









If you want to speak with me, call my cell phone at 989.890.1394. Please **RSVP for the meeting.** I look forward to seeing you all on the 25th!

**MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
Council Chambers, City Hall  
October 28, 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, Thomas Taylor and Craig Weaver.

**MEMBERS ABSENT:** Commissioner Ron Schlaak.

**OTHERS PRESENT:** Adam Zettel, Assistant City Manager and Director of Community Development.

**AGENDA APPROVAL:**

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE AGENDA FOR OCTOBER 28, 2013.  
YEAS ALL. MOTION CARRIED.**

**MINUTES APPROVAL:**

**MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF SEPTEMBER 23, 2013.  
YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff memorandum
2. PC minutes from September 23, 2013
3. Zoning review list & map
4. Workshop letter

**COMMISSIONER / PUBLIC COMMENTS:**

Commissioner Livingston asked about the Shell Station. Mr. Adam Zettel stated they are doing the 109 Corunna Avenue as a remodel with a four foot variance which was reviewed by the ZBA. With both of the Shell Station remodels they will make nice entry points.

Commissioner Popovitch is attending her last meeting and stated that she really enjoyed working on the Planning Commission. She wished the group well in their future efforts.

**PUBLIC HEARING: NONE**

**SITE PLAN REVIEW: NONE**

**BUSINESS ITEMS:**

**1. Zoning Map Update Workshop**

Mr. Zettel stated that the mailing that went out was mailed with a prior mailing list. Those were mailed a postcard notifying them of the error, but some on the list were correct and could have attended. Mr. Zettel didn't want to cancel this meeting just in case someone did show up. Mr. Zettel apologized to the board. The board decided to meet again on the regular meeting date of November 25 with another corrected mailing going out.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER KURTZ, SUPPORTED BY VICE-CHAIRMAN LIVINGSTON, TO ADJOURN AT 7:12 P.M.  
YEAS ALL. MOTION CARRIED.**

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Cindy Popovitch, Secretary

mms

# Westtown Area Zoning Workshop

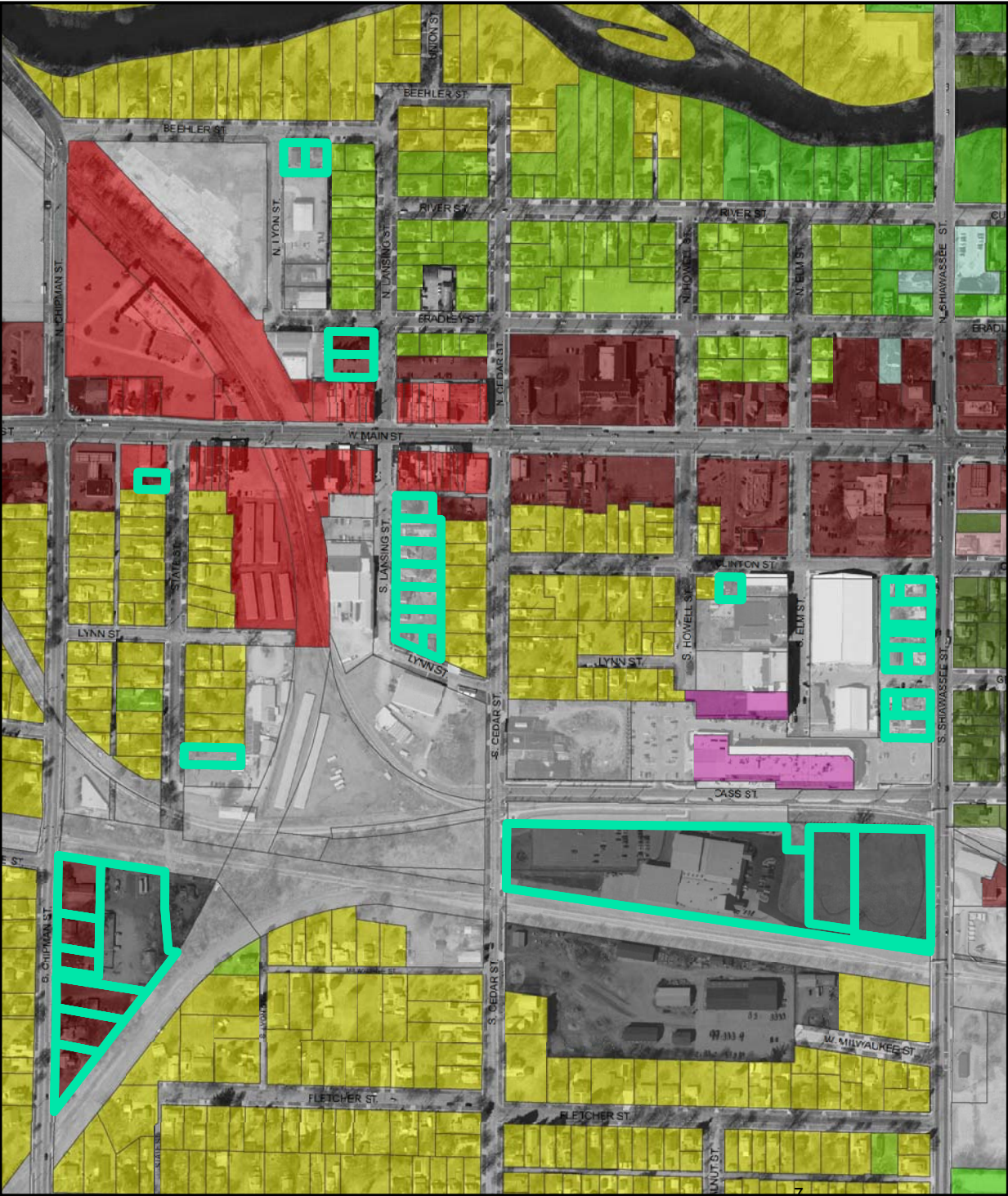
<u>Parcel or Area</u>	<u>Current Zoning</u>	<u>Potential Zoning</u>
108 state	B4	OS1/R1/B3
111-219 S Lansing	I1	R1
814 Lynn	I1	R1
401 S State	I1	R1
503-617 S Chipman	B4	B1
919-921 Beehler	I1	R2
123 N Lansing	B4	OS1
412 S. Shiawassee	I2	OS1
450 S. Shiawassee	I2	I1
202-308 S. Shaiwassee	I1	OS1/R2
508-509 Genesee	I1	OS1
511 Clinton	I1	OS1
615 Clinton	I1	R1

