

REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
December 10, 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, Gary Burk, Tracy Butcher, Burton Fox, Cheryl Voss, Bill Wascher.

MEMBERS ABSENT: Mike Bruff, Dallas Lintner, Francis Livingston, Two seats remain unfilled.

MINUTES:

It was moved by Commissioner Butcher and supported by Commissioner Voss to approve the minutes of the meeting of October 22, 2007 as presented.

AYES: All, Motion Carried

NAYS:

SITE PLAN REVIEW:

SPR 2007-05 Preliminary
Bio-Diesel Facility, 1000 Bradley St.
Requested by Jeff Haas, Roger Shepard, Greg Kanan

Jeff Haas spoke on their plan to build a 4000 sqft. building at the old Vaungard Site to house a bio-diesel manufacturing facility. The Great Lakes Central Railway Co. as agreed to give them an access easement across the railroad property from M-21 to the bio-diesel site. This is a low odor operation with no outdoor storage. They plan to do a phase I environmental assessment on this property.

It was moved by Commissioner Voss and supported by Commissioner Butcher to approve a preliminary site plan for the proposed Bio-Diesel facility at 1000 Bradley Street.

The final site plan shall include the following:

Proof that the turning radii will accommodate the trucks serving the facility,

A storm water drainage plan

Proof of the access agreement from M-21

A lighting plan and diametric lighting diagram

Show evergreen trees along north property line from east property line to east line of the building extended. Trees shall be planted at 6' on center and 4'tall.

A final property description

AYES: All Motion Carried

NAYS:

REGUAR MINUTES OF THE OWOSSO PLANNING COMMISSION

December 10, 2007

Page 2

SPR 2007-06 Final
Arts Council Gallery Addition
206 Curwood Castle Drive
Requested by Jed Dingens

Jed Dingens spoke on their plans to build an expanded gallery toward the Shiawassee River. The expansion will be glass enclosed and able to accommodate 80 people sitting. The flood plain permit has been applied for to the MDEQ.

It was moved by Commissioner Fox and supported by Commissioner Voss to approve the final site plan for the addition to the Arts Council building as presented with the following changes:

Move the existing sidewalk 5' to 6' away from the new addition.

AYES: All Motion Carried

NAYS:

ITEMS OF BUSINESS:

Recommendation to City Council on the the preferred make up of the Planning Commission.

At the last general election, the voters of Owosso voted to change the City Charter so the voting members of the Planning Commission followed the new State Planning Law. The Planning Commissioners had three choices to choose from:

Option 1: 8 members at large and 1 from the Zoning Board of Appeals

Option 2: 6 members at large, the Mayor, 1 Council Member, 1 City Staff Member

Option 3: 8 members at large and 1 Council Member

The Planning Commissioners agreed their prefer option 3.

Proposed Meeting Dates for 2008

John Archer passed out a list of the proposed Planning Commission meeting dates for 2008 based on meeting on the fourth Monday of each month.

It was moved by Commissioner Voss and supported by Commissioner Fox to approve the proposed meeting dates and to change the meeting time to 7:00 pm.

AYES: All , Motion Carried

NAYS:

COMMISSIONER/CITIZEN COMMENTS: Burton Fox was welcomed to the Planning Commission.

ADJOURNMENT:

It was moved by Commissioner Fox and and supported by Commissioner Voss.

AYES: All, Motion Carried

NAYS:

The meeting was adjourned at 9:57 p.m.

Ronald Baker
Secretary