



CITY OF OWOSSO PLANNING COMMISSION
Regular Meeting
Monday, December 9, 2024 at 6:30 p.m.
AGENDA

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA – December 9, 2024**
- E. APPROVAL OF MINUTES – October 28, 2024**
- F. ELECTION OF OFFICERS – due July 2025**
- G. PUBLIC HEARINGS:**
 - 1. Rezoning Request for 108 N Chipman St
- H. SITE PLAN REVIEWS:**
- I. ITEMS OF BUSINESS:**
- J. COMMISSIONER/CITIZEN COMMENTS:**
- K. ADJOURNMENT**

Next regular meeting will be on Monday, January 27, 2025 at 6:30 p.m.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. The City of Owosso website is: www.ci.owosso.mi.us

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, October 28, 2024 – 6:30 P.M.

CALL TO ORDER: Vice-Chair Livingston called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew

MEMBERS PRESENT: Secretary Fear, Commissioner Law, Vice-Chair Livingston, Commissioners Martin, Owens, Robertson, Schlaack and Taylor

MEMBERS ABSENT: None

OTHERS PRESENT: Tanya Buckelew, Planning & Building Director; Hannah Smith, CIB Planning

APPROVAL OF AGENDA:

MOTION BY COMMISSIONER MARTIN, SUPPORTED BY COMMISSIONER ROBERTSON TO APPROVE THE AGENDA FOR October 28, 2024.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:

MOTION BY COMMISSIONER SCHLAACK SUPPORTED BY COMMISSIONER MARTIN TO APPROVE THE MINUTES FOR THE April 22, 2024 MEETING.

YEAS ALL. MOTION CARRIED.

ELECTION OF OFFICERS:

MOTION BY SECRETARY FEAR SUPPORTED BY COMMISSIONER MARTIN TO ELECT FRANK LIVINGSTON AT CHAIRMAN, LINDA ROBERTSON AS VICE-CHAIR AND JANA FEAR AS SECRETARY.

YEAS ALL. MOTION CARRIED.

SITE PLAN REVIEW:

1. SITE PLAN REVIEW FOR 900 ADA AND 901 N SHIAWASSEE

The Architect for the project, Jed Dingens, stated this is for 2 quad plexes on the 2 separate lots. Four units at approximately 900 square feet each and four units at approximately 1,300 square feet. Easements are required and will be registered with the County, for the shared access to the parking lots and drainage system. MDOT has approved the plan. Mr. Dingens presented the exterior plan and color scheme.

Hannah Smith, CIB Planning, outlined the review from the City Planner Justin Sprague, noting the recommendation is to approve the site plan with conditions that further administrative review is required before permits would be issued.

Building design and materials were presented at the meeting and are consistent with the ordinance.

Mechanical units are proposed to be screened by white vinyl fencing.

MOTION BY COMMISSIONER SCHLAACK SUPPORTED BY SECRETARY FEAR TO APPROVE THE SITE PLAN REVIEW FOR 900 ADA STREET AND 901 N SHIAWASSEE STREET CONDITIONED UPON THE FOLLOWING:

1. **Submission of a revised site plan that satisfactorily addresses the items for administrative review and approval**
2. **That building materials are provided to determine compliance with the ordinance**
3. **That the applicant show on the plan the location and method of screening for any and all proposed exterior mechanical equipment associated with the site development and operation**
4. **That the landscaping plan be revised if additional landscaping will be utilized as a method of screening any proposed mechanical equipment**
5. **That the access and utility maintenance easement must be approved by the City as a condition of final approval**
6. **That the proposed screening wall materials are provided and approved by the Planning Commission and**
7. **Review and approval by the appropriate city departments, consultants and agencies (MDOT) prior to issuance of a building permit**

**YEAS: SECRETARY FEAR, COMMISSIONERS LAW, MARTIN, OWENS,
SCHLAACK, TAYLOR**

NAYS: VICE-CHAIR ROBERTSON, CHAIRMAN LIVINGSTON

**RCV 6-2
MOTION CARRIED**

COMMISSIONER/CITIZEN COMMENTS:

ADJOURNMENT:

MOTION BY VICE-CHAIR ROBERTSON SUPPORTED BY SECRETARY FEAR TO ADJOURN AT 7:20 PM UNTIL THE NEXT MEETING ON NOVEMBER 25, 2024.

YEAS ALL, MOTION CARRIED

Janae Fear, Secretary

City of Owosso
Public Hearing Notice

The City of Owosso Planning Commission will conduct the following public hearing at the regular meeting scheduled for Monday, December 9, 2024 for the following topic:

PUBLIC HEARING FOR REZONING:

- 1. JABB Management, LLC, 108 N Chipman Street:** The applicant is seeking to rezone the property from CBD Central Business District to I-1 Light Industrial District. The proposed use of the property is a marihuana processing facility. The parcel number is 050-660-017-001-00.



The Planning Commission meeting will begin at 6:30 p.m. in the City of Owosso Council Chambers, 301 W. Main Street. Persons having any questions regarding these matters are urged to attend this meeting or contact the City Planning and Zoning office at (989)-725-0535.

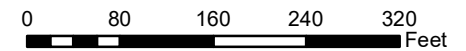
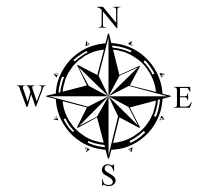
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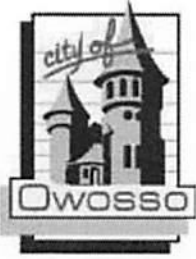
City of Owosso

300' Buffer Zone Map

Subject Parcel:
108 N. Chipman St.

-  Subject Parcel
-  Area within 300' of Subject Parcel





APPLICATION FOR REZONING

City of Owosso
301 W. Main Street, Owosso, MI 48867
Phone: (989) 725.0535
building@ci.owosso.mi.us

- Refer to the City of Owosso Zoning Ordinance Chapter 38 Article XXI for additional information
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see last page for submittal deadlines)
- Payment of fees including escrow fees
- The Applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request
- City Council will address the rezoning at the following meeting Council meeting after Planning Commission makes its recommendation

I, (we), the undersigned, do hereby respectfully make application and petition the City of Owosso Planning Commission and City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested:

1. PROPERTY TO BE REZONED:

Address: 108 N. CHIPMAN, OWOSSO, MI 48867

Parcel ID #: 050-660-017-001-00

Legal Description:

Frontage in feet:

Depth in feet:

2. PROPERTY OWNERSHIP:

Name: BRIAN J BRAMSTEWICZ

Address:

Phone:

3. ZONING REQUEST:

Current Zoning: B3-CENT BUS

Requested Zoning: I1-IND LT

4. PROPOSED USE OF THE PROPERTY: PROCESSING

Indicate why, in your opinion, the requested change is consistent with the ordinance in prompting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city of Owosso: The surrounding properties on Chipman, N. Lyon, + Bebler St are zoned I1. This property is a former factory surrounded by a gated chain link fence and will have state of the art security camera system + odor filtration.

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.

Signature of Applicant: [Signature]

Date: 11/14/2024

1. Application fee is \$575.00 + \$10.00 per acre.

2. Escrow fee (Hourly rate of Staff/Consultant involved) is \$1,500

- A cash deposit of \$1,500.00 shall be placed with the City of Owosso
- The City will let the applicants know when additional funds are needed (typically when about 25% is remaining).
- Should there be funds remaining in the account after completion of the project, the balance will be returned