

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

The meeting was called to order by Chairman Wascher at 7:36 p.m.

Roll Call was taken by Secretary Baker.

MEMBERS PRESENT: Ronald Baker, Michael Bruff, Gary Burk, Tracy Butcher, John C.M. Davis, Robert Teich, and William Wascher

MEMBERS ABSENT: Gregg Guetschow, Linda Robertson, Frank Livingston, Cheryl Voss, and Amy Six-King

MINUTES: It was moved by Commissioner Teich and supported by Commissioner Bruff to approve the minutes of the meeting of August 28, 2006 as presented.

AYES: All. Motion carried.

NAYS:

PUBLIC/COMMISSIONER COMMENTS: None

PUBLIC HEARINGS:

REZONING 2006-03
APPLICANT: MEMORIAL HEALTH CARE CENTER
701, 703, 715, 719, 727-729, 803, 819, 825 N. SHIAWASSEE STREET AND
614, 616 W. KING ST., AND 714, 720, 728, 804, 814, 820 N. ADA ST.
FROM R-1 SINGLE FAMILY RESIDENTIAL, IN PART
AND R-2, TWO FAMILY RESIDENTIAL, IN PART
OS-1, OFFICE SERVICE DISTRICT

Thomas Roberts of Gunn Lavene Architects spoke on the need to rezone these properties to OS-1 for expansion of Memorial Health Care for oncology and radiation services.

Tom Skinner, 811-813 N. M-52, asked if the rezoning would change the zoning of this property. He was told it would not.

Mike Cline, 411 N. Chipman St., asked what type of landscaping would be used. He was told it has not been decided.

Berdie Wright, 508 Jennett St., asked about the planned landscaping.

Phil Hathaway, Community Development Director, said that the public would be invited to the site plan review and that many of the questions that were being asked were more appropriate for that meeting. The rezoning is about the highest and best land use for the northwest intersection of King and M-52.

Gail Criner, 644 N. Shiawassee, spoke in favor of the rezoning and the development.

Lois Walen, 617 King St., spoke in favor of the rezoning and development with a desire to know more about the landscaping when the plans are presented.

Commissioner Burk asked that only the lots south of 3 and 13 be rezoned now and the rest at such time that the hospital is ready to develop that area.

It was moved by Commissioner Bruff and supported by Commissioner Butcher to recommend council approve the requested rezoning. It was found that this rezoning complies with the First Finding of Fact required by the Zoning ordinance that states the conditions for land use in the area have changed significantly since the original adoption of the ordinance.

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AYES: Bruff, Davis, Baker, Butcher and Teich
NAYS: Burk and Wascher
Motion Adopted.

It was noted that the City Council will conduct a hearing for its regularly scheduled meeting on December 18, 2006.

SITE PLAN REVIEW:

**SPR 2004-06-FINAL APPROVAL OF REVISED PLANS AND FINAL PLAN
APPLICANT: RYAL CHAPLIN/SOCIAL SECURITY FIELD OFFICE
LOCATION: 306 N. GOULD STREET (VACANT LOT)**

Phil Hathaway presented the proposed final site plan showing the flood plain and final drainage and grading plans. The plans included all other site plan information from prior drafts.

It was moved by Commissioner Baker and supported by Commissioner Teich to approve the final site plan as presented with the requirement to add the design storm that the detention basin can manage and to extend the terminus of the east-west sidewalk south to the driveway.

AYES: All. Motion carried.
NAYS: None

CASS STREET DESIGN FEATURES

Phil Hathaway distributed a discussion sheet and explained each of the planned features of the proposed new paved Cass Street from South Cedar St. to South Shiawassee St. The plan is not final but comments are sought. Property owners are also providing input. The street includes pedestrian lights, trees, an 8' bikeway that attaches to the new Shiawassee Street sidewalk and provides city park access for the new Woodard Station residents.

Commissioner Burk noted that the tree spacing is closer than the ordinance allows, and that the street parking is on the south side of the street requiring mid-block crossings for pedestrians. In response it was explained that the trees are not full-sized deciduous trees regulated at 30' spacing and likely meet the ordinance standard for smaller trees. The parking system is forced to the south because the walkway/bikeway cannot maneuver around the utility poles and limited 7 feet of available right-of-way. The parking is similar to parked cars on other residential streets in the City where pedestrians cross to access dwellings across the street from where they park.

ITEMS OF BUSINESS:

NEIGHBORHOOD OF CHOICE INITIATIVE

Phil Hathaway plans to initiate a planning exercise with the residents of Owosso. The project is called "Neighborhoods of Choice" with the objective to retain neighborhood character throughout the City so that each neighborhood is a positive choice for existing and future residents. Influential aspects of the program will include information gathering and distribution, neighborhood meeting nights, zoning evaluation, presentations from housing professionals and organizations with an interest in Owosso and a targeted strategy for City involvement.

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The Neighborhoods of Choice project will begin in January and take approximately a year with some intermediate strategic actions that are ready for implementation.

ITEMS FOR DISCUSSION: None

COMMISSIONER/CITIZEN COMMENTS:

ADJOURNMENT:

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

AYES: All, Motion Carried

NAYS:

The meeting was adjourned at 9:00 p.m.

Ronald Baker
Secretary

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