

## REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION

January 22, 2007

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, Frank Livingston, Linda Robertson, Cheryl Voss, William Wascher.

**MEMBERS ABSENT:** John C.M. Davis, Robert Teich, (one vacancy)

### MINUTES:

It was moved by Commissioner Bruff and supported by Commissioner Butcher to approve the minutes of the meeting of November 27, 2006 as presented.

AYES: All, Motion Carried

NAYS:

**COMMISSIONER/CITIZEN COMMENTS:** Amy Six-King has written a letter of resignation from the Planning Commission. It was accepted with regrets.

**PUBLIC HEARINGS: 1)** Rezoning 2007 – 01  
317 S. Elm Street, 314 S. Shiawassee Street, 318 S. Shiawassee Street.  
From: I-1 Light Industrial District  
To: PUD, Planned Unit Development District

Philip Hathaway, the Community Development Director, explained the proposed PUD zoning district and how it differs from all other zoning districts as it mixes commercial, retail and residential land use on the same parcel to form an interdependant community. Scott Bosgraaf of Bosgraaf Commercial LLC explained his plan to convert the old Woodard Manufacturing building into retail stores and commercial businesses on the second floor and loft apartments and condominium units on the third, fourth, and fifth floors. The first floor would have a pool and storage units and parking. Mr Bosgraaf discussed the location of the entrances to the parking lot and the traffic flow around the building. Project phasing was detailed as required in the ordinance.

Wayne Swiney 509 Genesee St. asked if his property taxes would be going up because of this development. He was told that his taxes could not go up any faster than the rate of inflation with or without this development.

Burton Fox 217 E. Oliver Street spoke highly in favor of this project.

Roberto Larrivy 715 Clinton St. welcomed Bosgraaf to the community.

Commissioner Voss asked if the residential units would be family oriented. Bosgraaf said it was hard to say who would buy, but he expected that there would be some families that would be in some of the residential units. He said he would own the building for at least seven years.

Commisioner Roberts said she has taken a tour of the Baker Lofts in Holland and was very impressed with with that developoment that Bosgraaf has nearly completed.

Phil Hathaway discussed the aspects of the required letter of Comprehensive Development Analysis that details the benefits of the project that would allow the PUD to be confirmed. The Planning Commission also was provided a list of findings that had to be made in a motion to rezone the property. Open space credits were explained by the presence of the swimming pool, central air conditioning, bicycle storage

areas and in-unit laundry hookups. Density calculations were to be revised in accordance with the staff site plan evaluation of January 22, 2007 on file at the office of Community Development.

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
JANUARY 22, 2007  
PAGE 2**

It was moved by Commissioner Bruff and supported by Commissioner Robertson to recommend the City Council rezone the parcels at 317 Elm Street with the description as reduced by exclusion of the Target leased area, 314 S. Shiawassee Street and 318 S. Shiawassee Street to the Planned Unit Development Zoning. It was found that this zoning is the highest and best use of this land and building, is an improvement to the neighborhood and city, has a parking plan that maintains capacity for the density of residential use and commercial uses, and that the plan complies with the PUD Zoning findings outlined in Section 38-395(6)(a-h).

AYES: All, Motion Carried  
NAYS:

**PUBLIC HEARING: Street Closing 2007 – 01**

*Ada Street from the North line of King Street to the South line of Jennett Street*

Commissioner Guetschow said he had a conflict of interest due to being on the Hospital Board of Directors and he left the meeting room.

Phil Hathaway presented the street closure request from Memorial Healthcare Center. He described the history of the development of subdivisions on Ada Street and the existing traffic circulation features.

Tom Roberts of Gunn Levine Architects explained the expansion of the Hospital and the need to close this section of Ada Street to prevent vehicles from going through the Hospital campus and to provide a safe environment for pedestrians walking between the parking lot and hospital to the new Health Services Building.

Dan Colby 1203 Ada Street presented a petition from 13 addresses in the Ada Street, Campbell Dr. area that are opposed to the closing of this section of Ada Street. They want the convenience of travel for west destinations via Ada and King Streets. They wanted sidewalk continued to King Street for pedestrian circulation.

John Smith 910 Ada Street said vehicle speed on Ada Street has increased since the houses have been removed.

Mary Ann Louks 1204 Ada Street said with the large traffic flow coming in the new entrance off M-52, it would be hazardous for children to cross the new entrance.

Bill Hill 815 Campbell Drive is concerned about children walking in the street where no sidewalks are.

Tom Moorhead 1265 Ada Street said it is safer to use Ada Street to King Street to access M-52 than to use Lennox St., Campbell Dr. or Jennette Street to access M-52 and wants to keep Ada St. open to King Street.

Jack Harris 800 Campbell Dr said he uses Ada Street every day.

Margaret Moorhead 1265 Ada Street suggested that Ada Street remain open and stop signs be put up on Ada St. at the new entrance so everyone gets what they want. She inquired as to whether Memorial Health Care had examined options for the present proposal and why they were not explained.

A letter from Bob Bluedorn requesting access remain for his aunt the the corner of Ada and King Street as read. It is in the plan to do so.

