

**MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
FEBRUARY 20, 2007**

The meeting was called to order by Chairman Mike Dvorak at 9:31 a.m.

Roll call was taken by Recording Secretary, Marty Stinson.

MEMBERS PRESENT: Randy Horton, Dan Jozwiak, Elizabeth Frasier, Michael Dvorak.

MEMBERS ABSENT: John C. M. Davis

MINUTES:

It was moved by Board Member Horton and supported by Board Member Frasier to approve the minutes of the meeting of November 21, 2006, as presented.

AYES: All. Motion carried.

NAYS: None.

PUBLIC HEARINGS:

**#2007-01
CONDITIONAL USE PERMIT
FARMER'S MARKET
PARKING LOT NEXT TO THE ARMORY AND 215 N. WATER STREET**

A public hearing was conducted for the conditional use permit for the Farmer's Market in the parking lot next to the Armory and 215 N. Water Street. Market Master Elizabeth J. Schautz made the application. Mr. Phil Hathaway, Director of Community Development stated this was a temporary use.

Public Comments: none

It was noted no phone calls or letters were received by the City of Owosso

Chairman Dvorak announced that the Public Comment Period of the Hearing was closed and returned the discussion to the Board members.

It was moved by Board Member Horton, with support from Board Member Frasier, to permit the use of the parking lot for the Farmer's Market on Saturdays from April 1 to October 31, 2007.

AYES: All. Motion carried.

NAYS: None

**VARIANCE #2007-01
826 W. KING STREET
SETBACK REDUCTION**

Phil Hathaway stated that the notice for the variance application was advertised and that the setback for the hospital in a residential area was 80 feet. The main building of the existing hospital setback is 65 feet and the turn-around driveway is close to that distance.

The applicant, Mr. Thomas Roberts for the Memorial Healthcare spoke of the new entry drive off Shiawassee Street. He then stated that the reason for the parking lot placement was to leave as much of the existing trees as possible to create a warm, inviting setting. This leaves a 75-foot setback. Also included is a retention pond area for rain runoff with little room to move the lot northerly without affecting that facility and the exercise trail. The area lighting will be shielded to avoid troubling the neighbors.

Public Comments:

Bill Back, 630 Clark is opposed to the setback reduction.

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Jim LaPorte, 636 Clark, questioned how close the cars would be parking to the street.

Mr. Roberts stated they would be about 97 feet from the street and would not affect the currently existing parking.

Phil Hathaway stated that future parking changes—when the two home are removed would be reviewed by the Planning Commission during Site Plan Review if the ZBA set that as a condition of the variance.

Judy LaPorte, 636 Clark, saw no problems and was impressed with plans that she saw at the hospital where she is employed.

Mr. Hathaway quested what was going to happen to the two remaining properties with houses on them.

Mr. Bryan White, Memorial Healthcare employee, stated that Mrs. Bluedorn had a life-lease on her property. When that lease is completed, the hospital plans to remove the house and leave the lot as green space.

Chairman Dvorak announced that the Public Comment Period of the Hearing was closed and returned the discussion to the Board members.

It was noted no phone calls or letters were received by the City of Owosso

Board Member Horton asked how close the natural retention area was to the north side of the parking lot?

Mr. Roberts stated it was very close.

It was noted that the setback to the office service building is 50 feet and that the lot would be 20 feet behind that.

It was moved by Member Jozwiak, with support from Member Frasier, to permit the setback of five feet, six inches due to the green space preservation to the north to keep it natural with existing trees and due to the existing setback conditions of the hospital driveways and buildings to the west. It was also moved that when either house is removed, Memorial Healthcare is to return to the Planning Commission for a site plan review to establish a landscaped buffer for the parking lot.

AYES: All. Motion carried.

NAYS: None

ADJOURNMENT:

It was moved by Board Member Horton, supported by Board Member Frasier to adjourn the meeting.

AYES: All. Motion carried.

NAYS: None

The meeting was adjourned at 10:00 a.m.

Dan Jozwiak, Secretary