



## MEMORANDUM

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**DATE:** January 23, 2024

**TO:** Mayor Teich and the Owosso City Council

**FROM:** Tanya S. Buckelew, Planning and Building Director and the Planning Commission

**SUBJECT:** Repeal & Replace Chapter 38 – Zoning  
Move Chapter 26 – Signs within new Zoning Ordinance  
Adopt Zoning Map

### RECOMMENDATION:

The Planning Commission and Staff recommend approval to repeal current Code of Ordinances Chapter 38 – Zoning, and replace it with an updated Chapter 38 – Zoning, including Zoning Map, and move Chapter 26 – Signs to a location within the new Zoning Ordinance, subject to the first reading and public hearing process of the City Council.

### BACKGROUND

After an updated Master Plan in 2021, the next step in Redevelopment Ready Communities (RRC) was to adopt a new zoning ordinance. The Planning Commission, along with City Staff and City Planner have been reviewing the current ordinance and the proposed amendments.

The draft you have is a complete re-write of the Zoning ordinance to include new zoning districts, along with an updated Zoning map. Notice has been given as required by state statute, and public hearings were held by the Planning Commission on August 28, 2023 and November 27, 2023. No comments were submitted or made.

Since signs are a part of the zoning process, we recommend repealing the current Sign ordinance and moving it to the new Zoning ordinance. No language changes are suggested to the Sign ordinance.

### FISCAL IMPACTS:

n/a

**RESOLUTION NO.**

**FIRST READING & SET PUBLIC HEARING  
ORDINANCE AMENDMENT  
TO REPEAL AND REPLACE CHAPTER 38, ZONING,  
AND RELOCATE CHAPTER 26, SIGNS, WITHIN THE ZONING ORDINANCE**

WHEREAS, in an effort to attract economic development to the City of Owosso, City staff has been working toward the goal of obtaining Redevelopment Ready Communities certification; and

WHEREAS, the next step in the process involved a comprehensive review of the City's Zoning Ordinance to remove obsolete rules and procedures, streamline requirements, and regulate for the kind of development the community desires; and

WHEREAS, the City of Owosso, Shiawassee County, Michigan, Planning Commission believes a complete re-write of Chapter 38, Zoning, including an updated Zoning Map, will better address the needs of the community; and

WHEREAS, the Planning Commission held public hearings at their August 28, 2023 and November 27, 2023 regularly scheduled meetings regarding the proposal to repeal and replace the Zoning Ordinance in which no citizen comments were voiced or received; and

WHEREAS, the Planning Commission recommends the repeal and replacement of Chapter 38, Zoning, in its entirety; and

WHEREAS, they further recommend shifting the Sign Ordinance from Chapter 26, Signs, to an Article within the new Chapter 38, Zoning.

NOW THEREFORE BE IT RESOLVED, THAT THE CITY OF OWOSSO ORDAINS:

SECTION 1. REPEAL. That Chapter 38, Zoning, including the Zoning Map, is hereby repealed in its entirety.

SECTION 2. REPLACEMENT. That the new Chapter 38, Zoning, shall read as follows:

**[CLICK HERE TO VIEW TEXT OF NEW ZONING ORDINANCE](#)**

SECTION 3. RELOCATE. That Chapter 26, Signs, shall be relocated to Article XX, Signs, of the new Chapter 38, Zoning, with no further changes.

SECTION 4. SEVERABILITY. The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance other than the section or provision so declared to be unconstitutional or invalid.

SECTION 5. INCONSISTENT ORDINANCES. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are repealed.

SECTION 6. PUBLIC HEARING. A public hearing is set for Monday, March 4, 2024 at 7:30 p.m. for the purpose of hearing citizen comment regarding the proposed ordinance amendments.

SECTION 7. AVAILABILITY. This ordinance may be purchased or inspected in the City Clerk's Office, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

SECTION 8. EFFECTIVE DATE. This amendment shall become effective 20 days after approval.