

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
MARCH 27, 2006**

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, Linda Robertson, and William Wascher

MEMBERS ABSENT: Amy Six-King, Richard Snow, and Robert Teich.

MINUTES:

It was moved by Commissioner Guetschow and supported by Commissioner Bruff to approve the minutes of the meeting of February 27, 2006 as presented.

AYES: All, Motion Carried.

NAYS:

COMMISSIONER/CITIZEN COMMENTS:

PUBLIC HEARINGS:

**REZONING 2006-01
720 S. CHIPMAN STREET
APPLICANT-DAN BENNETT
FROM B-1, LOCAL BUSINESS DISTRICT TO B-4, GENERAL BUSINESS DISTRICT**

Phil Hathaway, Community Development Director, introduced the rezoning request and described compliance with the public notice requirements.

Sandra VanKuren, 1206 W. Stewart, said she lives adjacent to the site and is against the rezoning due to parking constraints, loitering and the increased activity that would result from the rezoning to General Business uses.

Charlene Porubsky, 800 S. Chipman St., said there is not much parking, a potential for loitering, and she is not in favor of rezoning.

Douglas L. Perry, 706 S. Chipman St.-Owosso Hitch & Plow, does not want to change the peace and quiet of the area.

Mike Blaha, 707 S. Chipman-Chip's Place, is afraid of additional loitering and enforcement problems.

Gary Svarc, 1225 W. Stewart St.-Stewart St. Auto Service, is concerned about the debris and loitering problem.

Burton Fox, 216 W. Oliver St., asked to decide whether this property is compatible with adjoining property and decide the merits of the rezoning on what is best for the neighborhood.

Dan Bennett, petitioner, said they have 9-12 parking spaces available. There will be dance and guitar music instruction and exercise classes during the day and live music performances on Saturday nights from 7-11 p.m. He explained that the parking lot and the building would have security personnel but that the history of use at the Hub did not require them to act because the activities were inoffensive; the disturbance was from people who were not in the building.

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Planning Commissioners conducted their own discussion of the relative merits of the rezoning. It was noted that the parcel immediately to the north was zoned B-4 and could be occupied for this use with no public involvement except for building occupancy codes. All of the land uses in each district were detailed. Most of the discussion centered on the small size of the parcel for concert use and the inadequacy of the parking on-site and the absence of street parking on Stewart or Chipman Streets. The house immediately to the west, although zoned B-1, still was a home for the resident and the B-1 District for the subject site offered more protection for the resident.

It was moved by Commissioner Greenway and supported by Commissioner Robertson to recommend denial of the rezoning request to the City Council due to not meeting any of the Findings of Fact from the zoning ordinance.

AYES: 6.

NAYS: 2 – Davis & Butcher

ABSTAIN: 1 - Bruff

SITE PLANS:

#2006-01 - CAPITOL BOWL
219 S. WASHINGTON STREET

Gary Spencer of Sascon Construction explained that the site plan has been expanded to the size of the lot. Vegetation will be planted along the east side of the proposed building. The new main entrance would be on the Comstock Center lot side of the building with another entrance door on South Washington Street. The following items were discussed: handicap parking design and location, loading zone location, entrance ramp design, the dumpster design & location to be approved by J.C. Penney's manager and Owosso Cinema.

It was moved by Commissioner Bruff and supported by Commissioner Greenway to approve the final site plan contingent on the following issues being properly addressed: four handicap parking spaces being properly designed and located; designate location of loading zone; show entrance ramp design; get approval of dumpster corrals design and location from J.C. Penney and Owosso Cinema, establish wall lighting for the south wall, complete a public infrastructure tree and lighting plan for the west and east sides, establish the east side landscaping maintenance requirements to Capitol Bowl in the parking lot lease agreement.

AYES: All. Motion carried.

NAYS:

ITEMS OF BUSINESS:

REVIEW SIGN ORDINANCE STANDARDS FOR ELECTRONIC SIGNS

Phil Hathaway introduced and discussed the sign ordinance and the emerging LED sign technology and other formats for Electronic Message Centers.

Mark Agnew of Agnew Graphics Signs said the new electronic signs have been approved. He asked that the sign ordinance be modernized to control the rate of change of the message. He has offered to work with the city to modify the sign ordinance to control the manner of the sign used or the rate of change of the message.

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Phil Hathaway explained that the sign permits were issued but not with complete rights for the manner of display that the signs are capable of generating. John Archer has been working with the owners of the signs to change flashing characteristics, time of day operation, and background colors (brightness) to improve compliance with the sign ordinance provisions for flashing lights, animated signs and changeable copy signs.

At 9:30 p.m., it was moved by Commissioner Burk and supported by Commissioner Bruff to extend the meeting to 10:00 p.m.

AYES: All. Motion carried.

NAYS:

The Commission asked Phil Hathaway to write amendments to the current sign ordinance to redefine the electronic message centers, expand their opportunity in other business districts of the zoning ordinance, and insert considerations for protection of residential areas of the city. The amendments shall be prepared for the April meeting of the Commission.

ADJOURNMENT:

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

AYES: All, Motion Carried

NAYS:

The meeting was adjourned at 10:00 p.m.

mmj

Ronald Baker
Secretary