



## MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

**DATE:** January 25, 2022  
**TO:** Mayor Eveleth and the Owosso City Council  
**FROM:** Planning Commission  
**SUBJECT:** Rezoning Request 701 South Chestnut Recommendation

### RECOMMENDATION:

The Planning Commission recommends amending the zoning ordinance to rezone the following parcel:

Parcel Address	Parcel Number	Current Zoning	Proposed Zoning
701 S Chestnut St	050-546-000-026-00	R-1 Single Family	I-1 Light Industrial

Conduct first reading and set a public hearing for Tuesday, February 22, 2022 at 7:30 p.m. to receive citizen comment regarding the request to rezone the parcel at 701 S. Chestnut Street from R-1, Single Family District, to I-1 Light Industrial District.

### BACKGROUND:

The City is in receipt of a rezoning request from Terry & Georgie Gregoricka to rezone the above listed parcel. The proposed use is a recreational vehicle indoor storage facility.

The Planning Commission, after mailing notices and holding a public hearing, voted at its regular meeting on January 24, 2022 to approve the rezoning requests.

### FISCAL IMPACTS:

There are no direct fiscal impacts to the City

Document originated by: Tanya S. Buckelew, Planning & Building Director

**RESOLUTION NO.**

**AUTHORIZING FIRST READING & SETTING PUBLIC HEARING  
TO AMEND CHAPTER 38, ZONING, OF THE CODE OF ORDINANCES  
TO REZONE A PARCEL OF REAL PROPERTY AT 701 S. CHESTNUT STREET  
AND AMEND THE ZONING MAP**

WHEREAS, the City of Owosso received a request from Terry and Georgie Gregoricka, owners of the property located at 701 South Chestnut Street, parcel # 050-546-000-026-00, to rezone the parcel from R-1 Single Family to I-1 Light Industrial District; and

WHEREAS, the Planning Commission published and mailed notices for the request, held a public hearing on the request, and deliberated on the request; and

WHEREAS, the Planning Commission finds that the proposed rezoning meets the intent and criteria for a zoning amendment as it relates to the master plan and the zoning ordinance; and

WHEREAS, the Planning Commission recommends the rezoning of a select parcel in the area to reduce spot zoning and create an area with effective zoning for potential development and economic growth; and

WHEREAS, the City staff and Planning Commission recommend, without reservations or conditions, the rezoning of the following parcel:

<b>Parcel Address</b>	<b>Parcel Number</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
701 S Chestnut St	050-546-000-026-00	R-1 Single Family	I-1 Light Industrial

and

WHEREAS, a public hearing by the City Council is required before any such ordinance amendment can be approved.

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

SECTION 1. OFFICIAL ZONING MAP AMENDMENT. That Chapter 38, Zoning, Sec. 38-27, *Zoning Districts and Map*, is proposed to reflect the following changes, to be noted on the official map and filed with the city clerk:

<b>Parcel Address</b>	<b>Parcel Number</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
701 S Chestnut St	050-546-000-026-00	R-1 Single Family	I-1 Light Industrial

SECTION 2. PUBLIC HEARING. A public hearing is set for Tuesday, February 22, 2022 at 7:30 p.m. in the City Hall Council Chambers, 301 West Main Street, Owosso for the purpose of hearing citizen comment regarding the proposed ordinance amendment.

SECTION 3. NOTICE. Council hereby directs staff to supply a public notice concerning the rezoning to a newspaper of general circulation within the city.

SECTION 4. 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 5. EFFECTIVE DATE. This amendment shall become effective twenty days after passage.

# APPLICATION FOR REZONING

CITY OF OWOSSO

301 W. Main Street, Owosso, Michigan 48867, MI 989-725-0535  
building@ci.owosso.mi.us

## TO THE OWOSSO CITY COUNCIL:

I, (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested

### 1. PROPERTY TO BE REZONED:

Address: 701 S. CHESTNUT  
Parcel ID #: 050-546-000-026-00  
Legal Description: SEE ATTACHED  
Frontage in feet: 231.81 Depth in feet: 624.44

### 2. PROPERTY OWNERSHIP:

Name: Terry & Georgia Gregorick  
Address: 2300 N Chipman Rd  
Phone Number: 989 277-4235 E-mail: Tegecorp@aol.com

### 3. ZONING REQUEST:

Current Zoning: R-1 Requested Zoning: I-1 Light Industrial

### 4. PROPOSED USE OF THE PROPERTY:

RV & Indoor Storage

MOFF MAIN BUILDING DESIRE INTO INDUSTRIAL USE

Indicate why, in your opinion, the requested change is consistent with the ordinance in prompting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city of Owosso: THIS IS A CLEAN USE AND IS SURROUNDED BY INDUSTRIAL USE. ADS, WIRE ELECTRIC, AGENE SIGNS

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.

