

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
OCTOBER 24, 2005**

The meeting was called to order by Chairman Wascher at 7:30 p.m.

Roll Call was taken by Secretary Baker.

**MEMBERS PRESENT:** Ronald Baker, Mike Bruff, Gary Burk, Tracy Butcher, Jack Davis, John Greenway, Gregg Guetschow, Amy Six-King, Richard Snow, Sue Osika, Robert Teich, and William Wascher

**MEMBERS ABSENT:** None

**MINUTES:**

It was moved by Commissioner Davis and supported by Commissioner Teich to approve the minutes of the meeting of September 26, 2005 as presented by the Secretary.

AYES: All, Motion Carried.

NAYS:

**PUBLIC HEARINGS:**

**SITE PLANS:**

**2005-06 – OLIVER WOODS RETIREMENT VILLAGE, PHASE II**  
**1310 W. OLIVER STREET**

Neil Kraay explained the Phase II plan to add 20 new rooms for 20 residents, a free-standing structure on the west side of the parcel, for assisted living. He explained that the facility is developed under the state laws for adult foster care.

It was suggested by Commissioner Burk to plan for an extension placement of a fire hydrant to the northwest to service the Phase III building and to plan ahead for Phase III in the placement of utility lines in the proposed building. Phil Hathaway, the Community Development Director, asked for an extension of the buffer vegetation to the west to include the three (3) evergreens depicted on the site plan.

It was moved by Commissioner Osika and supported by Commissioner Davis to approve the final site plan as presented with the following changes: to extend the landscaping plan to the west by including the three (3) evergreen trees to the west and to consider placement of utility lines in the Phase II structure so that these might also serve future development to the northwest and a future fire hydrant.

AYES: All, Motion Carried.

NAYS:

**2005-07 – GSA OFFICE BUILDING**  
**306 N. GOULD STREET**

The General Services Administration (GSA) building developers have requested the Planning Commission to reauthorize the approved 9/27/04 site plan. The 12 month period for a valid site plan has expired. Hathaway explained to the Commissioners that there have been no new ordinances, policies or laws adopted in that time period that would have affected this site plan. The developers remain committed to the details of this plan. A sidewalk in front of the building was discussed and members recalled the reason there would be no sidewalk at this time is because the property has a boundary with Caledonia Township on its north and south side with no practical possibility for construction of a sidewalk beyond this site.

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It was moved by Commissioner Greenway and supported by Commissioner Snow to reauthorize the site plan of the proposed Social Security Building at 306 N. Gould Street as approved on September 27, 2005.

AYES: All, Motion Carried.  
NAYS:

**ITEMS OF BUSINESS:**

**PERSPECTIVE OF THE OWOSSO AREA ECONOMY**

Phil Hathaway handed out and discussed various economic strategies, outlooks and perspectives of the global, State of Michigan and local economies. He recommended that a process begin, as a deliberate effort, to assure Owosso's successful transition to the "new economy."

**PARKS AND RECREATION MASTER PLAN – CAPITAL IMPROVEMENTS PLAN  
LIST OF PRIORITIES**

A six-year capital improvement plan list was provided to each commissioner. They were asked to decide on projects for implementation in the next six years. The November meeting will include the six year plan and most of the content of the parks plan for a broader view of the effort. The November water bill insert will discuss the status of the proposed master plan.

**COMMISSIONER/CITIZEN COMMENTS:**

Mayor Jack Davis and Mayor Pro Tem Susan Osika were thanked for serving on the Planning Commission. Each responded with comments on the importance of the Commission's responsibilities to assure quality developments for the community and the personal benefits—principally insights on the development process and how development plans and city policies and plans work together.

**ADJOURNMENT:**

It was moved by Commissioner Davis and supported by Commissioner Osika to adjourn the meeting.

AYES: All, Motion Carried  
NAYS:

The meeting was adjourned at 8:35 p.m.

mmj

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Ronald Baker  
Secretary