



**CITY OF OWOSSO PLANNING COMMISSION**  
**Regular Meeting**  
**Monday, January 24, 2022 at 6:30 p.m.**  
**AGENDA**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA – January 24, 2022**
- E. APPROVAL OF MINUTES – December 13, 2021**
- F. ELECTION OF OFFICERS – *if necessary (due in July 2022)***
- G. PUBLIC HEARINGS:**
  - 1. 701 S Chestnut - Rezoning
- H. SITE PLAN REVIEWS:       None**
- I. ITEMS OF BUSINESS:**
  - 1. Planning Commission Annual Report 2021
  - 2. Capital Improvement Plan (CIP) 2022-2028
  - 3. Mobile Food Vending Draft Ordinance
- J. COMMISSIONER/CITIZEN COMMENTS:**
- K. ADJOURNMENT**

**Next regular meeting will be on Monday, February 21, 2022 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](http://www.ci.owosso.mi.us)*

**MINUTES**  
**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**Monday, December 13, 2021 – 6:30 P.M.**

**CALL TO ORDER:** Chairman Wascher called the meeting to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE:** Recited

**ROLL CALL:** Recording Secretary Molly Hier

**MEMBERS PRESENT:** Secretary Fear, Commissioner Law, Vice-Chair Livingston, Commissioners Morris, Robertson, Taylor, Chairman Wascher

**MEMBERS ABSENT:** Commissioner Jenkins

**OTHERS PRESENT:** Justin Sprague, CIB Planning  
 Planning and Building Director Tanya Buckelew

**APPROVAL OF AGENDA:**  
**MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY SECRETARY FEAR TO APPROVE THE AGENDA FOR December 13, 2021.**

**YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**  
**MOTION BY SECRETARY FEAR SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE MINUTES FOR THE November 22, 2021 MEETING.**

**YEAS ALL. MOTION CARRIED.**

**PUBLIC HEARINGS:** **NONE**

**SITE PLAN REVIEWS:** **1410/1420 HATHAWAY**

Justin Sprague, CIB Planning presented the following review on the 5,120 square foot new build located on the property of 1410 Hathaway, closet to the railroad tracks.

1. **Information items.** The site plan meets the informational requirements of the ordinance.
2. **Area and Bulk.** The proposed site was reviewed in accordance with *Article 16, Schedule of Regulations*, as described in the following table.

	Required	Provided	Comments
<b>Front Yard Building Setback</b>	40 ft.	40 ft.	In compliance
<b>Side Yard Building Setback</b>	20	26 ft. and 69 ft.	In compliance
<b>Rear Yard Building Setback</b>	0 ft.	24 ft.	In compliance

	Required	Provided	Comments
Maximum Building Height	40 ft.	17 ft.	In compliance

3. **Building Design & Materials.** The ordinance states that durable building materials which provide an attractive, quality appearance must be utilized. **The proposed building materials are consistent with the City of Owosso Zoning Ordinance.**
  
4. **Building Height.** The proposed building complies with the maximum building height.
  
5. **Mechanical Units.** The Zoning Ordinance requires that all exterior mechanical equipment be screened. **The applicant has not provided information regarding potential exterior mechanical equipment that has been seen with similar developments recently approved by the city. We would recommend as a condition of approval that applicant resubmit revised site plans depicting any and all proposed exterior mechanical equipment and the proposed methods for screening each proposed unit.**
  - ❖ *Per owner explanation, the intent is to use a geothermal heating and cooling system to cut back on outdoor mechanical equipment and eliminate the need for screening. Additionally explained the purpose of a geothermal system is to reduce the carbon footprint and avoid outdoor equipment as a whole. Owners also spoke on use of an indoor carbon filtration system as odor control.*
  
6. **Dumpster.** The proposed dumpster meets ordinance requirements.
  
7. **Site Lighting.** Proposed lighting is in compliance with the Zoning Ordinance.
  
8. **Parking Lot Requirements.** This requirement has been met.
  
9. **Landscaping.** The landscaping plan is in compliance with the ordinance however, **if additional landscaping needed to screen exterior mechanical equipment, that must be shown on the plan for final approval.**
  
10. **Other Approvals.** The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.
  - ❖ *Additional requirements from Engineering to ensure full compliance with stipulations provided during departmental review regarding the water service/drainage system and sanitary/sewer system.*

## RECOMMENDATION

Based upon the above comments, **we recommend approval of the 1420 Hathaway Drive Site Plan, conditioned upon the following:**

1. Submission of a revised site plan that satisfactorily addresses the items in this letter, for administrative review and approval;
2. 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,

3. That the landscaping plan be revised if landscaping will be utilized as a method of screening any proposed mechanical equipment; and
4. Review and approval by the appropriate city departments, consultants, and agencies.