Signature of Applicant: [Signature]

Date: 1-5-22

1. Application fee is \$550.00 + \$5.00 per acre.

3.323 acres 550 + 16.62 = 566.62  
1500

2. Escrow fee (Consultant fees for planning, zoning) is \$1,500

- A cash deposit of \$1,500.00 shall be placed with the City of Owosso
- The City will let the applicants know when additional funds are needed (typically when about 25% is remaining).
- Should there be funds remaining in the account after completion of the project, the balance will be returned

2066.62

3. The applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request.

4. Application must be received by the end of the previous month before Planning Commission meeting. City Council will address the rezoning at the following Council Meeting after Planning Commission makes its recommendations for the rezoning.

<u>2022 Meeting Date</u>	<u>Submittal Deadline</u>	<u>2022 Meeting Date</u>	<u>Submittal Deadline</u>
January 24	December 29	July 25	June 30
February 28	January 31	August 22	July 29
March 28	February 28	September 26	August 31
April 25	March 31	October 24	September 30
May 23	April 29	November 28	October 31
June 27	May 31	December 12	November 21


### FOR OFFICIAL USE ONLY

Case # <u>PREZ 2022-01</u>	Planning Commission Hearing Date <u>01-24-2022</u>
Receipt # <u>554597</u>	Action Taken
Date Filed <u>01-05-2022</u>	City Council Hearing Date
Description Checked <u>[Signature]</u>	Action Taken


# City of Owosso


## 300' Buffer Zone Map

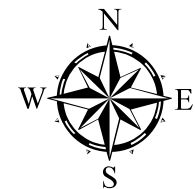
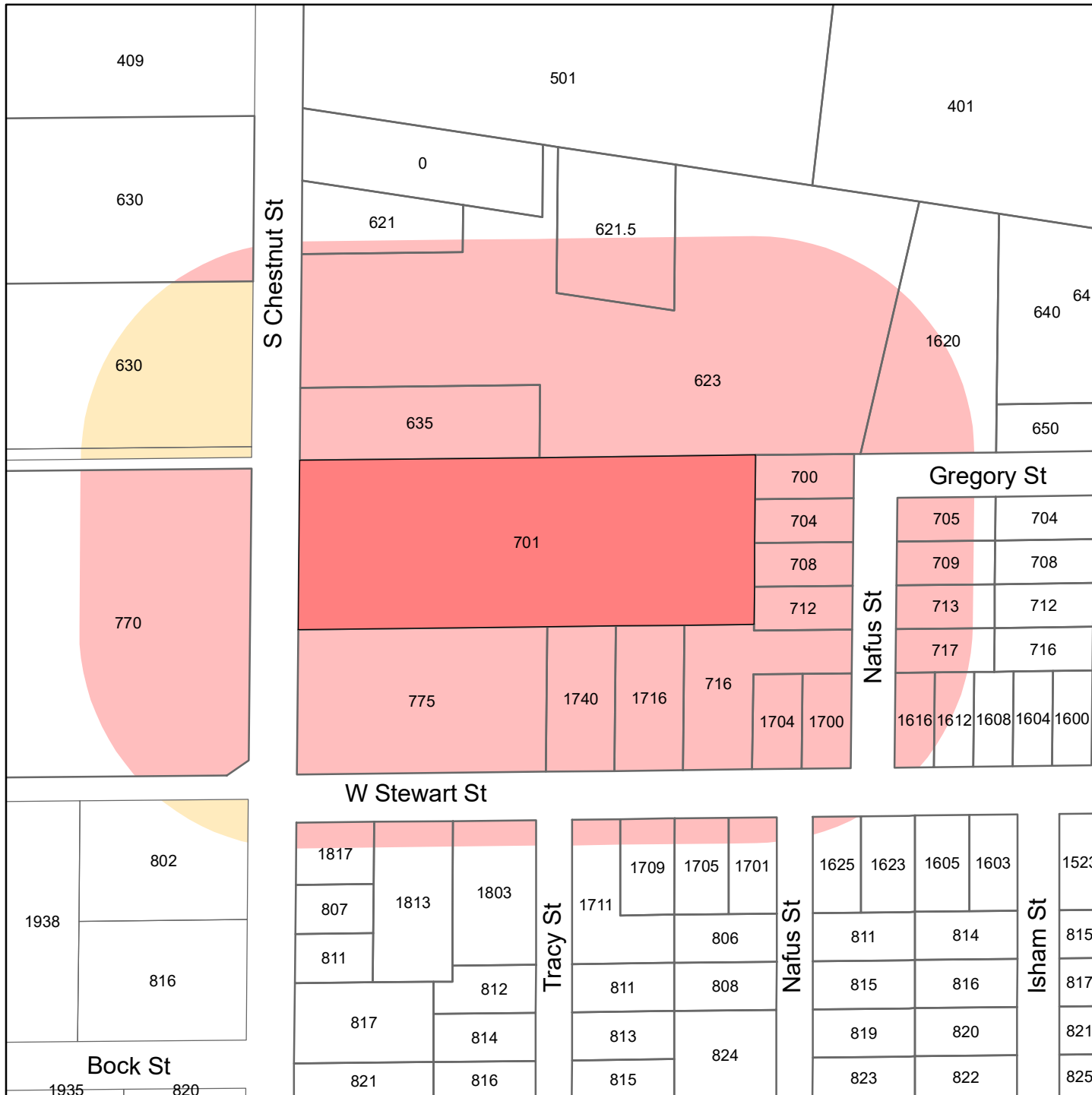
### Subject Parcel

