

**MINUTES  
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
Council Chambers, City Hall  
September 23, 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, Cindy Popovitch, Ron Schlaak, Brent Smith, Thomas Taylor and Craig Weaver (arrived 7:03).

**MEMBERS ABSENT:** Commissioner Tom Kurtz.

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

**AGENDA APPROVAL:**

**MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE AGENDA FOR SEPTEMBER 23, 2013.  
YEAS ALL. MOTION CARRIED.**

**MINUTES APPROVAL:**

**MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE MINUTES OF THE MEETING OF AUGUST 26, 2013.  
YEAS ALL. MOTION CARRIED.**

**COMMUNICATIONS:**

1. Staff memorandum
2. PC minutes from August 26, 2013
3. Zoning and land use maps

**COMMISSIONER / PUBLIC COMMENTS:**

Chairman Wascher commented that the railroad crossing at W. Stewart and Martin Streets has tall weeds or grass which obstructs the vision for drivers at that intersection.

Commissioner Weaver arrived at 7:03 p.m.

**PUBLIC HEARING: NONE**

**SITE PLAN REVIEW: NONE**

**BUSINESS ITEMS:**

**1. Zoning Map Update Discussion**

Mr. Adam Zettel, Assistant City Manager and Director of Community Development, started the discussion from a list of identified zoning issues. The list to be reviewed started with:

- 1) Westtown
  - a. 108 State
  - b. 401 State
  - c. S. Lansing / Lynn Street area.
- 2) Dutchtown
  - a. S. Chipman St., 503-617
- 3) Beehler St. riverfront
- 4) Vaungarde brownfield – city owned
- 5) 317 – 521 W. Williams – high rise
- 6) North of downtown transition analysis

- 7) M-71 / Howard / Park / Saginaw Streets
- 8) Jerome Street area – some are in flood plain area – even across M-21
- 9) M-71 frontage – need to look at whole corridor.
- 10) S. Washington Street – 1025 & 915
- 11) Shiawassee Street corridor towards M-21

Mr. Zettel suggested starting with 202-308 S. Shiawassee, an industrial area next to the lumber yard; and Howard and Park Streets because he has had inquiries about those two areas. They may begin in Westown also.

It was noted the process would include an invitation to the public for a workshop in October; possible rezoning in November; and a recommendation to the city council in January.

**PUBLIC / BOARD COMMENTS:**

Commissioner Smith asked if the sidewalk work was occurring overnight across a driveway such as King Street, where do residents park their cars. Mr. Zettel said they were allowed to park on the streets without getting tickets by informing the police department of the situation.

Commissioner Bandkau asked what was going on at the area north of Bentley Park. Mr. Zettel responded that Consumers Energy is working on their property there.

Commissioner Popovitch asked about the huge pile of dirt at the high school. Commissioner Weaver responded that the school is working on the soccer field and it will be used there.

Mr. Zettel reported that the hedges were trimmed at the corner of Saginaw and Exchange Street. This was not tied to the new ordinance, but to a complaint. It was a blind situation and once the city was aware of it, we couldn't let it continue as a potential hazard. Commissioner Bandkau agreed with Mr. Zettel and said that the city did the right thing in this situation.

**ADJOURNMENT:**

**MOTION BY VICE-CHAIRMAN LIVINGSTON, SUPPORTED BY COMMISSIONER BANDKAU, TO  
ADJOURN AT 8:55 P.M.  
YEAS ALL. MOTION CARRIED.**

---

Cindy Popovitch, Secretary

mms