**MINUTES**

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**

**COUNCIL CHAMBERS, CITY HALL**

**MONDAY, APRIL 25, 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, Vice-Chair Craig Weaver, Commissioners Tom Taylor, Michelle Collison, Janae Fear, Frank Livingston and Garfield Warren.

**MEMBERS ABSENT:** Commissioners Frank Livingston, Mike O’Leary and Brent Smith.

**OTHERS PRESENT:** Troy Crowe, Sheridan Auction Service, Tyler Lepannen, Housing Program Manager, Susan Montenegro, Assistant City Manager /Director of Community Development.

**APPROVAL OF AGENDA:**

**MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY VICE CHAIR WEAVER TO APPROVE THE AGENDA FOR MARCH 28, 2016.**

**YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY VICE CHAIR WEAVER TO APPROVE THE MINUTES FOR MARCH 28, 2016.**

**YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff memorandum
2. PC minutes for March 28, 2016
3. Rezoning application packet – 1007 S. Washington St.

4. Sign ordinances from: Owosso, Grand haven, Greenville, Holland and Traverse City

**COMMISSIONER/PUBLIC COMMENTS**

Ms. Montenegro introduced Tyler Leppanen. Ms. Montenegro stated that Tyler has been doing housing and he will continue to work on local housing issues but will be stepping into the role of code enforcement and community development. Ms. Montenegro stated she asked him to come and start participating in the meetings as another staff person.

**PUBLIC HEARINGS:**

 1. 1007 S. Washington Street – rezoning

Troy Crowe, from Sheridan Auction Service, explained that the State of Michigan now requires them to have a dealer’s license because they sell so many cars during the year. He is asking the planning commission to change the business from a B-1 to a B-4. Sheridan takes consignments on the inside and outside of the building. They own everything that is paved. Commissioners inquired about how long the cars would be located at the Owosso location.

**Motion by Commissioner taylor, supported by Commissioner warren that the Owosso Planning Commission hereby approves rezoning of the property located at 1007 south washington street, Lots, 22, 23 and 24 be rezoned from b-1 to b-4.**

Roll Call Vote.

AYES: Vice-Chair Weaver, Commissioners Fear, Warren, Taylor, Collison, and Chairman Wascher

NAYS: None

ABSENT: Commissioners Livingston, O’Leary and Smith.

**SITE PLAN REVIEW:**

None.

**BUSINESS ITEMS:**

None.

**ITEMS OF DISCUSSION:**

**1. Sign Ordinance Updating.**

Ms. Montenegro supplied the commissioners with several different sign ordinances for comparison with the current City of Owosso sign ordinance. Commissioners had a lengthy discussion regarding changes in the sign ordinance. Discussions centered on the like and dislikes of each sign ordinance they reviewed. Currently Ms. Montenegro is working on a new application for the sign ordinance. The previous application was a basically a building permit and the fee structure for signs is based on a building permit. Ms. Montenegro feels that this fee structure doesn’t work. The definitions need to be clear and not confusing. Commissioners Taylor questioned if commissioners should start going through the sign ordinance to redo it. Chairman Wascher pointed out that the language needed to be updated. He noted the example in the sign ordinance the term “blueprints” was used, he pointed out no one does blue prints any longer. Drawing or Sketch would be the correct language. Ms. Montenegro shared that maybe it would be a good idea to check with sign companies to see what types of signs they use and if the current list of definitions is relevant. She also stated that the last time the City of Owosso updated the sign code was the “Uniformed Sign Code of 1991”. She said the latest one is the “Uniform Sign Code of 1997”. Tyler Leppanen stated it would be easier for him to have one chart by zoning district. Commissioner Garfield suggested using pictures would be helpful. Chairman Wascher stated that he thought it would be a good idea for the commissioners to take the information home and study it more. Ms. Montenegro summarized that she is going to do the following: email the sign application to the commissioner along with the land use permit for Grand Haven. She is going to check with sign companies to see if they would take a look at the definitions in the City of Owosso ordinance to see if the language is current. She will find out why the “free standing sign and structure sign” were repealed. She will verify that there isn’t a newer “Uniformed Sign Code”.

**COMMISSIONER/PUBLIC COMMENTS:**

Commissioner Taylor asked Ms. Montenegro if the medical marijuana dispensary had been closed down. Ms. Montenegro explained that she only knows what he knows. As the zoning administrator, Ms. Montenegro explained to the owner that the location of the facility is in compliance with the City of Owosso ordinance. She also explained to the owner that the facility could be open for a day, six months or years before they could possibly shut it down and by that time the law may have changed.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER FEAR TO ADJOURN AT 8:19 P.M. UNTIL THE NEXT MEETING ON MAY 24, 2016.**

**YEAS ALL, MOTION CARRIED.**

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Janae Fear, Secretary

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