

**MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
MONDAY, MAY 23, 2016 – 7:00 P.M.**

- CALL TO ORDER:** Chairperson Bill Wascher called the meeting to order at 7:00 p.m.
- PLEDGE OF ALLEGIANCE:** Was recited.
- ROLL CALL:** Roll call was taken by Recording Secretary Roxane Cramer.
- MEMBERS PRESENT:** Chairman Bill Wascher, Commissioners Tom Taylor, Janae Fear, Frank Livingston, Michael O'Leary (7:12 p.m.) and Garfield Warren.
- MEMBERS ABSENT:** Vice-Chair Craig Weaver, Commissioners Michelle Collison and Brent Smith.
- OTHERS PRESENT:** Several persons against rezoning of the South Park Street parcel; Neil Frank, Wolgast; Eric Spitler, OHM Advisors; David Duryea, O.D.; Tyler Leppanen, Housing Program Manager.

**APPROVAL OF AGENDA:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR, TO APPROVE THE AGENDA FOR MAY 23, 2016.  
YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES OF APRIL 25, 2016 WITH THE FOLLOWING CHANGE: REMOVE COMMISSIONER LIVINGSTON'S NAME FROM MEMBERS PRESENT.  
YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff memorandum.
2. PC minutes from April 25, 2016.
3. Rezoning application packet – 1007 S. Washington.
4. Site Plan application packet for 123 S. Shiawassee
5. Sign ordinances from: Owosso, Grand Haven, Greenville, Holland and Traverse City.

**COMMISSIONER/PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS:**

1. **Rezoning of S. Park Street, Parcel 050-652-011-006-00 from R-1 to B-4**

Mr. Leppanen presented Chairman Wascher with a letter from Bob Moberg. Chairman Wascher stated the resident was against the rezoning.

Bob Moberg, property owner on South Saginaw Street, stated that he was the one that sent the letter. He feels that this should not be rezoned. It is a residential area and should remain that. He doesn't

believe this is in the best interest of the community or the neighborhood. He believes there isn't any area for a pole building of any size on the property. He believes it would hurt the value of the homes in that neighborhood.

Jack Desantis, resident at 971 South Park Street, stated it is a nice quiet neighborhood. He also expressed concern that his taxes would be raised due to the change. He said he is still against it. He believes it would cause more traffic on South Park Street.

Mr. Leppanen explained to the commission if they approve the rezoning and Sheridan wanted to build a pole building he would have to come before the commission for a site plan review and at that time they could also address a traffic plan.

Joseph Smith, former property owner of 942 South Saginaw Street said that while he had quit claimed his property to his son he was against the rezoning.

Keith Smith, 942 South Saginaw, stated he was against the rezoning.

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER WARREN THAT THE OWOSSO PLANNING COMMISSION HEREBY DENIES THE REZONING OF THE PROPERTY LOCATED ON SOUTH PARK STREET, PARCEL NUMBER 050-652-011-006-00 FROM R-1 TO B-4.**

Roll Call Vote.

AYES: Commissioners Taylor, Fear, O'Leary, Livingston, Warren and Chairman Wascher.

NAYS: None.

ABSENT: Vice-Chair Weaver, Commissioners Collison and Smith.

**SITE PLAN REVIEW:**

**1. 123 South Shiawassee – Advanced Eye Care.**

Neal Frank with Wolgast, located at 1494 North Graham, Freeland, Michigan, presented the plan for his client. Dr. David Duryea wants to demolish the current building on the site and build a 4,325 square feet single story space. The building will be used as an office for Advanced Eye Care. The building will include a partial basement. The current building will remain during the building of new one.

Chairperson Wascher expressed his disappointment that the plans indicated the sidewalk that they will be replacing on Clinton Street will only be 3 ½ feet wide. He feels sidewalks should be at least 4 or 5 feet wide that are replaced in the City.

**MOTION BY COMMISSIONER O'LEARY, SUPPORTED BY COMMISSIONER TAYLOR THAT THE OWOSSO PLANNING COMMISSION HEREBY APPROVES THE APPLICATION FOR SITE PLAN REVIEW FOR ADVANCED EYE CARE, 123 S.SHIAWASSEE STREET PARCEL # 050-700-001-014-00 AS PROPOSED IN PLANS DATED APRIL 2016.**

AYES: Commissioners Livingston, Warren, Taylor, Fear, O'Leary, and Chairman Wascher.

NAYS: None.

ABSENT: Vice-Chair Weaver, Commissioners Collison and Smith.

**BUSINESS ITEMS:**

None.

**ITEMS OF DISCUSSION:**

1. **Sign Ordinance Update.**

Mr. Leppanen indicated he has been working on an update for the ordinance. Discussion was tabled until the June 2016 meeting.

**COMMISSIONER/PUBLIC COMMENTS:**

The commissioners had a discussion about the width of sidewalks in the city.

They also had a discussion about the denial of the rezoning of the South Park Street parcel.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO  
ADJOURN AT 8:01 P.M. UNTIL THE NEXT MEETING ON JUNE 27, 2016.  
YEAS ALL, MOTION CARRIED.**

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Janae Fear, Secretary

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