 701 S. Chestnut St.

### Areas within 300' of Subject Parcel

 City of Owosso

 Owosso Township



0 100 200 300 400 Feet

January 18, 2022

Planning Commission  
City of Owosso  
301 W. Main Street  
Owosso, Michigan 48867

**Subject:** REZONING  
**Location:** 701 S Chestnut Chipman Street  
**Size of Site:** 3.23 acres  
**Request:** To rezone roughly 3 acres at 701 S. Chestnut Street from R-1 Residential, to I-1 Light Industrial.  
**Applicant:** City of Owosso

Dear Planning Commissioners:

At your request, we have reviewed the above application from Terry and Georgia Gregoricka to rezone 3 acres from R-1 Residential to I-1, Light Industrial. The property currently has a structure and a parking lot, and the applicant would like to develop an indoor storage facility for recreational and other vehicles. The applicant will need to submit a full site plan for review and approval prior to any new development on the property.

Our comments are based on a review of the information submitted by the applicant, a site visit, meetings with the applicant, discussions with the Planning Commission, and conformance to the City's Master Plan and Zoning Ordinance. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, relevant input from the public, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation and recommendation to City Council.

#### LOCATION AND DESCRIPTION

The subject parcel is located along the east side of S. Chestnut Street, north of the intersection of Stewart Street. The parcel is shaped like a rectangle and is surrounded by commercial and industrial uses on three sides. The property is identified in the master plan as a "District" for industrial uses.

#### EXISTING LAND USE, ZONING AND FUTURE LAND USE

	Existing Land Use	Zoning	Master Plan
<b>Subject Site</b>	Existing structure with 20-space parking lot	R-1 Residential	District - Industrial
North	Industrial & Office	Industrial and Office	District - Industrial

South	Industrial	Industrial and Multi-Family	District – Industrial
East	Residential	R-1	Residential
West	Industrial	Industrial	District – Industrial

**\*The map below is the existing zoning map for the City of Owosso**



## DISCUSSION

In considering any petition for an amendment to the official zoning map, the planning commission and city council shall consider the following criteria in making its findings, recommendations and decision:

1. Consistency with the goals, policies, and future land use map of the City of Owosso Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.

**Finding – This rezoning would be consistent with both the intent of the Zoning Ordinance and the recently adopted Master Plan which shows this area a future industrial district.**

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

**Finding –** While this site would be compatible with the host of uses permitted under the I-1 Zoning Classification, it should be noted that there are residential properties to the east of this site, so any new development will need to be screened and buffered appropriately.

3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) use permitted under the current zoning.

**Finding –** To our knowledge, no evidence exists showing that the applicant could not receive a reasonable return on investment through developing the property as residential, the rezoning would be compatible with the Master Plan.

4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

**Finding –** As noted above, there is residential properties to the east of this site, however property to the north, south and west are all either existing commercial or industrial uses.

5. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."

**Finding –** There should be no issues with existing infrastructure being able to accommodate and service this site.

6. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

**Finding –** We find that the proposed use is more commercial in nature than industrial, however the proposed use fits in the industrial district. There is some land available for industrial development in the city, however not much.

7. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

**Finding –** This application has not been previously before the City.

## **RECOMMENDATION**

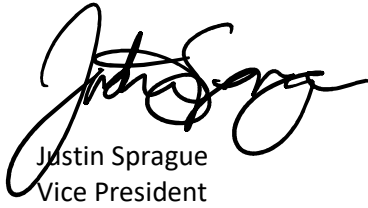
Based upon the above comments, **we recommend approval of the rezoning request for 701 S. Chestnut based on the following items;**

1. That the request is not in conflict with the Master Plan or the Zoning Ordinance;
2. The site is compatible with uses in the proposed I-1 Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may be more compatible with surrounding land uses;
5. Infrastructure to the site is appropriate for the proposed use; and
6. The request has not been previously submitted to the City for consideration.

We look forward to discussing this with you at your January Planning Commission meeting. If you have any further questions, please contact us at 810-734-0000.

Sincerely,

**CIB Planning**

A handwritten signature in black ink, appearing to read "Justin Sprague", written in a cursive style.

Justin Sprague  
Vice President