

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
JULY 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, Michael Bruff, Gary Burk, Tracy Butcher, John C.M. Davis, Gregg Guetschow, Linda Robertson, Frank Livingston, Robert Teich, Cheryl Voss and William Wascher

MEMBERS ABSENT: Amy Six-King (called-in).

MINUTES: It was moved by Commissioner Guetschow and supported by Commissioner Teich to approve the minutes of the meeting of June 26, 2006 as presented.

AYES: All. Motion carried.

NAYS:

COMMISSIONER/CITIZEN COMMENTS: Hathaway mentioned that the Zoning Board of Appeals membership base was changed by PA 110 of 2006, the Unified Zoning Act. Jack Davis has replaced Ron Baker as the Planning Commission liaison with the ZBA.

Commissioner Bruff mentioned that he has noted that some commercial contractors are not posting their building permits.

ELECTION OF OFFICERS:

It was moved by Commissioner Bruff and supported by Commissioner Guetschow to elect William Wascher as Chairman, John C.M. Davis as Vice-Chairman, and Ronald Baker as Secretary.

AYES: All. Motion carried.

NAYS:

PUBLIC HEARINGS:

**REZONING 2006-02
1460 N. SHIAWASSEE STREET
FROM RM-1 MULTIPLE FAMILY RESIDENTIAL TO B-2 PLANNED SHOPPING CENTER
REQUESTED BY GREGORY KANAN**

Phil Hathaway, Community Development Director, noted that every property owner within 300' of the property received a notice of the proposed rezoning and that the hearing was advertised in the Argus Press 15 days in advance of the meeting.

The tax map discrepancies and prior zoning classification discrepancies were explained to rely on the zoning map for the RM-1 designation and the Assessor's description for the parcel dimensions.

Greg Kanan said he would like the rezoning so he can plan his small strip mall development on the east end of his property. He explained that the adjoining land that he owns in Owosso Township was recently rezoned to C-2, the equivalent to the City's B-2 District.

It was moved by Commissioner Robertson and supported by Commissioner Bruff to recommend City Council approve the rezoning request from RM-1 to B-2. It was found that this rezoning request complies with the rezoning standards required by the zoning ordinance especially the finding about an original error of the zoning designation. City services are adequate to the site, there would be no property value deterioration,

AYES: All. Motion carried.

NAYS:

**TEXT AMENDMENT 2006-01
ADDITION TO SECTION 38-268(10)
S. CHIPMAN STREET
REQUESTED BY THOMAS LENNOX**

Phil Hathaway explained the proposed text amendment to the B-4 zoning district bounded by S. Chipman Street, Stewart Street and the railroad tracks. It would allow apartments on the second floor in this B-4 district of Dutchtown.

Commissioner Bruff discussed his concerns about adding apartments to this zoning district, principally a change in the architecture of the single story neighborhood.

Members discussed the existing allowance for the balance of Dutchtown to have apartments over their buildings in the B-1 District. The applicant for the text amendment does not want to be designated B-1 because of his desire to warehouse in the rear of the structure. It was also noted that this provision was adopted for B-4 areas from the Shiawassee River on Main Street to Chipman Street in Westtown many years ago with no apparent side effects.

It was moved by Commissioner Guetschow and supported by Commissioner Robertson to recommend City Council approve the proposed Text Amendment to Section 38-268(10) to allow apartments on the second floor in the B-4 zoning district bounded by S. Chipman Street, Stewart Street and the railroad tracks.

AYES: 10. Motion carried.

NAYS: 1 - Bruff

SITE PLAN REVIEW:

**2006-02 – FINAL
SHIAWASSEE ARTS CENTER
206 CURWOOD CASTLE DRIVE**

Members Bruff and Livingston removed themselves from the Commission chairs because they are both members of the Board of Directors for the Arts Council.

Phil Hathaway read the June Commission minutes for the necessary additions to the site plan and noted that all were on the final site plan or the elevation survey sheet that has been added to the site plan submittals. The change of greatest significance is the flood plain line that demarcates most of the Arts Center and its expansion area into the 100 year flood plain. There were no copies of the final site plan available for the members.

Piper Brewer explained that the site plan does not include the addition to the Arts Center. There will be no tree removals, no curbing on the driveway, no additional lighting. The drainage will be directed to lawn area north of the parking or to Curwood Castle Drive. The landscaping sheet requirement from the preliminary site plan review is to be waived.

It was moved by Commissioner Robertson and supported by Commissioner Davis to approve the final site plan as presented with the following added stipulations:

- a) The site plan shall be sealed by the architect with three copies for the case files.
- b) The drainage of the parking lot shall be directed to the west through the drive openings or onto the sculpture island.
- c) The sculpture setback can equal the average building setback for the block.

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
JULY 24, 2006
Page 3**

- d) The west parking space shall have a low lying shrub buffer between Curwood Castle Drive and the space.
- e) The landscaping sheet is waived because only a cottownwood tree is contemplated for removal.

AYES: 9. Motion carried.

NAYS: None

ABSTENTION: 2-Bruff and Livingston as they are members of the Arts Council Board of Directors

ITEMS OF BUSINESS:

NEIGHBORHOOD ENTERPRIZE ZONES

Phil Hathaway explained that Neighborhood Enterprize Zones (NEZ) reduces the homestead millage in those areas to approximately half the rate. The NEZ is one tool to induce settlement in areas that are not receiving investment for new or rehabilitated housing. The designation of a zone does not change the zoning. The commissioners were given a list of Borwnfield sites and their recommended future land uses. The Commission focused on the area between Howell Street & Elm Street, south of Clinton Street and the industrial area north of Cass Street from M-52 to Cedar Street.

It was moved by Commissioner Robertson and supported by Commissioner Davis to add the brownfield plan recommendations to the Community Development Plan and proceed with a Neighborhood Enterprize Zone request to City Council for the industrial property between Howell Street and Elm Street, south of Clinton Street, and north of Cass Street, between M-52 to Cedar Street.

AYES: All. Motion carried.

NAYS:

COMMISSIONER/CITIZEN COMMENTS:

ADJOURNMENT:

It was moved by Commissioner Guetschow and supported by Commissioner Teich to adjourn the meeting.

AYES: All, Motion Carried

NAYS:

The meeting was adjourned at 9:05 p.m.

mmj

Ronald Baker
Secretary