

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Council Chambers, City Hall
August 27, 2012 – 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:05 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; Commissioners David Bandkau, Frank Livingston, Cindy Popovitch, Brent Smith, and Thomas Taylor.

MEMBERS ABSENT: Secretary, Melvin Renfrow, Commissioners Tom Kurtz, and Stephen Schlaack.

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development; Dave Baldwin, Jr. and Linda Baldwin from Trust Thermal; Councilmember Burton Fox; and Justin Horvath from Shiawassee Economic Development Partnership.

AGENDA APPROVAL:

MOTION BY COMMISSIONER POPOVITCH, SUPPORTED BY COMMISSIONER LIVINGSTON TO APPROVE THE AGENDA FOR AUGUST 27, 2012.

YEAS ALL. MOTION CARRIED.

MINUTES APPROVAL:

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE MINUTES OF THE MEETING OF JULY 23, 2012.

YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes from July 23, 2012
3. 300 S. Washington concepts

COMMISSIONER / PUBLIC COMMENTS: NONE

PUBLIC HEARING: NONE

SITE PLAN REVIEW: NONE

BUSINESS ITEMS:

1. Election of Vice-Chair

MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER POPOVITCH TO ELECT FRANK LIVINGSTON AS VICE-CHAIRMAN OF THE PLANNING COMMISSION.

YEAS ALL. MOTION CARRIED.

2. Voluntary review and comment for use of 300 S. Washington

Mr. Adam Zettel stated that 300 S. Washington is city owned property. It is the southwest corner of Washington and Water Streets. It is a vacant lot which has contaminated soil. Trust Thermal, 210 S. Water Street, would like to purchase a portion of this lot for egress, ingress and parking. The city will retain a portion.

Councilman Burton Fox proposes a fire truck display at the corner. It could also be a possible trailhead with a bathroom or pavilion.

Dave Baldwin, Jr., President of Trust Thermal really enjoys having their business in town. They are looking for a commercial ingress and think it would alleviate the traffic problems on Water Street with trucks turning left onto their property and clean up an eyesore at the same time. He has spoken with Mr. Fox and walked the area. There is plenty of space for his ideas.

Justin Horvath, Shiawassee Economic Development Partnership President and CEO, helped Trust Thermal locate to Owosso. This business is a tremendous asset to downtown Owosso. They have renovated the building and are bringing money from outside into town. He supports their efforts.

Discussion about the curb cut; this being on a state highway; possible fencing; and possible green space. Mr. Zettel commented there is a study and he is checking with the Department of Environmental Quality about the contamination. Mr. Baldwin asked for 40 feet to free up the triangle space.

Commissioner Popovitch commented:

1) That she strongly questioned any sale of city-owned property along the riverfront. This area is right at a gateway into the city, right by the SRI, and the City should focus on beautifying it, not creating more parking spaces at that location. She referred back to the sale years ago of riverfront property directly across from this site to Riverside as an example. That particular property is now unused, and very unattractive, and the chance is very unlikely that the city will ever get it back at a reasonable price.

2) The city should formulate a plan for beautifying its property rather than relying on the business sector to do so.

3) The city should work with Trust Thermal to explore other options that might help them gain safer entry access to their parking area.

3) The proposal was too vague to allow for informed discussion. What Ms. Popovitch was supporting as a motion was to consider a proposal as long as the proper and necessary information was made available by the people from Trust Thermal.

MOTION BY COMMISSIONER BANDKAU, SUPPORTED BY COMMISSIONER POPOVITCH THAT THE CONSENSUS SEEMS APPROPRIATE FOR FURTHER EXPLORATION OF THIS CONCEPT AND CONSIDERATION CONTINGENT UPON A SITE PLAN REVIEW AND APPROVAL. YEAS ALL. MOTION CARRIED.

ITEMS OF DISCUSSION: None

COMMISSIONER / PUBLIC COMMENTS:

Mike Espich, 1124 Ada Street suggested exploring the idea of an easement contingent upon Trust Thermal staying there.

Commissioner Bandkau asked how the master plan was coming along. Mr. Zettel replied it will probably be presented at the October planning commission meeting. He will be going to the townships to do presentations, and then it will go to the council for the final public comments.

ADJOURNMENT:

MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH TO ADJOURN AT 8:06 P.M. UNTIL SEPTEMBER 24, 2012. YEAS ALL. MOTION CARRIED.

mms

Melvin Renfrow, Secretary