

**OWOSSO PLANNING COMMISSION**  
**Monday October 26, 2015 – 7:00 p.m.**  
**City Hall Council Chambers**  
**301 W. Main St.**  
**Owosso, MI 48867**

**CALL TO ORDER:** Chairman Washer called the meeting to order at 7:03 p.m.

**PLEDGE OF ALLEGIENCE:** Was recited by all present.

**ROLL CALL:** Was taken by Recording Secretary Denice Grace.

**MEMBERS PRESENT:** Chairman Bill Wascher, Vice Chair Craig Weaver, Commissioner Mike O’Leary, Commissioner Brent Smith, Commissioner Frank Livingston, Commissioner Garfield Warren, Commissioner Michelle Collison, Commissioner Janae Fear.

**MEMBERS ABSENT:** Commissioner Tom Taylor.

**OTHERS PRESENT:** Susan Montenegro - Assistant City Manager and Director of Community Development, Justin Horvath and Brent Jones - Shiawassee Economic Development Partnership, Jed Dingsens - Architect, Robert Selleck & Carrie Reid Hoag of Trebor Enterprises.

**APPROVAL OF AGENDA:** **COMMISSIONER LIVINGSTON MADE THE MOTION TO APPROVE THE AGENDA WITH THE ADDITION OF THE PUBLIC HEARING ADVANCED EYECARE FOR OCTOBER 26, 2015, SUPPORTED BY COMMISSIONER O’LEARY, AYES ALL, MOTION CARRIED.**

**APPROVAL OF MINUTES:** **COMMISSIONER LIVINGSTON MADE THE MOTION TO APPROVE THE MINUTES FOR SEPTEMBER 28, 2015, SUPPORTED BY COMMISSIONER WEAVER, AYES ALL, MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff Memorandum
2. Planning Commission minutes from September
3. Site Plan Application
4. Site Plan staff review
5. Lot language example- various cities
6. Accessory language example- swing sets

**COMMISSIONER/PUBLIC COMMENTS:**

Chairman Wascher welcomed Michelle Collison to the Planning Commission Board.

**PUBLIC HEARINGS:** The rezoning of 117 S. Shiawassee St. Owosso from RM-2 Multiple-Family Residential Highrise District to B-1 Local Business District.

Dr. David Duryea from Advanced Eyecare asked the Commission to rezone 117 South Shiawassee Street. This particular parcel of land was purchased by Dr. Duryea and has since had the house demolished. The goal for this parcel is to combine it with the lot immediately to the south and construct a new office building and parking lot.

**MOTION BY COMMISSIONER O'LEARY, SUPPORTED BY COMMISSIONER LIVINGSTON TO REZONE 117 S. SHIAWASSEE STREET FROM RM-2 MULTIPLE-FAMILY RESIDENTIAL HIGHRISE TO B-1 LOCAL BUSINESS DISTRICT, AYES ALL, MOTION CARRIED.**

**SITE PLAN REVIEW:**

Division Street- Trebor/Selleck Property

Jed Dingens, Architect, spoke to the Commission about the plans Trebor had for fencing possibilities. Assistant City Manager Sue Montenegro has been working with Carrie Ried Hoag and Robert Selleck to work on placing their racks out of the right away to comply with the city's zoning ordinance. A survey of the land is being done at this time. Ms. Montenegro reminded the Planning Commission that they have the right to modify or waive the fencing requirements according to the language in the zoning ordinance under Section 38-389 (e). Trebor will come back to the Commission in November to further discuss fencing and rezoning and planning commission will make a decision at that time.

**BUSINESS ITEMS:** None

**ITEMS OF DISCUSSION:**

1. Swing set zoning language examples.

**MOTION BY COMMISSIONER O'LEARY, SUPPORTED BY COMMISSIONER WARREN, TO DEFINE SWING SETS AS AN ACCESSORY ITEM THAT SHALL NOT BE LOCATED IN THE FRONT YARD.**

**YEAS: CHAIRMAN WASCHER, COMMISSIONERS LIVINGSTON, O'LEARY, WARREN AND COLLISON.**

**NAYS: COMMISSIONERS FEAR, WEAVER AND SMITH.**

**MOTION CARRIED.**

2. Front yard-corner lot definition examples.

Ms. Montenegro looked up corner lot definitions for the cities of Grand Ledge and Marshall which didn't really add anything to what was previously known. She believes there should be diagrams as well as a written description. The diagrams should fit our current ordinances. Commissioner Wascher stated the addition of images will definitely help but they must match language in the ordinance. Ms. Montenegro will bring the incorporated images to the next meeting for review.

**COMMISSIONER/PUBLIC COMMENTS:** None

**ADJOURNMENT:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH, TO ADJOURN THE PLANNING COMMISSION MEETING AT 9:01 P.M. AYES ALL, MOTION CARRIED.**

Next meeting Monday November 23, 2015.