REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
June 25, 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, Mike Bradley, Mike Bruff, Gary Burk, Tracy Butcher, Dallas Lintner, Linda Robertson, William Wascher.

MEMBERS ABSENT: Frank Livingston, Cheryl Voss, two positions vacant.

MINUTES:
It was moved by Commissioner Robertson and supported by Commissioner Bruff to approve the minutes of the meeting of May 29, 2007 as presented.
AYES: All, Motion Carried
NAYS:

PUBLIC HEARINGS: **Street Closure**
Elm Street, South of Cass Street

Ronald Baker, the City Engineer, said the City has no plans to use this small section of Elm Street south of Cass Street and sees no reason not to close it. Gary Burk, the Utility Engineer, asked that easments for all the existing underground utilities be maintained. Phil Hathaway showed how the physical closure of the street would be built and explained the property reversion of the closed street area to TiAl Products and Great Lakes Central Railroad. It was also explained that the closure would result in the loss of the shipping and receiving approach to TiAl Products but replaced by a new Cass Street that routes deliveries to TiAl's planned upgrade of its Cedar Street driveway. TiAl will also need a new address on South Shiawassee Street as its current address is Cass Street at the Elm Street intersection.

It was moved by Commissioner Robertson and supported by Commissioner Bruff to recommend the City Council close and vacate South Elm Street from Cass Street south to the now closed portion of Elm Street and maintain easments of all existing underground utilities within the existing Elm Street Right of Way.

AYES: All. Motion Carried.
NAYS:

ITEMS OF BUSINESS: (agenda modified to bring forward this item)
1) Bed and Breakfast Application, Historical Significance Determination
713 W. Oliver Steven Grady applicant

Steven Grady explained that his family has opened this house as a bed and breakfast and has had many inquires. It was noted that the house is not required to provide handicap access.

It was moved by Commissioner Robertson and supported by Commissioner Bruff to find that the house at 713 W. Oliver has Historic Significance and meets the Planning Commission's adopted criteria standards of being of historic nature.

AYES: All, Motion Carried
NAYS:

SITE PLAN REVIEW: *2007-04 – TiAl Products Factory Addition 13,000 sft./615 Cass Street*
Gregg Jones explained the company plans to add a 10,000 sft addition for manufacturing space and a 2500 sft building to join the new building with the existing building. They plan to build a storm water detention pond at the north west corner of their property and drain all of the surface runoff water to it from the building roofs and existing and future parking lots. The existing detention basin will be eliminated after the new detention basin and storm sewer are built. They plan to build an architectural fence along Cass Street with landscaping. They plan to move the

sidewalk along M-52 inward about 10' and plant trees and grass in the larger green area between the curb and sidewalk.

It was moved by Commissioner Robertson and supported by Commissioner Bruff to approve the final site plan of TiAl Products as presented for the first phase of construction with a map amendment for the new location of the Shiawassee Street sidewalk and streetside tree plantings. The new detention basin and storm sewers are to be in place and working before occupancy is granted for the new additions.

AYES: All, Motion Carried.
NAYS:

ITEMS OF BUSINESS: **Neighborhoods of Choice Program**
Central Owosso, Census Tract 306

Phil Hathaway, the Community Development Director, introduced the purpose of the Neighborhoods of Choice Program and went over the census data for this census tract and compared it to the rest of the City. The residents, propety owners and Commissioners had the following comments on their neighborhoods: 1) the parking lot behind the Corner Pub has had many fights, property damage, car theft, stolen property, is dusty and wanted it paved. 2) many rental properties are in bad condition and are making the neighborhood undesireable and are bringing the property values down, 3) They request a rental inspection program funded at least partially by the landlords be established to require a minimal property standard be maintained so the rental properties are not a detriment to the neighborhood; 4) an unkept swimming pool, John Archer said a demoliton permit has been taken out by the owner to remove the swimming pool; 5) people not shoveling sidewalks in the winter; 6) loud noise from car radios; 7) speeding on East Oliver at Hickory and also on State Street; 8) disapproval of mowing method at Vaungarde; 9) need for house numbers; 10) address the economy first and also consolidate local governments and services to afford programs that citizens want; 11) approach the problems from more angles than just enforcement such as redevelopment. There was insufficient time to discuss redeveloment strategies—attendees were provided with a 10-point list of actions to sustain Owosso while the Michigan economy restructures itself over the next 10 years.

Mayor Robertson thanked the people for coming and said their comments would be used to formulate future policies of the City Council

Nominating Committee:
Chairman Wascher appointed Tracy Butcher and Dallas Lintner as the Nominating Committee for officer elections at the next regularly scheduled meeting of the Commission.

COMMISSIONER/CITIZEN COMMENTS: Commissioner Bruff asked what the procedure is for changing the make up of the planning commission to comply with the state planning act. Phil Hathaway said the City Council will be approached at its July 16, 2007, meeting to authorize a ballot proposal to ask the voters to change the City Charter related to the composition of the Planning Commission to comply with state law. The effect of voter approval would be to remove the three city staff persons, alter the Council representation, and to downsize the Commission to 7 or 9 members by December, 07.

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 9:25 p.m.

Ronald Baker
Secretary

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