

REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION

September 28, 2009

Meeting was called to order at 7:00 p.m. by Chairperson Fox.

The Pledge of Allegiance was recited by all in attendance.

Roll Call was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Bruff, Fox, Harvey, Jean, Kemp, Livingston, Popovitch, Usher, and Wascher.

MEMBERS ABSENT: None.

AGENDA APPROVAL: Motion by Commissioner Harvey, supported by Commissioner Wascher to approve the agenda.

AYES: All, Motion Carried

NAYS: None

MINUTES:

Motion by Commissioner Harvey, supported by Commissioner Popovitch to approved the minutes of the regular meeting of August 24, 2009.

AYES: All, Motion Carried

NAYS: None

COMMISSIONER / CITIZEN COMMENTS:

There were no citizen or commission comments.

PUBLIC HEARING: none requested

SITE PLAN REVIEW: **SPR 2009-03 – 715 S WASHINGTON ST.
GRAVEL PARKING LOT
OWOSSO WESLEYAN CHURCH
REQUESTED BY TODD GUTE, MAYOTTE GROUP ARCHITECTS**

Todd Gute of Mayotte Group Architects from Lansing stated this was Phase I of two phases for the Owosso Wesleyan Church. He introduced Pastor Wes Coffee. Plans are being made for a gravel parking lot. Two homes have been demolished on Washington Street to make way for an addition to the front of the Wesleyan church. The future of this gravel parking area next year is for asphalt paving. The swale area slopes into a catch basin west of the alley. There was a mistake on the grade of the pipe at the new catch basin. Currently they have a shallow swale, and they want to keep the two trees to the west of the parking lot. They are working towards the addition to the front of the church building and the parking lot sets up for a future paved parking area. There will be a proper saddle connection at for the existing storm drain.

Commissioner Harvey asked if the swale was cause for a trip hazard.

Mr. Gute replied that it dropped 1 inch every six feet, so no, it was not a trip hazard.

Commissioner Popovitch asked about the old driveway on Monroe.

Mr. Gute stated that it will be reshaped, so it will be less tempting to drive through.

Chairman Fox asked about closing the curb cut on Washington Street.

Mr. Gute replied that it would be possible to reuse it.

Chairman Fox asked Fire Chief Bradley if he saw anything on the site plan to comment on.

Chief Bradley stated no.

Chairman Fox asked City Engineer Ron Baker if he saw anything on the site plan to comment on.

Mr. Baker replied no.

Chairman Fox commented that the topic of Catch Basin # 20 had been covered pretty well.

Chairman Fox asked Mr. Gute if he planned on lights for the parking lot.

Mr. Gute replied no, not until Phase 2.

Chairman Fox asked Mr. Gute if he thought that presented a problem.

Reverend Coffee stated that there are not a lot of large groups meeting at night time. There are other lighted parking areas close to the church.

Motion by Commissioner Harvey and supported by Commissioner Kemp to approve the site plan with the following additions:

- 1) catch basin # 20 (CB20) elevations be corrected;
- 2) that the connection of the new drain (swale area) to the existing storm drain in the existing north-south drive have a saddle connection installed to the new drain;
- 3) the side slope, contour lines and/or a cross section of the swale area giving depth, width dimensions and suggested vegetation be completed; and
- 4) the site plan is to return to the Planning Commission when they are ready for the exterior review.

AYES: All, Motion Carried

NAYS: None

ITEMS OF BUSINESS: NONE REQUESTED

ITEMS OF DISCUSSION: MASTER PLAN

Chairman Fox asked for a discussion regarding the development of a master plan. He stated it's very important to the development of the city. We, with the city council can do a lot before hiring a consultant.

Brent Morgan provided informational material regarding a master plan. He stated that it's been mentioned that there was a master plan in the late '60's that can't be found. We need the synergy of the Zoning Board of Appeals, the Council and the Planning Commission. This is a very large endeavor.

Commissioner Harvey stated that she has been through the process with another jurisdiction. You really need the professional expertise, and you really need the Council to make a directive.

Brent Morgan commented that they are still looking for the master plan referenced by the City Attorney, Bill Brown.

Chairman Fox stated we need something for the development and growth for the city. If we find the old one, it's time to review it.

Commissioner Bruff stated it would be nice to have the old one.

ADJOURNMENT:

Motion by Commissioner Harvey, supported by Commissioner Wascher to adjourn at 7:32 p.m.

AYES: All, Motion Carried

NAYS: None

Sandra Harvey, Secretary

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