some examples for a future meeting. Commissioner Fear suggested we see what Marshall has for their definition and Commissioner Livingston suggested Grand Ledge could be appropriate. The question was tabled until other definitions could be considered.

**ITEMS OF DISCUSSION:**

None

**COMMISSIONER / PUBLIC COMMENTS:**

The Commission inquired into the progression of the Qdoba restaurant. Rau stated that there was considerable more contamination than originally thought.

The Commission inquired into the progress of the new Dollar General store. Rau stated he had seen the plans and some of the homes to be torn down are now unoccupied.

The Commission inquired into the issue of the pile of racks by the Trebor Company. Rau stated citations have been issued and the owner is expected to file for a variance to the ordinance.

**ADJOURNMENT:**

**COMMISSIONER LIVINGSTON MADE THE MOTION TO ADJOURN AT 7:47,  
SUPPORTED BY COMMISSIONER SMITH, AYES ALL, MOTION CARRIED**

Next meeting Monday, October 26, 2015

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Jenae Fear, Secretary