

MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
JULY 21, 2015 at 9:30 AM
CITY COUNCIL CHAMBERS

CALL TO ORDER: The meeting was called to order by Randy Horton at 9:30 a.m.

ROLL CALL: Was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Chairman Randy Horton, Vice-Chairman Christopher Eveleth, Secretary Dan Jozwiak, William Wascher Planning Commission Representative, and Alternate John Horvath

MEMBERS ABSENT: Commissioner Kent Telesz and Alternate Matthew Grubb

OTHERS PRESENT: Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Charles Rau, Owosso Building Official; Todd Stuve, Exxel Engineering, 5252 Clyde Park Ave., SW, Grand Rapids, MI, representative for Dollar General, 210 S. Shiawassee Street.

AGENDA: IT WAS MOVED BY VICE-CHAIRMAN EVELETH, AND SUPPORTED BY SECRETARY DAN JOZWIAK TO APPROVE THE AGENDA OF JULY 21, 2015 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

MINUTES: IT WAS MOVED BY SECRETARY DAN JOZWIAK AND SUPPORTED BY PLANNING COMMISSION REPRESENTATIVE WILLIAM WASCHER TO APPROVE THE MINUTES OF MAY 19, 2015 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from May 19, 2015
3. Variance Request – 210 S. Shiawassee Street – Dollar General
4. Public Notice

COMMISSIONER/PUBLIC COMMENTS: None.

PUBLIC HEARINGS:

1. **VARIANCE – 210 S. SHIAWASSEE STREET**

Ms. Susan Montenegro stated that Todd Stuve, from Exxel Engineering, has already been to the Planning Commission to have their site plan approved for the relocation of the Dollar General Store to South Shiawassee Street. The number of parking spaces required for a commercial site is based on the regulation from the Owosso Code of Ordinances Section 38-380, and states 36 spaces would be required. Exxel Engineering is requesting a total of 30 parking spaces with their site plan.

Mr. Stuve explained that the proposed site plan includes a corner entrance and complies with all of the setbacks. Exxel Engineering has already worked with MDOT for entries and explained the delivery point for the store will be located in the back. The site plan includes 30 parking spaces, 19 located in the front of the store and 11 spaces in the back. The alley is now gravel, but will be paved. Dollar General is very comfortable with allowing only the 30 spaces for their store, as the existing store does not even accompany this number. Mr. Stuve stated the site would be very difficult to squeeze any more parking spaces in, because they are bordered by three streets and an alley. Underground storm water management is being provided for the site which is also necessary to provide the proposed 30 spaces on the property.

Mr. Wascher inquired how many employees Dollar General has per shift. Mr. Stuve stated there are usually three or four, and the employees would use the furthest spaces from the store. Mr. Eveleth referred to Zoning B-2, which states there must be special exceptions or extraordinary conditions in the zoning district to request the variance. He feels that due to the proposed store being bordered by three

Approved August 18, 2015

streets and an alley, this qualifies as an extraordinary condition. Mr. Eveleth felt comfortable making a motion to approve the variance for 210 S. Shiawassee Street.

MOTION BY COMMISSIONER EVELETH, SUPPORTED BY SECRETARY JOZWIAK AFTER REVIEWING THE CASE FOR 210 S. SHIAWASSEE STREET,(202 S. SHIAWASSEE PARCEL 050-660-021-001-00) (206 S. SHIAWASSEE PARCEL 050-660-021-003-00) (210 S. SHIAWASSEE PARCEL 050-660-021-004-00) (214 S. SHIAWASSEE PARCEL 050-660-021-005-00)(511 CLINTON PARCEL 050-660-021-002-00) (502 GENESEE PARCEL 050-660-021-006-00) AND (508 GENESEE PARCEL 050-660-021-007-00), THE OWOSSO ZBA HEREBY APPROVES THE PETITION TO PERMIT THE PARKING VARIANCE AS DESCRIBED IN THE ATTACHED PETITION DUE TO THE UNIQUENESS OF THE LOT BORDERED BY THREE PUBLIC STREETS AND AN ALLEY. YEAS ALL. MOTION CARRIED.

BUSINESS ITEMS: ELECTION OF OFFICERS

MOTION BY PLANNING COMMISSION REPRESENTATIVE WASCHER TO HEREBY NOMINATE THE CURRENT OWOSSO ZONING BOARD OF APPEALS OFFICERS FOR THE NEXT FISCAL YEAR, SUPPORTED BY VICE-CHAIRMAN CHRIS EVELETH: CHAIRPERSON: RANDY HORTON; VICE-CHAIRPERSON: CHRIS EVELETH AND SECRETARY: DAN JOZWIAK YEAS ALL. MOTION CARRIED.

COMMISSIONER/PUBLIC COMMENTS: There may be a variance request for the S. Lansing Street parking lot at the August meeting.

William Wascher will be stepping off the Owosso Zoning Board of Appeals. This will be his last meeting, as he has a new position in Lansing that will not allow for daytime meetings. ZBA currently has two alternates, but will need a Planning Commission Representative. ZBA would like to thank Mr. Wascher for his service as Planning Commission Representative.

This will also be Recording Secretary Marty Stinson's last ZBA meeting, as she will be retiring at the end of this week. Thank you to Marty for her years of work and dedication to the ZBA and to the City of Owosso.

ADJOURNMENT:

MOTION BY BOARD MEMBER EVELETH, SUPPORTED BY BOARD MEMBER WASCHER TO ADJOURN AT 9:48 A.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON TUESDAY, AUGUST 18, 2015, IF ANY REQUESTS ARE RECEIVED. YEAS: ALL. MOTION CARRIED.

Dan Jozwiak, Secretary

m.m.s