

OWOSSO
Planning Commission



Regular Meeting
7:00pm, Monday, March 24, 2014
Owosso City Council Chambers

AGENDA
Owosso Planning Commission

Monday, March 24, 2014 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

CALL MEETING TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA: March 24, 2014

APPROVAL OF MINUTES: February 24, 2014

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from February 24, 2014
3. Zoning map of East Main from Washington to Gould

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS: Westown Zoning Changes

SITE PLAN REVIEW: 601 Clinton Street

BUSINESS ITEMS:

1. Westown public hearing
2. 601 Clinton Street
3. Wireless tower and antenna – planning stage and constructing ordinance
4. East Main from Washington to Gould – confirm potential zoning changes, set public hearing

ITEMS OF DISCUSSION: Conflicts of Interest

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will be Monday, April 28, 2014

Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Monday, March 24, 2014

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500]. The City of Owosso website is: www.ci.owosso.mi.us

Affirmative Resolutions
Owosso Planning Commission

Monday, March 24, 2014 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 140324-01

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the agenda of March 24, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 140324-02

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the minutes of February 24, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 140324-03

Motion: _____
Support: _____

The Owosso Planning Commission hereby zoning changes to the following properties

Addresses:		
Westown Area Zoning Public Hearing		
<u>Parcel or Area</u>	<u>Current Zoning</u>	<u>New Zoning</u>
108 State	B4	
111 S Lansing	I1	
115 S Lansing	I1	
125-219 S Lansing	I1	
814 Lynn	I1	
401 S State	I1	
919-921 Beehler	I1	
123 N Lansing	B4	
412 S. Shiawassee	I2	
450 S. Shiawassee	I2	
202-308 S. Shiawassee	I1	

508-509 Genesee	I1	
511 Clinton	I1	
615 Clinton	I1	
312 State	R2	
520 Milwaukee	I2	

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 140324-04

Motion: _____

Support: _____

The Owosso Planning Commission hereby the special use permit for 601 Clinton Street.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 140324-05

Motion: _____

Support: _____

The Owosso Planning Commission confirms potential zoning changes for properties along East Main from Washington Street to Gould and hereby sets a public hearing for April 28th at 7:00 pm.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 140324-06

Motion: _____

Support: _____

The Owosso Planning Commission hereby adjourns the March 24, 2014 meeting, effective at _____pm.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
February 24, 2014 – 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, Secretary Tom Kurtz, Commissioners David Bandkau, Craig Weaver and Randy Woodworth (arrived 7:03 p.m.).
- MEMBERS ABSENT:** Commissioners Ron Schlaak, Brent Smith, Thomas Taylor.
- OTHERS PRESENT:** Susan Montenegro, Assistant City Manager and Director of Community Development.

AGENDA APPROVAL:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER KURTZ TO APPROVE THE AGENDA FOR FEBRUARY 24, 2014.
YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:
MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF NOVEMBER 25, 2013.
YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from November 25, 2013
3. Zoning map of East Main from Washington to Gould
4. Potential land use map
5. Zoning ordinances from Lansing, Flint, Novi and New Baltimore as examples
6. Isotrope Wireless article

COMMISSIONER / PUBLIC COMMENTS: NONE

PUBLIC HEARING: NONE

SITE PLAN REVIEW: NONE

BUSINESS ITEMS:

7:03 p.m. Commissioner Woodworth arrived.

1. Westown Progress - discussion

Ms. Susan Montenegro, Assistant City Manager and Director of Community Development, shared with the Commission that she had a family emergency this month and the Westown rezoning had not proceeded on schedule. Chairman Wascher asked Marty to read from the previous minutes what the changes were to be made. The full list is to be prepared for the rezoning for a public hearing for the March Planning Commission meeting.

