

**MINUTES  
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS  
CITY OF OWOSSO  
MAY 17, 2005**

The meeting was called to order by Chairman Dvorak at 9:30 a.m.

Roll call was taken by Secretary Ronald Baker.

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

**MEMBERS ABSENT:**

**MINUTES:**

It was moved by Board Member Cook and supported by Board Member Rohde to approve the minutes of the meeting of February 15, 2005, as presented.

AYES: All. Motion carried.

NAYS: None.

**PUBLIC HEARINGS:**

**#2005-03 – FRONT YARD SETBACK-PARKING LOT  
721 ADA, 725 ADA, 801 ADA  
MEMORIAL HEALTHCARE - APPLICANT**

Brian White of Memorial Healthcare is requesting the new parking area, for employees, have a setback of 25' from Ada Street.

Shawn of R.S. Engineering said the existing three drive approaches from Ada Street will be removed and the curb replaced. Two houses and two accessory structures will be demolished.

Tim Houser, 720 Ada, requested a wider setback. It would not look like a neighborhood with the houses gone.

William Sprague, 714 Ada, asked that the berm be flatter because the other berm to the north has turned into a bicycle jump and is damaging the vegetation.

It was moved by Board Member Horton and supported by Board Member Rohde to approve a 16' setback variance to a 34' setback from Ada Street. Support for this approval is that the need does not arise from a self-created hardship, but is due to the increase in business the hospital has experienced. This increase in business has created a practical difficulty for parking for the hospital. It is decided that the economic impact of a parking structure alternative exceeds the impact on the hospital over what any impact on the neighborhood. To reduce the neighborhood impact these standards were attached to the motion: a) the berm and associated vegetation shall be designed to filter the headlights and to reduce the use of the berm from bikes; b) supportive site plan adjustments and the new parking layout shall be presented to the Planning Commission during its site plan review of the project, and; c) to reduce activity along Ada Street, the east parking bays shall be indicated for employee parking only.

AYES: All. Motion carried.

NAYS: None

**CASE #2005-04 – SPECIAL CONDITIONAL USE PERMIT**  
**TEMPORARY OUTDOOR SALES**  
**102 S. WASHINGTON**  
**CITY OF OWOSSO & GILBERT'S HARDWARE- APPLICANTS**

K.C. Gilbert talked about using the vacant hotel site for outdoor sales events this summer, specifically a tent sale for their 40<sup>th</sup> anniversary, sidewalk sales, and occasional parking.

It was moved by Board Member Rohde and supported by Board Member Horton to approve conditional use permit for no more than 12 months for outdoor sales at 102 S. Washington St. by Gilbert's Hardware. Nothing in this approval shall exceed the terms of the License to Enter the Premises between Gilbert's Hardware and the City of Owosso. Parking on the west 16' is allowed. The south 15' shall be maintained for alley purposes. Driveway approach rights will exist at the south west corner of 102 S. Washington.

AYES: All. Motion Carried.  
NAYS: None

**ITEMS OF BUSINESS:**

**BOARD MEMBER/CITIZEN COMMENTS:** Phil Hathaway urged the Board members to attend the open house at Looks Unlimited on N. Washington Street where the variance granted last winter resulted in a design solution that is one of the best examples of how a variation of the zoning standards can be offset through design and voluntary action on the part of the property owner.

**ADJOURNMENT:**

It was moved by Board Member Rohde and supported by Board Member Compeau to adjourn the meeting.

AYES: All. Motion carried.  
NAYS: None.

The meeting was adjourned at 10:50 a.m.

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Ronald Baker, Secretary

mmj