

**MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
APRIL 15, 2008**

The meeting was called to order by Chairman Mike Dvorak at 9:35 a.m.

Roll call was taken by Recording Secretary, Marty Stinson.

MEMBERS PRESENT: John C. M. Davis, Michael Dvorak, Elizabeth Frasier, Randy Horton, Dan Jozwiak.

MEMBERS ABSENT: none

MINUTES:

It was moved by Board Member Jozwiak and supported by Board Member Davis to approve the minutes of the meeting of May 22, 2007, as presented.

AYES: All. Motion carried.

NAYS: None.

ELECTION OF OFFICERS: Motion by Board Member Davis and supported by Board Member Frasier to nominate the same officers which are: Mike Dvorak, Chairperson; Randy Horton, Vice-Chairperson; and Dan Jozwiak as Secretary. Chairperson Dvorak closed the nominations.

AYES: All. Motion carried.

NAYS: None.

REVISED AGENDA: Motion by Board Member Horton and supported by Board Member Jozwiak to accept the revised agenda to include the next meeting date of May 6, 2008, at 9:30 am.

AYES: All. Motion carried.

NAYS: None.

PUBLIC HEARINGS:

**#2008-01
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 between the Armory and the Matthews Building on N. Water Street. Market Master Elizabeth J. Schautz made the application. Zoning Administrator, John Archer stated that a conditional use permit doesn't change the zoning or the use. It is a temporary condition for the time specified. This will be Saturdays during May 1, 2008 to October 31, 2008 from 8 a.m. to 12:30 p.m. This also meets the B-3 zoning with appropriate use and setbacks.

Ms. Schautz stated that the parking would be the same as previous years, and that there is a traffic sign for the cross walk on Water Street.

Board Member Davis inquired about the Bake Shop participating. Ms. Schautz stated that they would not be allowed as they only need about three such businesses. This is primarily a farmers market, not a city market. The Kolache Kitchen is allowed to participate because they were grandfathered in from years ago.

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

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John Archer stated that the notices were mailed, and that no phone calls or letters were received in opposition or support of this issue. He also noted that during the Curwood Festival, the Farmer's Market will move to the parking lot at the corner of Park and Mason Streets. He also noted that there will be

some construction for the Vibrant Small Cities Initiative Grant occurring during the summer in the downtown area. The city would like the option of deciding at a later date where the Farmer's Market will move to as they would like to keep it as close to downtown as possible.

Brent Morgan, Economic Development Director, stated that he and City Manger Joe Fivas have previously met with Ms. Schautz regarding the Grant. At this time, it is unknown when the Grant will commence, but the plan is to give Ms. Schautz and the Farmer's Market 14 days notice when it will need to move and where it will move to.

It was moved by Board Member Davis, with support from Board Member Jozwiak, to permit the use of the parking lot for the Farmer's Market on Saturdays from May 1 to October 31, 2007; except the weekend of Curwood Festival where it will move to Park and Mason Streets parking lot; with the provision that it will move temporarily at the discretion of the City due to VSCI construction this summer; and that the City will give 14 days notice to the Farmer Market when it needs to relocate.

AYES: All. Motion carried.

NAYS: None

CONDITIONAL USE PERMIT #2008-02 **CURWOOD FESTIVAL** **TEMPORARY PARKING LOTS CLOSING REQUEST**

A public hearing was conducted for the conditional use permit for the Curwood Festival parking lot closures. Christine Usher, Office Manager for the Curwood Festival made the request.

John Archer read the list of parking lots and dates and times

1. Closure of the Exchange Street parking lot from 6:00 p.m., Thursday, June 5, through Sunday, June 8, to allow concession owners to set up.
2. Closure of the entire Armory parking lot Friday, June 6 at 5 p.m. through Sunday, June 8.
3. Closure of the Public Safety Building parking lot for the carnival and the entertainment tent area, Wednesday, June 4, through Sunday, June 8.
4. Closure of the Mason Street parking lot behind the Shiawassee Council on Aging building from 7:00 a.m., Saturday, June 7, until mid-afternoon for the Farmer's Market.
5. Closure of parking lot on the corner of Curwood Castle Drive and Bradley on Wednesday evening June 4 for setup through Sunday June 8 for Renaissance Encampment.

He also stated that the notice had been mailed and that no comments by phone or mail had been received.

Board Member Davis recalled that damage had occurred to the sprinkling system of the grass lot at the Curwood Castle. John Archer will check with the Department of Public Works and see if there is a way to mark the system so damage will not occur.

Ms. Schautz commented that the parking lot at Park and Mason has a low area that often collects water if it rains prior to the Farmer's Market. Mr. Archer will check with the Department of Public Works if the lot can be adjusted to prevent water laying in the lot.

Ms. Usher will send notices to the parking lease tenants of parking spaces in the Ball, Water and Exchange parking lot about the lot being closed and request that they not park in the 100 to 200 block of N. Ball Street to allow parking for customers. John Archer asked to review the letter being mailed.

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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 Davis, with support from Board Member Frasier, to permit the closure of all the requested parking lots for the Curwood Festival weekend as listed above; and to restrict parking lessees from parking on N. Ball Street to allow parking for customers.

AYES: All. Motion carried.

NAYS: None

ITEM OF BUSINESS: It was moved by Board Member Jozwiak and supported by Board Member Davis to set a special meeting for the Zoning Board of Appeals on Tuesday, May 6, 2008 at 9:30 a.m. as a request has been made for a ruling regarding Sunday May 11, 2008.

AYES: All. Motion carried.

NAYS: None

ADJOURNMENT:

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

AYES: All. Motion carried.

NAYS: None

The meeting was adjourned at 10:06 a.m.

Dan Jozwiak, Secretary