

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
MONDAY, APRIL 24, 2017 – 6:30 P.M.**

CALL TO ORDER: Chairperson Bill Wascher called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited.

ROLL CALL: Tanya Buckelew, Recording Secretary.

MEMBERS PRESENT: Chairperson Bill Wascher, Commissioners Tom Cook, Dan Law, Frank Livingston, Brent Smith and Tom Taylor.

MEMBERS ABSENT: Vice-Chair Craig Weaver, Secretary Jane Fear, Commissioner Michelle Collison

OTHERS PRESENT: Scott Perrin, Mark Perrin (Perrin Construction), Susan Montenegro, Assistant City Manager/Director of Community Development.

APPROVAL OF AGENDA:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER COOK TO APPROVE THE AGENDA FOR APRIL 24, 2017.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY COMMISSIONER LIVINGSTON SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE MARCH 27, 2017 MEETING.

YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from March 27, 2017.
3. Site plan application and materials for 745 McMillan Street (Tri-Mer)
4. Sign Ordinance – revised language

COMMISSIONER/PUBLIC COMMENTS

None.

PUBLIC HEARINGS:

None.

SITE PLAN REVIEW:

1. 745 McMillan Street – Tri-Mer Corporation Parcel # 050-010-008-001-00
Perrin Construction present to discuss the addition of a 9,600 square foot addition to the current location. This addition will be mainly used for storage of pollution control equipment manufactured in adjacent buildings. This new addition will be connected to the current structure; the existing wall between the proposed building and original building will be removed. Additional parking to the north will be added increasing the spaces from 14 to 34. Retention pond will be expanded. Roof water travels through underground pipe to retention pond to the creek/ditch.

Site Plan meets all requirements of the code for an I-2 district.

Building – no concerns with site plan as presented. Full construction review will take place when construction drawings are received.

Utilities – No conflicts, no issues to address at this time. Storm detention volume is more than 2.5 times 10-year storm event, appears adequate.

Engineering – No concerns with site plan as presented.

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE SITE PLAN AT 745 MCMILLAN STREET, PARCEL # 050-010-008-001-00 AS APPLIED AND ATTACHED HERETO IN PLANS DATED MARCH 30, 2017.

ROLL CALL VOTE:

AYES: COMMISSIONERS COOK, LAW, LIVINGSTON, SMITH, TAYLOR AND CHAIRPERSON WASCHER.

NAYS: NONE

MOTION PASSED

Ms. Montenegro informed the Commissioners of possibly needing a special meeting on May 8, 2017. Perrin Construction is also working on plans for the RWI building (next to Tri Mer). Time did not allow for the plan to be presented at tonight’s meeting.

BUSINESS ITEMS:

None.

ITEMS OF DISCUSSION:

Continuation of Sign Ordinance Updating

Ms. Montenegro included a draft version of the proposed new Sign Ordinance.

Items highlighted in yellow, are still in progress.

Diagram added to the last page, showing the various types of signs.

Sec. 26-20 Off-Premise Signs added.

Sec. 26-1 Added wording regarding this ordinance follows the current Michigan Building Code.

Sec. 26-21 page 14 c - Added wording on the Downtown Historic District so customers are aware of the district and the additional approval is needed. And change the word repair to modification of existing signage.

Sec. 26-21 page 13 (8) delete Electronic changeable message signs and gasoline price signs shall use only one color of lighting or bulbs to prevent nuisances and distractions upon adjoining properties and thoroughfares.

Sec. 26-21 page 12 Add Home Occupations: Allow 1 sign per house. Not to exceed 2' x 3' wall sign that is flush to the building and cannot be in the yard. If it is illuminated, follow Sec. 26-20 – Off-Premise signs #4 Illumination.

Sec. 26-20 page 11 B – 4: Discussion held regarding flashing, fade in or out or scroll and message shall remain readable for at least six (6) seconds. Need language to be sure to cover if a sign gets to be too “flashy.” Ms. Montenegro to look for additional language to regulate signs for inappropriateness, distracting.

Changes will be made to the draft version of the Sign Ordinance and presented at the May 22, 2017 meeting for a Public Workshop, after which it is presented to Council.

COMMISSIONER/PUBLIC COMMENT: Chairperson Wascher spoke of the Holland Tulip Festival Parade and how they changed it so people cannot hold spots/set up chairs before 6AM on the day of parade. Does Owosso have anything like this? Ms. Montenegro stated not in the ordinances, public safety may have rules regarding it.

ADJOURNMENT:

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO ADJOURN AT 7:20 P.M. UNTIL THE NEXT MEETING ON MAY 22, 2017.

YEAS ALL, MOTION CARRIED.

Janae L. Fear, Secretary

tsb