

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
April 22, 2013 – 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 William Wascher; Vice-Chairman Frank Livingston; Commissioners David Bandkau, Tom Kurtz, Cindy Popovitch, Brent Smith, and Thomas Taylor.

MEMBERS ABSENT: Secretary Melvin Renfrow; and Commissioner Ron Schlaak.

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development; Tom Manke, Friends and Community News and Views; and Christopher A. Grzenkovicz, P.E. of DESINE INC

AGENDA APPROVAL:

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER BANDKAU TO APPROVE THE AGENDA FOR APRIL 22, 2013 WITH THE CHANGE OF MOVING UP BUSINESS ITEM No. 1 SITE PLAN REVIEW BEFORE THE PUBLIC HEARINGS. YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:

MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE MINUTES OF THE MEETING OF MARCH 25, 2013 WITH THE FOLLOWING REVISION:

REMOVE:

Commissioner Popovitch stated we are experiencing plummeting property values and taxes. City services are requested. I want my neighborhood to be secure and the whole city safe. We need to continue the standards.

AND REPLACE WITH:

Commissioner Popovitch stated we are experiencing plummeting property values and tax revenue to the City. Citizens don't want their taxes increased, yet still expect their roads to be maintained, water and sewer service, snow plowed, leaves picked up, police and fire service, parks maintained, and somehow for the city to create a thriving downtown economy. City tax revenue is driven by taxation against home values. What people don't seem to grasp is that if we don't protect property values by having at least minimum standards, the value of homes will continue to decline resulting in further reduced tax revenue to the City, and further reductions in service. A house is one of the most expensive purchases that a person will make in a lifetime. Protecting the value of homes and neighborhoods and downtown buildings will help maintain the value of those investments, and will support the City revenues that allow for it to provide the services that residents want.

YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from March 25, 2013
3. Westtown Mixed Use Development Plan
4. Outdoor sales and storage; temporary use text
5. Design standards text

COMMISSIONER / PUBLIC COMMENTS:

Mr. Tom Manke, Friends and Community News and Views, 118 S. Washington, but living in Owosso Township, commented that the city is writing too many rules and regulations. The writers to his social media site will not move into the city because of the rules. They comment that they don't need to come to meetings – they will go to social media instead.

BUSINESS ITEMS:

1. Site Plan for Westown Shell - 1107 W. Main Street

Mr. Adam Zettel, Assistant City Manager and Director of Community Development, noted that Westown was rezoned from B-4 to B-3 including this site at 1107 W. Main Street. The carwash is to be demolished and the new building will compliment the historical nature of the area. Mr. Zettel thought that the plans were well designed and that it was a great project.

Christopher A. Grzenkowicz, P.E. of DESINE INC further described the project as a Subway Restaurant on the south half with a retail area available on the north half of the first floor. The second floor would have three residential. The project would not require any new curb cuts; would have 25 parking spaces; and would be designed to be similar to the other neighborhood buildings. Discussion continued regarding parking spaces; utilities; fence; signage; drains; drive-thru lane; dumpster; and lighting.

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER SMITH TO RECOMMEND APPROVAL OF THE SITE PLAN DATED APRIL 1, 2013 WITH THE AMENDED LIGHTING PLAN DATED APRIL 20, 2013, FOR THE WESTOWN MIXED USE DEVELOPMENT, WITH THE FOLLOWING CHANGES:

- 1. PARKING SPACES MUST BE SIGNED FOR RESIDENTIAL AND EMPLOYEE USE AS APPROPRIATE FOR THOSE SPACES NOT IN THE PRIMARY LOT.**
 - 2. THE PYLON SIGN MUST BE ALTERED OR RELOCATED TO MEET CLEAR VISION REQUIREMENTS.**
 - 3. THE PROJECT MUST BE REVIEWED AND APPROVED BY THE CITY UTILITY SUPERVISOR.**
 - 4. THERE MUST BE ADEQUATE VEHICLE HEADLAMP SCREENING / FENCE.**
- YEAS ALL. MOTION CARRIED.**

PUBLIC HEARING:

1. Outdoor Sales and Storage; Temporary Uses

Chairman Wascher opened the public hearing at 6:40 p.m.

Mr. Dan Harrow of Mason Street commented about Section E regarding the uses of sandwich board signs and permits. It was clarified by Mr. Zettel that only topics pertaining to the business that the sign was in front of could be on the sign. No advertising for another business is allowed. These signs will require right of way permits from the Building Official.

MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER TAYLOR TO RECOMMEND THAT SECTION F, # 2 SHOULD BE CHANGED TO 300 SQUARE FEET.
YEAS ALL. MOTION CARRIED.

2. Design Standards

Chairman Wascher opened the public hearing at 7:59 p.m.

Mr. Tom Manke stated that Sections 38-393, A & B are straight out lies. Discussion with board followed. Mr. Dan Harrow asked questions of the board on several sections and discussions continued with the board.

8:51 p.m. Public hearing closed.

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ TO TABLE THE DESIGN STANDARDS DISCUSSION TO THE NEXT MEETING.
YEAS ALL. MOTION CARRIED.

COMMISSIONER COMMENTS:

Commissioner Bandkau noted that this board doesn't have a guarantee that future people won't interpret these regulations differently.

Approved May 28, 2013

ADJOURNMENT:

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER POPOVITCH, TO
ADJOURN AT 9:00 P.M. UNTIL MAY 27, 2013.
YEAS ALL. MOTION CARRIED.**

Melvin Renfrow, Secretary

mms