

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
AUGUST 28, 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, Tracy Butcher, John C.M. Davis, Gregg Guetschow, Linda Robertson, Frank Livingston, Amy Six-King, Robert Teich, Cheryl Voss and William Wascher

MEMBERS ABSENT: Gary Burk.

MINUTES: It was moved by Commissioner Bruff and supported by Commissioner Livingston to approve the minutes of the meeting of July 24, 2006 as presented.

AYES: All. Motion carried.

NAYS:

PUBLIC/COMMISSIONER COMMENTS: Commissioner Bruff stated that because the hotel project failed, the conclusion must be that the City should not be in the real estate business. Hathaway reminded the Commission that this site and project was not a real estate transaction and that it was bound by contractual obligations with the State of Michigan for having received a grant for the demolition. In the future, if the state would permit the removal of the job creation and investment stipulations, the site could convert to a real estate listing with established development standards. Dixie Development LLC stated that they would be willing to continue their efforts to redevelop the site but could not meet the timing requirements of the purchase agreement. Their first floor tenant that actually placed the building on an accelerated purchase schedule was lost after a corporate restructuring removed the pre-lease arrangement. Another developer of a building has surfaced; however, staff must meet with the State of Michigan granting agency prior to the Council taking any other actions.

Robert Teich said Fayette Square looks very nice. Lorraine Weckwert is to be thanked for her efforts.

PUBLIC HEARINGS:

2006 PARKS AND RECREATION MASTER PLAN

Phil Hathaway, Community Development Director, said the public review period has ended. He went over the executive summary and the park system goals and plan content. Questions and comments were made throughout the presentation.

Mike Cline, 411 N. Chipman St., said the Bentley Park sidewalk does not go to another sidewalk, trees would be lost, and it would be a waste of money when compared to other park needs.

Jack Davis said the sidewalk is needed based on observation of foot traffic on the state highway. Commissioner Baker explained that the sidewalk will connect to Cass Street and a future sidewalk will connect to Washington Street.

Mayor Linda Robertson added that many people use the eastside of M-52 and noted that the first sidewalk phase has already been adopted by Council in the resolution for the 2006-07 budget.

It was moved by Commissioner Robertson and supported by Commissioner Davis to adopt the 2006 Owosso Parks and Recreation Plan under the provisions of the Municipal Planning Act, PA 285 of 1931, as amended.

AYES: All. Motion carried.

NAYS:

**TEXT AMENDMENT 2006-02
ZONING BOARD OF APPEALS PROVISIONS**

Phil Hathaway explained the new state zoning act has been changed to remove city staff from membership. The Zoning Board of Appeals met on this provision and concluded that the size of the Board could be reduced to five (5) members as opposed to the existing provision for a seven (7) member board. The requested text amendment is to bring the zoning ordinance section for the ZBA into compliance with state law. Other details about membership are incorporated into the amendment.

It was moved by Commissioner Bruff and supported by Commissioner Teich to approve the proposed text amendment to Section 38-501 through 38-503.

AYES: All. Motion carried.

NAYS:

ITEMS OF BUSINESS:

HOUSING POLICIES AND OBJECTIVES

Commissioner Gregg Guetschow said the housing plan needs some changes. He asked to change remove "periodic" from Objective (1) and to change "apply" to "promote" in II D. In addition he recommended that the Planning Commission place on its agenda the issue of rental rehabilitation and inspection because the policy statement under consideration only introduces the question.

It was moved by Commissioner Guetschow and supported by Commissioner Bruff to adopt the Housing Policies and Objectives with the following changes:

1. Remove "periodic" from Objective (1); and
2. Change "apply" to "promote" in II D.

AYES: All. Motion carried.

NAYS:

ITEMS FOR DISCUSSION:

5K/10K RUN

Commissioner Amy Six-King announced that the YMCA and she are promoting a 10K and 5K run. She is seeking volunteers to help with the run on September 30, 2006.

MICHIGAN HOMETOWN COMPETITIVENESS WORKSHOP

Hathaway offered the opportunity for up to three commissioners to attend a three-day workshop at Central Michigan University. The workshop focuses on leadership development, establishment of a "community chest" foundation for community and economic improvement, attracting young adults, and entrepreneurship.

COMMISSIONER/CITIZEN COMMENTS:

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 9:17 p.m.

mmj

Ronald Baker
Secretary