

MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
JUNE 18, 2013 at 9:30 AM
CITY COUNCIL CHAMBERS

The meeting was called to order by Chairman Randy Horton at 9:30 a.m.

Roll call was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Chairperson Randy Horton, Secretary Daniel Jozwiak, Commissioners Kent Telesz, William Wascher and Alternate Matt Grubb.

MEMBERS ABSENT: Vice-Chairperson Christopher Eveleth.

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development; Charles Rau, Building Official; Alternate John Horvath; Mr. Dave Wakeland, owner of 1107 W. Main Street; Mr. Chris Grzenkowica of Desine Inc., engineer for Mr. Wakeland; Don and Marilyn Moorman, 2358 W. Grand River Road, Owosso, owners of 1108 W. Main Street.

AGENDA: IT WAS MOVED BY SECRETARY JOZWIAK AND SUPPORTED BY ALTERNATE GRUBB TO APPROVE THE AGENDA AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

MINUTES: IT WAS MOVED BY BOARD MEMBER TELESZ AND SUPPORTED BY BOARD MEMBER WASCHER TO APPROVE THE MINUTES OF THE MEETING OF JANUARY 15, 2013.

YEAS: ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from January 15, 2013
3. Variance request materials – 1107 West Main Street
4. Variance request plans - attached

COMMISSIONER/PUBLIC COMMENTS: None.

PUBLIC HEARINGS: VARIANCE REQUEST – 1107 W. MAIN STREET. # 2013-01

Adam Zettel, Assistant City Manager and Director of Community Development, gave an overview of the Westtown area proactive focus for development. In this particular case, the signage will be placed in a transitional area where clear vision is required at a corner and an alleyway. To meet the requirements of three to ten foot clearance would only leave a two foot tall sign. This would create a too small and very unusual, non-functional sign. Mr. Zettel referred to the petitioner, Mr. Dave Wakeland, owner of the property.

Mr. Wakeland introduced his design engineer for the project, Mr. Chris Grzenkowica of Desine Inc. Mr. Grzenkowica stated there would be a drive thru Subway, another business, and three upstairs apartments. The proposed signage would be 40 square feet and the best position would be at the west end of the property to allow traffic circulation in the parking lot. The sign creates a natural buffer between the parking lot and alley. The closer the sign is to the building, the less visible it would be and the less reaction time there would be for the driver creating potential hazards on the highway.

Public Hearing began at 9:45 am.

Mr. Don Moorman, owner of 1108 W. Main Street, asked if the alley was going to change to two way traffic. It was noted that it was not.

Approved August 20, 2013

Mrs. Marilyn Moorman, co owner of 1108 W. Main Street, stated that questions were answered prior to the meeting in conversation with Mr. Grzenkowica.

Mr. Moorman expressed concerns about traffic coming into town driving too fast. Mr. Zettel commented that the state has not planned too much concerning that issue with the paving scheduled in 2014. They are not planning a "round-about".

Mr. Wakeland was asked when they would be building. He answered that things are advancing and he would like to start this summer, but he is proceeding cautiously.

Public Hearing ended at 9:52 am.

Discussion with the board about the height of the Shell Station sign which is 32 feet; temporary banners which can't be used because of the clear vision issue.

**MOTION BY ALTERNATE GRUBB, SUPPORTED BY BOARD MEMBER TELESZ:
THE OWOSSO ZONING BOARD OF APPEALS, AFTER REVIEWING THE CASE FOR 1107 WEST
MAIN STREET, PARCEL NUMBER 050-100-001-001-00, HEREBY MAKES THE FOLLOWING
FINDINGS:**

1. THE PROPERTY IS UNIQUELY SITUATED TO BE ADJACENT TO LAND ZONED FOR B-4 USES, WITH A PUBLIC ALLEY IN BETWEEN THE TWO PARCELS.
2. THE CLEAR VISION FOR THE ALLEY CREATES A HARDSHIP THAT WOULD EFFECTIVELY ELIMINATE ANY PRACTICAL USE OF THE PYLON SIGN ENTITLEMENTS FOR THE PROPERTY IN QUESTION.
3. THE PETITION MEETS ALL BASIC CONDITIONS AND THE REQUIRED SPECIAL CONDITIONS FOR A VARIANCE.

**BASED UPON THOSE FINDINGS, THE OWOSSO ZBA HEREBY APPROVES THE PETITION TO PERMIT THE SIGN VARIANCE WITH THE HEIGHT OF 17' AS ILLUSTRATED IN THE PETITION FILED ON MAY 17, 2013.
YEAS ALL. MOTION CARRIED.**

COMMISSIONER/PUBLIC COMMENTS:

Chairperson Horton noted this will be a great addition to the M-21 corridor. Mr. Wakeland commented that we have to start with 1107 W. Main to keep Subway going. Then we can remodel the next building at the Shell Station.

ADJOURNMENT:

**MOTION BY BOARD MEMBER TELESZ, SUPPORTED BY BOARD MEMBER WASCHER TO
ADJOURN AT 10:09 A.M.
YEAS: ALL. MOTION CARRIED.**

Dan Jozwiak, Secretary

m.m.s