

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
March 23, 2015 – 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:00 p.m. by Chairman William Wascher.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited by all in attendance.

ROLL CALL: Roll Call was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Chairman Wascher noted that Commissioner Woodworth resigned his position on the board.

Chairman William Wascher, Vice-Chairman Francis Livingston, Secretary Tom Kurtz, Commissioners David Bandkau, Mike O’Leary, Brent Smith, Thomas Taylor, and Craig Weaver.

MEMBERS ABSENT: Vacancy.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager and Director of Community Development; Scott Perrin and Julie Wright, Perrin Construction; Mr. Michael Colpetzer, Spicer Group; Mr. Nathan Hemenway and Mr. Marc Irvine of Machine Tool and Gear, 401 S. Chestnut Street; Mr. Greg Jones, Tial Products, 450 S. Shiawassee Street; Mr. Justin Horvath; Director of the Shiawassee Economic Development Partnership and several owners of properties regarding the Corunna Avenue rezonings.

AGENDA APPROVAL:

MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE AGENDA FOR MARCH 23, 2015.
YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE MINUTES FOR THE MEETING FOR FEBRUARY 23, 2015.
YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from February 23, 2015
3. Machine Tool & Gear Site Plan Review – 401 S. Chestnut.

COMMISSIONER / PUBLIC COMMENTS:

Mr. Greg Jones, Tial Products, 450 S. Shiawassee Street, spoke about the proposed I-2 language. He has concerns about this language and the possible change to the zoning of his property to I-1. This is in conflict with his long term plans. He talked about casting of industrial metals.

Mr. Justin Horvath, Director of the Shiawassee Economic Development Partnership, is really excited to see the expansion at Machine Tool and Gear. He is also in support of Tial Products and wants to see their needs met with the zoning issue.

PUBLIC HEARING: None

SITE PLAN REVIEW:

1. Machine Tool & Gear – 401 S. Chestnut.

Scott Perrin and Julie Wright were present from Perrin Construction out of Durand for the building addition. Mr. Michael Colpetzer, Spicer Group; Mr. Nathan Hemenway and Mr. Marc Irvine of Machine Tool and Gear were also in attendance.

Mr. Colpetzer presented the parking lot issue based on the size of building that the Zoning Board of Appeals have previously approved making less impervious covering on the property and improved drainage in the area. Discussion continued regarding the drainage to the county drain, parking lot lighting; the electrical substation on the property, excavation for the pond; and the one door will be the only ingress which requires handicap parking.

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON THAT THE OWOSSO PLANNING COMMISSION HEREBY APPROVES THE APPLICATION FOR SITE PLAN REVIEW FOR MACHINE TOOL & GEAR, 401 S. CHESTNUT STREET, PARCEL # 050-546-000-017-00 AS APPLIED IN PLANS DATED MARCH 2015, PENDING REVIEW OF THE PARKING LOT LIGHTING AND DRAINAGE PLAN BY THE CITY ENGINEER.
YEAS ALL. MOTION CARRIED.**

BUSINESS ITEMS:

1. M-71 Rezoning

The board discussed various properties in the area of M-71. Revisions were made to the rezoning list which will be reviewed at the next meeting.

2. Light Industrial Zoning Language

Discussion about this language involved a possible I-3 zoning, wanting to avoid intensive manufacturing processes that would be difficult on neighbors; simpler language in the zoning ordinance; foundry operations; special approval section in the language; special use permits; and the impact of power generation.

8:28 p.m. Commissioner Kurtz left the meeting

ITEMS OF DISCUSSION: None

COMMISSIONER / PUBLIC COMMENTS: None

ADJOURNMENT:

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH TO ADJOURN AT 8:40 P.M. UNTIL NEXT MEETING ON APRIL 27, 2015.
YEAS ALL. MOTION CARRIED.**

Tom Kurtz, Secretary

mms