## Classifications


- R1 - One Family Residential
- R2 - Two Family Residential
- OS1 - Office Service District
- B4 - General Business District
- I1 - Light Industrial
- I2 - General Industrial

6-Nov-13

# City of Owosso




## Zoning

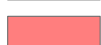
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## Z\_PRIMARY

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 B1

 B2

 B3

 B4

 C-OS

 I1

 I2

 OS1

 P1

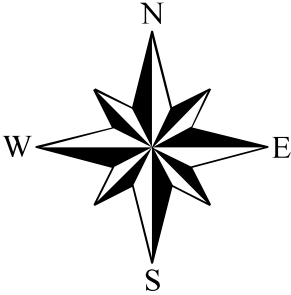
 PUD

 R1

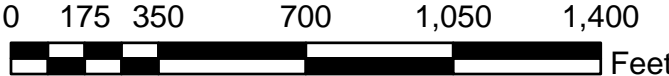
 R2

 RM1

 RM2



October 22, 2013







Adam Zettel, AICP  
Asst. City Manager/Dir. of Community Development  
City of Owosso  
[adam.zettel@ci.owosso.mi.us](mailto:adam.zettel@ci.owosso.mi.us)

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301 W MAIN ST • OWOSSO, MI 48867-2958 • 989-725-0544 • FAX 989-725-0526

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**November 20, 2013**

Dear Owosso Property Owner,

The City of Owosso is reviewing the zoning map in accordance with the 2012 master plan. There are many areas of the community that are evolving and changing in very positive ways and this is putting new pressures on some properties to develop or redevelop in ways that may not have been accounted for in previous years.

You are receiving this letter because you are listed as the owner of record for one or more properties that the planning commission would like to review (Please see the attached list). No official action has taken place, and the planning commission is not determined to move ahead with any specific changes. **At this time, we are requesting you to contact the city staff and/or attend a planning commission meeting to discuss your vision for the property(ies) you own.**

**A workshop meeting to discuss the zoning issues is scheduled for Monday, November 25, 2013 at 7:00pm in the city council chambers.** The commission has set this time aside to work with owners individually and as a group to talk about each of the properties listed on the attached sheet. The goal is to provide an open, less formal venue to express your opinions and needs to the commission.

Please attend or designate someone to attend as appropriate. In addition to this meeting, you are welcome and encouraged to contact me to learn more about why these properties are being considered for rezoning, what the impact might be, and how the zoning process works. I can be reached at 989.725.0544 or emailed at [adam.zettel@ci.owosso.mi.us](mailto:adam.zettel@ci.owosso.mi.us). If you cannot have a presence at the meeting, please submit any thoughts to the city clerk or myself in the form you are most comfortable using.

If any changes are proposed during this workshop, the city intends to proceed with official zoning amendments. In this event, you will be notified in writing of any such changes. If you have any questions or comments, please do not hesitate to contact me at the city offices.

Sincerely,

Adam H. Zettel, AICP  
Community Development Director