

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
March 26, 2012 – 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:04 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 Melvin Renfrow; Commissioners David Bandkau; Terri Brown; Tom Kurtz; Cindy Popovitch; Brent Smith; and Thomas Taylor.

MEMBERS ABSENT: None

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development; James Etchinson, 922 N. Shiawassee St, and Ray Etchinson, 200 Smith Road, Owosso.

AGENDA APPROVAL:

**MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE AGENDA FOR MARCH 26, 2012 AS PRESENTED.
YEAS ALL. MOTION CARRIED.**

MINUTES APPROVAL:

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER POPOVITCH TO APPROVE THE MINUTES OF THE MEETING OF MARCH 12, 2012.
YEAS ALL. MOTION CARRIED.**

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from March 12, 2012
3. Rezoning application and map
4. Master plan implementation matrix

COMMISSIONER / PUBLIC COMMENTS: NONE

PUBLIC HEARING: NONE

SITE PLAN REVIEW: NONE

BUSINESS ITEMS:

1. Rezoning – 1484 W. King Street, 050-450-000-039-00
Mr. Adam Zettel, Assistant City Manager and Director of Community Development described the request as a parcel on W. King Street on the western edge of the city limits. The parcel is currently zoned I-1, Light Industrial and it was requested to be changed to R-1, Single Family Residential. Staff had environmental concerns, but the water testing was clean. The state informed that a single parcel is exempt from environmental analysis.

The owner, Mr. James Etchison, 922 N. Shiawassee Street, was present. He described the property as neat – it's several acres and he will be leaving most of it natural except for cleaning up some of the ground lumber. It has a pond on the north end of the property. A house will be built near the street on

the south end. Mr. Zettel added that the north portion of the lot is wetlands and does not lend itself to the I-1 zoning.

MOTION BY COMMISSIONER KURTZ, SUPPORTED BY COMMISSIONER TAYLOR FINDING THE REQUEST TO BE IN CONFORMANCE WITH THE CRITERIA FOR A ZONING CHANGE, HEREBY RECOMMENDS APPROVAL TO THE CITY COUNCIL OF THE REZONING PETITION FOR 1484 W KING STREET IN WHICH THE ZONING FOR THE ENTIRE PARCEL WOULD BE CHANGED FROM I-1, LIGHT INDUSTRIAL TO R-1, SINGLE FAMILY RESIDENTIAL. YEAS ALL. MOTION CARRIED.

ITEMS OF DISCUSSION:

1. Master Plan

Mr. Zettel reviewed the Owosso Master Plan Implementation report with the Commission. Commissioner Brown asked what the time frame was for "short term". Mr. Zettel replied five years to be completed.

Mr. Zettel noted that we need to show support for specific activities that may seem obvious because changing attitudes or elections can make changes very quickly. If it is listed in the plan, it shows its importance. Mr. Zettel said the plan was opportunistic; it can be done by various groups out in the future. Mr. Zettel asked the commission for their overall feelings. Commissioner Taylor responded that it was pretty comprehensive.

Discussion continued regarding city recycling, waste management as progressive, but contentious with varied opinions in the community. A burning ban is a long-term topic. Green Energies should be further considered.

COMMISSIONER / PUBLIC COMMENTS:

Councilmember Burton Fox commented on the N. M-52 left turn. He also suggested that the completion of Rain Street should be added to the master plan.

ADJOURNMENT:

MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO ADJOURN AT 8:24 P.M. UNTIL APRIL 9, 2012.

Melvin Renfrow, Secretary

m.m.s.