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION  
JANUARY 22, 2007  
PAGE 3**

Commissioner Robertson asked what the Hospital plan would be if Ada Street was left open and how detrimental it would be to the project if Ada St. was left open. The architect said they probably could design around the open street. It would force pedestrians to cross Ada St. from the parking lot to the new building.

Commissioner Bruff asked why the neighbors concerns with the closing of Ada Street are coming up now instead of earlier in the process when an open invitation to neighbors to help plan the new facility was made.

Commissioner Voss asked what Laurie Bailey, Principal at Central School, thought of the closing of Ada Street as far as children walking through the Hospital Campus. The Hospital representative said her comments were favorable to the closing.

Janet Criner 647 N. Shiawassee said the King Street and M-52 intersection has had several accidents and may not be the safest place to access M-52.

Gale Criner 647 N. Shiawassee St. said the King St. and M-52 intersection is dangerous to pedestrians. Commissioner Butcher said she grew up on M-52 near North St. and said it was not hard to get out onto M-52.

Commissioner Baker asked Phil Hathaway if the area zoning allowed an access to a Local Street such as Ada Street. He said that without findings by the Commission or Zoning Board of Appeals, the Zoning prohibited a drive that gave access to a local street, such as Ada Street. This would prohibit a drive from the parking lot for the new building onto Ada Street.

It was moved by Commissioner Bruff and supported by Commissioner Burk to recommend the City Council close and vacate Ada Street from the north line of King Street to the South line of Jennett Street. Utility easements for the existing watermains, sanitary sewer, storm sewer and gas lines shall be preserved. Memorial shall install and maintain a sidewalk from Jennett Street to King Street and maintain a drive access to 709 Ada Street. It was found that no access to Ada Street could come from the Hospital property. The closure of Ada Street would increase the safety of the vehicles and pedestrians using the Hospital campus without significant hardship to the residents living north of this development.

AYES: 5 Baker, Burk, Wascher, Bruff, and Butcher  
NAYS:3. Robertson, Livingston, Voss  
Motion Carried.

It was moved by Commissioner Robertson and supported by Commissioner Livingston to extend the meeting to past 9:30pm. as provided for in the Commission By-Laws.

AYES: 7  
NAYS: 1 (Butcher)

Commissioner Guetschow returned to his seat on the commission.

**SITE PLANS: SPR 2007 -01 317 S. Elm Street Woodard Station**

Scot Bosgraaf discussed his site plan for the Woodard Station PUD Site. He showed the building layout, floor plans parking layout, marketing plan, entrances, drainage plans and lighting plan. The Commission listed the following site plan adjustments for consideration at its January 29, 2007 public hearing for the site plan:

1) The plan needs to show the utility easements for the storms sewer and sanitary sewer under the building and the new water main easement around the main building. The water main under the building will be abandoned.

**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**

**JANUARY 22, 2007**

**PAGE 4**

2) Location of snow storage should be a footnote.

3) The name of the design professional shall be on the sheet. The plans shall be sealed by the time the City Council completes the process.

4) The legal description includes the Target leased property and must be corrected.

5) The storm drains must be sized and the gradients must be indicated. The cross-section of the catch basin does not show a 2' sump.

6) The plan shall indicate the grading of the paved lot with assurances that the drainage near the Howell Street neighborhood to the NW is protected from off-site drainage from the lot or snow storage/damming effect.

7) The fire hydrants need to be accented in a larger symbol for ease of identification. The public vehicle routing plan looks to be adjusted but we haven't heard from the Fire Marshall.

8) The supplemental Regulations letter shall be corrected for density calculations, open space, parking management and use, and storm retention calculations and parking system operations as referenced in the City letter of January 22, 2007

**SITE PLAN: SPR 2007 – 02 721 N. Shiawassee Street Memorial Healthcare ( Preliminary)**

Commissioner Guetschow explained that he had a conflict of interest because of his service on the Hospital Board of Directors and left the room.

Phil Hathaway introduced the site plan for the new Ambulatory Services Center at the northwest corner of M-52 and King Street. It was found that the parking lot is 10 feet too close to King Street and will require either a redesign or a variance and other findings were related in an evaluation letter of 1/19/07. Tom Roberts of Gunn Levine discussed the site plan noting the storm sewer plan and detention basin, the new entrance from M-52 into the Hospital campus, the sidewalk from Jennett Street to King Street, the new parking lot for the new building, the access to the drive way to the house at 709 Ada, and the service drive to the rear of the building off King Street.

Gale Criner 647 N. Shiawassee St. opposed the location of the oxygen tank along King St., the lack of a berm along King Street to Ada Street as he related had been promised during neighborhood meetings, and a lack of a fore bay in the detention basin to filter out more sediment from the run off.

It was stated that the exit lanes to the new drive shall be widened to allow a dedicated left turn lane. It was moved by Commissioner Robertson and supported by Commissioner Bruff to approve a preliminary site plan for the proposed Ambulatory Services Center. The preliminary approvals include the footprint of the building, and the driveway exits/entrances. The final site plan shall have all elements required for final site plan approval including satisfactory responses to Phil Hathaway's site plan evaluation of January 19, 2007.

AYES: All, Motion Carried

NAYS:

**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 10:34 p.m.

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Ronald Baker  
Secretary