

REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
February 26, 2007

The meeting was called to order by Chairman Wascher at 7:30 p.m. Chairman Washcher welcomed to the Planning Commission Mike Bradley, the Deputy Public Safety Director, Fire and Emergency Medical Response Division, and Dallas Lintner the Owosso Public Schools representative.

Roll Call was taken by Secretary Baker.

MEMBERS PRESENT: Ronald Baker, Mike Bradley, Mike Bruff, Gary Burk, Tracy Butcher, John C. M. Davis, Dallas Lintner, Frank Livingston, Cheryl Voss, William Wascher.

MEMBERS ABSENT: Linda Robertson, Robert Teich

MINUTES:

It was moved by Commissioner Bruff and supported by Commissioner Livingston to approve the minutes of the meeting of January 22, 2007 and January 29, 2007 as presented.

AYES: All, Motion Passed

NAYS:

SITE PLAN REVIEW:

SPR 2007 – 02 721 N. Shiawassee St. Memorial Healthcare (Final)

Phil Hathaway, the Community Development Director, explained that the City Council had closed Ada Street from King Street to Jennett Street to take effect when the temporary barricades are in place, and that the Zoning Board of Appeals has approved a 75' setback for the parking lot from the King Street right of way.

Tom Roberts of Gunn-Levine explained the features added to the latest site plan that were not part of the preliminary site plan.

John Smith, 910 Ada Street, asked that a construction fence be put up during the construction to catch loose debris and keep people out of the construction site that don't belong there.

Debra Wegman 911 W. King St. asked to see the exterior of the building, the location of the new boulevard entrance and if traffic on King Street will be increased or decreased.

A discussion ensued about how much of the existing Ada St. sidewalks will be kept, how and when the temporary barricades will be put in place, the removal of the driveway to the vacant house at 901 Ada St., the plans need to be sealed and the lights need to be shielded.

It was moved by Commissioner Butcher and supported by Commissioner Voss to approve the final site plan as presented with the following changes:

1. A construction security fence to be installed during the construction period
2. As much of the existing sidewalk on the west side of Ada Street to be preserved as possible and an otherwise unobstructed pedestrian way to exist.
3. Drive approach to 901 Ada Street to be removed and access redirected onto hospital grounds unless house is sold at a later date with drive approach to be reestablished.
4. Temporary barricades to be installed at the ends of the closed portion of Ada St. within the next two weeks.
5. Final plans to be sealed by a Professional Engineer or Registered Architect.
6. New lights to be shielded so the light is directed downward.

AYES: All, Motion Carried

NAYS:

ITEMS OF DISCUSSION:

1. Shiawassee County Land Use Plan

Phil Hathaway discussed the Shiawassee County Proposed Land Use Plan the county had sent to him for comment from the Planning Commission. The Planning Commission authorized Phil to include the 12

desirable policy themes he had drafted for the Planning Commission to consider as the suggestions that the County Planning Commission should consider to be included in their new Land Use Plan. These themes are:

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- a) Stormwater retention policies are needed and essential to provide flood control and improve water quality. There needs to be a community statement that builds attention to non-point source pollution sources and well-head protection.
- b) Provide clear support for revitalizing existing cities and villages and adjoining settled areas with infrastructure and capacity for redevelopment as one way to preserve open space, agriculture and continued affordability of services to rural areas.
- c) In the analysis describe the land divisions that are taking place under the Land Division Act and their impact on the rural landscape. If an adverse impact is shown, this would be a good place to recommend local policies and zoning standards to deter the impact on affordable rural services with the costly patterns of scattered development.
- d) Support rail trail development more specifically for the Ionia to Owosso trail and the efforts to connect to Durand. Promote tourism business in rural areas.
- e) Define the new allowances for concentrated rural settlements with their own wastewater treatment and water systems and provide a statement that guides them through bonuses to locales with proper connection to highways and services and clustered open space development patterns.
- f) Provide specific support for the preservation of the state highway corridors that serve the Mid-County from the interstates and the County lines. Policies under this heading could direct major traffic generators to the County primary roads in lieu of driveway permits directly onto the state highway or even maintain the rural-ag zoning districts as a holding zone policy until better methods of long term highway preservation are implemented. Other policies would expand the "fix-it first" state policy to encourage a program whereby MDOT purchases development rights for land between the one mile county primary roads and fronting M-52 and M-21.
- g) Establish a review date for policies when the 2010 Census data is provided and assumptions in the plan may be subject to alteration.
- h) Encourage home occupations in keeping with the new economy trends.
- i) Add policy support for agri-business in the economic development narrative section. Agri-business is another good way to preserve farmland and open space.
- j) Review the Governor's Land Use Leadership Council's Recommendations for pertinence to Shiawassee County and select those initiatives that fit Shiawassee County well.
- k) Link land use policies with energy dependency.
- l) Promote intergovernmental land use planning under the new revenue sharing rules that tie bar revenue sharing to cooperative local government actions and programs.

2. New State Planning Law Impacts

Phil Hathaway discussed the impact that the proposed State Planning Act would have on the make up of the current Planning Commission. If the law making process follows the normal pattern it should be state law by October, 2007. There was a consensus to change the composition of the Commission to a 7 or 9 member body without City staff representation and to pursue a charter amendment at the next general election. The school appointment could continue. An ordinance to amend the City Code would also be required if the vote to amend the Charter allows the change.

3. Neighborhoods of Choice – Selection of Neighborhoods/Review of Data

Phil Hathaway presented neighborhood maps of the city showing the different natural neighborhoods and the Census neighborhoods. It was suggested that we meet with the neighborhoods by Census tract (five tracts) at their nearest elementary schools to discuss what they like and dislike about their neighborhoods and what the Planning Commission can recommend to the City Council to do to improve the quality of life in those neighborhoods.

4. Parks Capital Improvement Review for 2007-2008 budget

Phil Hathaway presented an outline of the proposed scheduled improvements he will be submitting in the upcoming budgets. There were no recommendations to change the Master Plan schedule.

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COMMISSIONER/CITIZEN COMMENTS: None

ADJOURNMENT:

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

AYES: All, Motion Carried

NAYS:

The meeting was adjourned at 9:25 p.m.

mmj

Ronald Baker
Secretary