

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
JUNE 26, 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, Michael Bruff, Gary Burk, Tracy Butcher, Gregg Guetschow, Linda Robertson, Amy Six-King, Frank Livingston, Robert Teich, Cheryl Voss and William Wascher

**MEMBERS ABSENT:** John C.M. Davis.

**MINUTES:** It was moved by Commissioner Robertson and supported by Commissioner Guetschow to approve the minutes of the meeting of April 24, 2006 as presented.

AYES: All, Motion Carried.

NAYS:

**COMMISSIONER/CITIZEN COMMENTS:** Chairman Washer introduced the two new commissioners, Frank Livingston and Cheryl Voss.

**PUBLIC HEARINGS:**

**2005-03 – ROBBINS LOFT SITE PLAN AMENDMENT**  
**1231 W. MAIN STREET**

Note: The file number 2005-03 is the numeric sequence used for site plans.

Phil Hathaway explained the Planned Unit Development (PUD) process and this particular project for the benefit of the new members and explained why a project change as will be presented requires a hearing at both the Commission and Council levels. The site zoning is the Planned Unit Development District and is not affected by the site plan amendment.

Roberto Larrivey, project developer, explained the revision to the PUD plan which is to not demolish the east most building and to use it for commercial business. The building is an historic masonry structure for use as a drying kiln for the Robbins Table Company and it was built in the early 1890's. Parking lot layouts and some utility services from the original site plan are affected. Two new apartment structures totaling 36 units are removed from the original plan.

Larry Doan, 302 Morris, asked if the planned south building would be built. He was told it was not part of this revised plan. They would be demolishing all the wood buildings and keeping the brick buildings.

Mike Cline, 411 N. Chipman, asked how many local contractors would be used in building this project and asked that the site plan display be equally visible to the audience. Mr. Larrivey said he plans to use 35-50 local contractors and businesses.

Carol Hansen, 122 Robbins St., asked if warehousing is planned in this project and is the water tower is structurally sound. Mr. Larrivey responded that no warehousing is planned for this development and that the water tower is sound.

Gene Lader, 1308 Mack, asked if there would be three (3) nonconforming buildings. Phil Hathaway, Community Development Director, said the revised site plan does not change the nonconformance of the brick building. The brick building has an encroachment on the railway that is a matter between the project and the railway.

Rhonda Doan, 302 Morris St., asked if Morris St. would be used as an entrance or exit for the development. She was told it would be used only as an emergency exit or entrance.

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It was noted that there are seven (7) less parking spaces than in the previous plan, but that the developer is required to provide sufficient parking for the needs of the tenants and their customers. The original site plan concluded that the parking standard, although less than the zoning requirement if this site were a commercial building, exceeded the needs for this development because the users of the site would work, live and "shop" at non-competing hours of the day.

The City Engineer explained that there are restrictions from vehicular parking on sections of Robbins Street and that no intersection improvements at Robbins Street and Main Street were planned or deemed possible.

It was moved by Commissioner Bruff and supported by Commissioner Robertson to recommend a final site plan to the City Council with the following provisions:

- 1) Morris Street shall be used only as an emergency entrance or exit and not have any obstructions other than a cable closing to prevent through traffic;
- 2) The parking lot in Phase III shall have the handicap parking spaces relocated to more effective areas of the site, and the indicated dumpsters shall be removed from the plan as they are no longer needed.
- 3) All prior provisions for utility services to the apartment buildings are removed;
- 4) Parking may be permitted behind the east building and if proposed, must be indicated on the site plan that now indicates a location for a dog park;
- 5) Prior to the later phased development and occupancy of the east commercial building, the parking system capacity must undergo an evaluation at a future Planning Commission meeting; and,
- 6) The south parking area must move northerly 6 feet to provide room for a vegetative buffer. Buffer vegetation must be indicated.

AYES: All. Motion carried  
NAYS:

**#2006-02 - SHIAWASSEE ARTS CENTER**  
**PHASE I EXPANSION**  
**206 CURWOOD CASTLE DRIVE**

Phil Hathaway noted that Commissioners Bruff and Livingston are Board Members of the Arts Council and must abstain from voting. They were invited, as applicants, to submit comment to help explain the site plan to the Commission.

Piper Brewer provided an overview of the next phase of the Arts Center expansion that includes a handicap ramp, porte cocherte (covered drop-off area), the relocated parking lot and exit, a sculpture garden, and improved landscaping. By necessity the future building layout was presented to help understand the size and character of the lot and driveway.

Revisions to the site plan were discussed for inclusion into the motion for the plan. These included providing a line on the map that indicates the floodplain boundary. The exit driveway shall have a width that permits two-way traffic to the parking bays. The site plan shall include a landscaping sheet to show

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the tree/shrub removals and retention. New trees shall indicate the tree species and location (the riverside restoration for a native species planting must await an engineering review of the deteriorating retaining wall). The compatibility to the proposed Master Plan for the parks was established for the drive openings and the bus parking area.

It was moved by Commissioner Robertson and supported by Commissioner Guetschow to approve a preliminary site plan as proposed. The final site plan should include:

- the property description and site dimensions,
- existing grades and proposed grades with drainage pattern and outlets indicated;
- closest fire hydrant,
- 100-year flood plain line;
- expanded south driveway width and dimensions indicated;
- landscape sheet with removals and additions indicated;
- plans to be sealed by the professional architect;
- loading zone labeled (artwork/catering) even if similar to drop-off area;
- labeling of sidewalk as a park sidewalk;
- setback for sculpture in front lawn area (same as Art Center porch);
- dumpster island and screening, if a dumpster is to be used;
- site lighting at parking lot, if any
- street ROW width at Curwood Castle Drive.

AYES: 9. Motion carried.

NAYS: 0

ABSTAIN: 2 – Bruff & Livingston

**ITEMS OF BUSINESS:**

**COMMISSIONER/CITIZEN COMMENTS:**

**ADJOURNMENT:**

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

AYES: All, Motion Carried

NAYS:

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

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Ronald Baker  
Secretary