2. East Main from Washington to Gould – discussion of possible land uses

Commissioner Woodworth feels it should all be commercial. Chairman Wascher commented about the Overlay Office District. Commissioner Bandkau commented that this is an area that doesn't know what it wants to be. He'd rather change businesses come in the area. Commissioner Woodworth prefers changing the path as he sees a resurgence of retail happening. Commercial with parking is in demand. Commissioner Weaver asked how do they encourage speculation in the absence of buyers. Commissioner Kurtz asked about the two blocks between Dewey and Gould if they were deep enough. Commissioner Woodworth suggested that the alleys would have to be vacated and include the houses on Comstock.

At the next meeting a map will be prepared showing the discussed properties and the desired zonings along E. Main Street being: 438, 442, 448, 830, 832, 834, 910, 827, 831, 835 and 917 with the proposed zoning being changed to B-4 along with 108 S. Oak Street. Those proposed being changed to OS-1 would be 502, 508, 512 and 515 E. Main Street.

3. Wireless tower and antenna – planning stages.

Per Ms. Montenegro, there is nothing in our zoning ordinance about wireless towers and antennas. In the packets for tonight, there are several examples submitted. Discussion involved putting the policies before Attorney Bill Brown for the final review; towers should be out of timber zone; towers are income generators; how do we have a cell tower without screening as we have an ordinance regarding mechanical screening; and one opinion was that New Baltimore had a good residential ordinance.

COMMISSIONER / PUBLIC COMMENTS:

This was Commissioner Woodworth's first meeting and Chairman Wascher welcomed him to the Planning Commission asked him to tell the board about himself. He said he has Woodworth Commercial Real Estate and has been in the business since 2000. He did the K-Mart project and is getting started on the Matthews Building. He grew up in Corunna, graduated from Corunna High School and went to MSU. He is married to Molly McGinity and has a 20 month old and a six week old.

ADJOURNMENT:

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER LIVINGSTON, TO ADJOURN AT 8:15 P.M.

YEAS ALL. MOTION CARRIED.

Tom Kurtz, Secretary

mms



MEMORANDUM

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

DATE: March 21, 2014

TO: Chairman Wascher and the Owosso Planning Commission

FROM: Susan Montenegro,

RE: Planning Commission Meeting: March 24, 2014

The planning commission shall convene at 7:00pm on Monday, March 24, 2014 in the city council chambers of city hall.

This meeting will have these specific focus items:

1. Westtown rezoning public hearing
2. Proposed zoning changes E. Main to Gould – set public hearing
3. 601 Clinton Street – requesting special use permit
4. Wireless cell tower ordinance planning and creation
5. Conflicts of Interest - discussion

Monday night's meeting will be a busy one as there is much on the docket! I have additional plans for 601 Clinton Street that I did not include in this packet but will bring to the meeting.

Additionally, a public hearing for rezoning properties in Westtown has been set for this meeting. I will bring information to the table from a couple of owners who have requested that zoning changes to their property not made at this meeting. Please let me know if there is anything else to discuss during this meeting.

Please feel free to email or call my cell phone at 989.890.1394 or email me at susan.montenegro@ci.owosso.mi.us if you have questions. Please **RSVP for the meeting**. I look forward to seeing you all on the 24th!

**NOTICE OF PUBLIC HEARING
CITY OF OWOSSO
OWOSSO, MICHIGAN
PLANNING COMMISSION**

Notice is hereby given that a public hearing will be held at the regular scheduled meeting of the Owosso Planning Commission on Monday, March 24, 2014 which begins at 7:00 p.m., in the City Council Chambers, City Hall, 301 W. Main St.

This is a public hearing with the intent to make official changes to the Zoning Ordinance pertaining to the specific addresses listed below. An official recommendation will be made to the Owosso City Council and is subject to its official adoption.

Please contact Susan Montenegro at susan.montenegro@ci.owosso.mi.us or 989-725-0544 if you have any questions, comments, or other feedback. Written comments may be submitted prior to the City Clerk or at the public hearing.

