

**MINUTES  
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS  
CITY OF OWOSSO  
DECEMBER 20, 2005**

The meeting was called to order by Vice Chairman Randy Horton at 9:32 a.m.

Roll call was taken by Secretary Ronald Baker.

**MEMBERS PRESENT:** Ronald Baker, Larry Cook, Mike Compeau, Elizabeth Frazier, Dan Jozwiak, Randy Horton and Mike Rohde.

**MEMBERS ABSENT:** Mike Dvorak.

**MINUTES:**

It was moved by Board Member Cook and supported by Board Member Jozwiak to approve the minutes of the meeting of May 17, 2005, as presented.

AYES: All. Motion carried.

NAYS: None.

**PUBLIC HEARINGS:**

**#2005-05  
THREE (3) INTERIOR SIDELOT SETBACKS  
123 S. SHIAWASSEE STREET  
DAVID E. DURYEA - APPLICANT**

Diane Filbrant, Office Manager for Dr. Duryea, discussed their plan to construct a new building for Advanced Eye Care. The building would be 11' from the east lot line instead of 20'; 8' from the west line instead of 20'; and 6' from the south line of Lot 14 instead of 20'. All these setbacks are larger than the existing residential structure setbacks.

It was moved by Board Member Rhode and supported by Board Member Compeau to approve the three (3) side lot variances as proposed subject to the representations on the applicant's building and lot plans. It was found that: 1) The building materials (brick) and roof pitch were compatible to the historic district east of the site; 2) the proposed setbacks are larger than the existing nonconforming setbacks providing justice to the applicant's needs and the neighborhood's characteristics, and; 3) The side lot spacing provides adequate movement of air and access to light and is an overall improvement to the neighborhood.

AYES: All. Motion carried.

NAYS: None

**ITEMS OF BUSINESS:**

**BOARD MEMBER/CITIZEN COMMENTS:**

**ADJOURNMENT:**

It was moved by Board Member Jozwiak and supported by Board Member Cook to adjourn the meeting.

AYES: All. Motion carried.

NAYS: None.

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

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Ronald Baker, Secretary

mmj