

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
APRIL 24, 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, John C.M. Davis, Gregg Guetschow, Linda Robertson, Amy Six-King, Robert Teich, and William Wascher

MEMBERS ABSENT: John Greenway and Richard Snow (absent due to resignations effective 4/24/06).

MINUTES:

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

AYES: All, Motion Carried.

NAYS:

COMMISSIONER/CITIZEN COMMENTS:

PUBLIC HEARINGS:

SITE PLANS:

SITE PLAN INTERPRETATION
ROBBINS LOFT AND COMMERCIAL P.U.D.

Roberto Larrivey has asked for a Site Plan Interpretation on eliminating residential use in lieu of additional office use on the third floor of the main building, with the first floor and second floor remaining as commercial. Discussion centered on the need for more parking due to the change from residential use on the 3rd floor to office use. It was decided that the change affects Phase III and will be dealt with at that time.

It was moved by Commissioner Butcher and supported by Commissioner Teich to consider that the proposed change is a minor change due to a floor plan change that does not affect the overall site concept, provided that the adverse conditions from the parking impact of the floor plan change for Phase I and II hereby restricts implementation of Phase III until parking adequacy for that phase is demonstrated.

AYES: 9. Motion carried.

NAYS: 0

ABSTENTION: 1 (Davis, who was absent for the discussion)

ITEMS OF BUSINESS:

PROPOSED SIGN ORDINANCE AMENDMENTS

Phil Hathaway, Community Development Director, led a discussion of the existing sign ordinance as it relates to electronic, programmable message centers (aka LED's). The discussion focused on what reasonable restrictions should be added to the sign ordinance, if any, to blend the new LED signs into all zoning districts of the City. Different regulation for different zoning districts was supported in combination with district specific provisions for hours of use, sign brightness after dusk, the rate of message change, the use of the signs by institutional users in residential zones, separation distances for institutional uses with adjacent residential uses, and the importance of keeping the unique character of Owosso's Downtown and residential area.

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
APRIL 24, 2006
Page 2**

Phil Hathaway said he had received enough input to write an amendment to the sign ordinance and present it to City Council for their review. The question of the sign ordinance oversight for PUD's was raised and Hathaway was to research that issue.

COMMISSIONER/CITIZEN COMMENTS:

Mayor Robertson announced that John Greenway and Richard Snow (due to illness) have resigned from the Planning Commission and that suggestions to her for new members are welcome.

Rita Bowman, 1211 Devonshire Court, spoke against outdoor wood furnaces due to smoke, smell and health issues. She has collected a neighborhood petition against the devices and will present the petition to the City Council.

John Klapko, 1215 Devonshire Court, also complained about their neighbor's use of an outdoor wood furnace.

Betty Coon, 1204 S. Palmer St., read a statement opposing the erection and use of programmable LED signs.

Gregg Guetschow explained the installation of the outside furnaces are legal under the State Construction Code as opposed to any opportunity for the Planning Commission to consider a zoning solution, and that the nuisance approach to their regulation is an undecided matter as to whether City action is possible.

ADJOURNMENT:

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

AYES: All, Motion Carried

NAYS:

The meeting was adjourned at 9:30 p.m.

mmj

Ronald Baker
Secretary