Addresses:

Westown Area Zoning Public Hearing

Parcel or Area	Current Zoning	Potential Zoning
108 State	B4	R1
111 S Lansing	I1	R1
115 S Lansing	I1	RM-1
125-219 S Lansing	I1	R1
814 Lynn	I1	R1
401 S State	I1	R1
919-921 Beehler	I1	R2
123 N Lansing	B4	OS1
412 S. Shiawassee	I2	I1
450 S. Shiawassee	I2	I1
202-308 S. Shiawassee	I1	OS1
508-509 Genesee	I1	OS1
511 Clinton	I1	OS1
615 Clinton	I1	R1
312 State	R2	R1
520 Milwaukee	I2	I1

Classifications

R1 – One family residential	R2 – Two family residential
OS1 – Office service district	B4 – General business district
I1 – Light industrial	I2 – General industrial

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Publish 3-5-14
1 affidavit

CITY OF OWOSSO ZONING ADMINISTRATION

APPLICATION FOR SPECIAL USE PERMIT

Description of proposed use: Create a loft apartment above industrial business

Location of use and/or building: 601 Clinton Street, Owosso, MI 48867

Parking area planned: _____

Legal description of proposed location: _____

N 56' OF LOT 1 BLK 22 A L & B O WILLIAMS ADD

It is understood that a blueprint or satisfactory drawing showing size of building or buildings; location on premises in relation to roads and streets; size of lot; location of property lines and their distance from all structures; and the area to be established for parking, shall accompany this application when submitted to the Zoning Commission for consideration.

Received application Feb 11 2014

Zoning Administrator

Owner Paula Alexander

Address 905 W. Wilkinson

Owosso, MI 48867

Notice published _____ 20____

Applicant Paula Alexander

Address 905 W. Wilkinson

Owosso, MI 48867

Any permit issued from this
Application shall not be transferable
Prior to completion of construction

Approved _____
Chairperson, Planning Commission

Date _____ 20____

CITY OF OWOSSO
ZONING BOARD OF APPEALS
REQUEST FOR HEARING

NOTE TO APPLICANTS:

1. All applications received by the 25th of the month will be heard on the 3rd Tuesday of the following month at 9:30 a.m., lower level of City Hall.
2. The applicant, or legal representative of the applicant, must be present at the Public Hearing for action to be taken.
3. In order that this application may be processed, the applicant must complete Page 1 of this form and make payment of \$300.00 to the City Treasurer's Office to cover costs the City incurs. Checks are to be made out to "City of Owosso".
4. Questions about this application may be directed to (989) 725-0540.

Request is hereby made to the City of Owosso for a hearing before the Zoning Board of Appeals for one or more of the following:

- Variance
- Administrative Interpretation
- Class A Non-Conforming Status or Expansion
- Appeal of Staff or "Board" Decision
- Exception/Special Approval

APPLICANT: Paula Alexander

ADDRESS: 905 West Wilkinson LOCATION OF APPEAL: 601 Clinton
Owosso Mi 48867 Owosso, MI

PHONE NO.: (989) 725-7200 DATE APPEAL FILED: 02/11/14

APPEAL: (Indicate all data pertinent to this case, both present and proposed.)


The owner of the Allen paper company building would like to create a loft apartment on the upper floor of the building. This area is currently used for storage. Since the area is zoned industrial the residential use is not allowed by the ordinance.

If this is a variance request, indicate how the strict enforcement of the Zoning Ordinance would result in practical difficulty to the property owner, and how this difficulty is peculiar to the property.

(Note: For a dimensional variance it is necessary to submit a site plan with this application.)

The owner of the building would like to create a loft apartment in this area but it is not allowed by the current zoning. We feel that the use is appropriate given the proximity of single family homes and Woodard station. We believe that adding housing in this area will help to fulfill the highest and best use of this property.

I hereby state that all above statements and any attached documents are true and correct to the best of my knowledge.


Signature of Applicant



L
Total Unit Square Footage = 1,030 Sq. Ft.

Floor Plan

601 Clinton Street