Chairman Wascher asked about employee count, was advised 12 to start for the new build; potentially up to 100 if Allstar Growers is able to get all three buildings in full operation as planned.

Chairman Washer also confirmed with Justin Sprague that the parcels are not in a flood plain.

Secretary Fear asked about time-line, CEO Keith Haines stated 6 months for phase 1, three years for overall project. Timeline is conditional on availability of supplies.

**MOTION BY COMMISSIONER MORRIS SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE SITE PLAN REVIEW FOR 1410/1420 HATHAWAY DRIVE WITH THE CONDITIONS SET FORTH AND THE REVIEW FROM THE CITY PLANNER.**

**YEAS: SECRETARY FEAR, COMMISSIONER LAW, VICE-CHAIR LIVINGSTON, COMMISSIONER MORRIS, COMMISSIONER ROBERTSON, COMMISSIONER TAYLOR, CHAIRMAN WASCHER**

**NAYS: NONE**

**RCV: MOTION CARRIED**

**ITEMS OF BUSINESS: NONE**

**COMMISSIONER/CITIZEN COMMENTS: NONE**

**ADJOURNMENT:**

**MOTION BY COMMISSIONER LIVINGSTON SUPPORTED BY SECRETARY FEAR TO ADJOURN AT 6:55 PM UNTIL THE NEXT MEETING ON JANUARY 24, 2022.**

**YEAS ALL, MOTION CARRIED**

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**Janae Fear, Secretary**

**APPLICATION FOR REZONING**

CITY OF OWOSSO

301 W. Main Street, Owosso, Michigan 48867, MI 989-725-0535

building@ci.owosso.mi.us

**TO THE OWOSSO CITY COUNCIL:**

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

**1. PROPERTY TO BE REZONED:**

Address: 701 S. CHESTNUT  
 Parcel ID #: 050-546-000-026-00  
 Legal Description: SEE ATTACHED  
 Frontage in feet: 231.81      Depth in feet: 624.44

**2. PROPERTY OWNERSHIP:**

Name: Terry & Georgia Gregorick  
 Address: 2300 N CHIPMAN Rd  
 Phone Number: 989 277-4235 E-mail: Tegecorp@aol.com

**3. ZONING REQUEST:**

Current Zoning: R-1      Requested Zoning: I-1 Light Industrial

**4. PROPOSED USE OF THE PROPERTY:** RV & INDOOR STORAGE

MOVE MAIN BUILDING DEBRIS INTO INDUSTRIAL USE

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: THIS IS A CLEAN USE AND IS SURROUNDED BY INDUSTRIAL USE. ADS, W/IN ELECTRIC, AGENE SIGNS

*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: 1-5-22

1. Application fee is \$550.00 + \$5.00 per acre. 3.323 acres 550 + 16.62 = 566.62
2. Escrow fee (Consultant fees for planning, zoning) is \$1,500 1500
  - 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). 2066.62
  - Should there be funds remaining in the account after completion of the project, the balance will be returned
3. 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.
4. Application must be received by the end of the previous month before Planning Commission meeting. City Council will address the rezoning at the following Council Meeting after Planning Commission makes its recommendations for the rezoning.

<u>2022 Meeting Date</u>	<u>Submittal Deadline</u>	<u>2022 Meeting Date</u>	<u>Submittal Deadline</u>
January 24	December 29	July 25	June 30
February 28	January 31	August 22	July 29
March 28	February 28	September 26	August 31
April 25	March 31	October 24	September 30
May 23	April 29	November 28	October 31
June 27	May 31	December 12	November 21

**FOR OFFICIAL USE ONLY**

Case # <u>PREZ 2022-01</u>	Planning Commission Hearing Date <u>01-24-2022</u>
Receipt # <u>554597</u>	Action Taken
Date Filed <u>01-05-2022</u>	City Council Hearing Date
Description Checked <u>[Signature]</u>	Action Taken

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, January 24, 2022 for the following topic:

**PUBLIC HEARING FOR REZONING:**

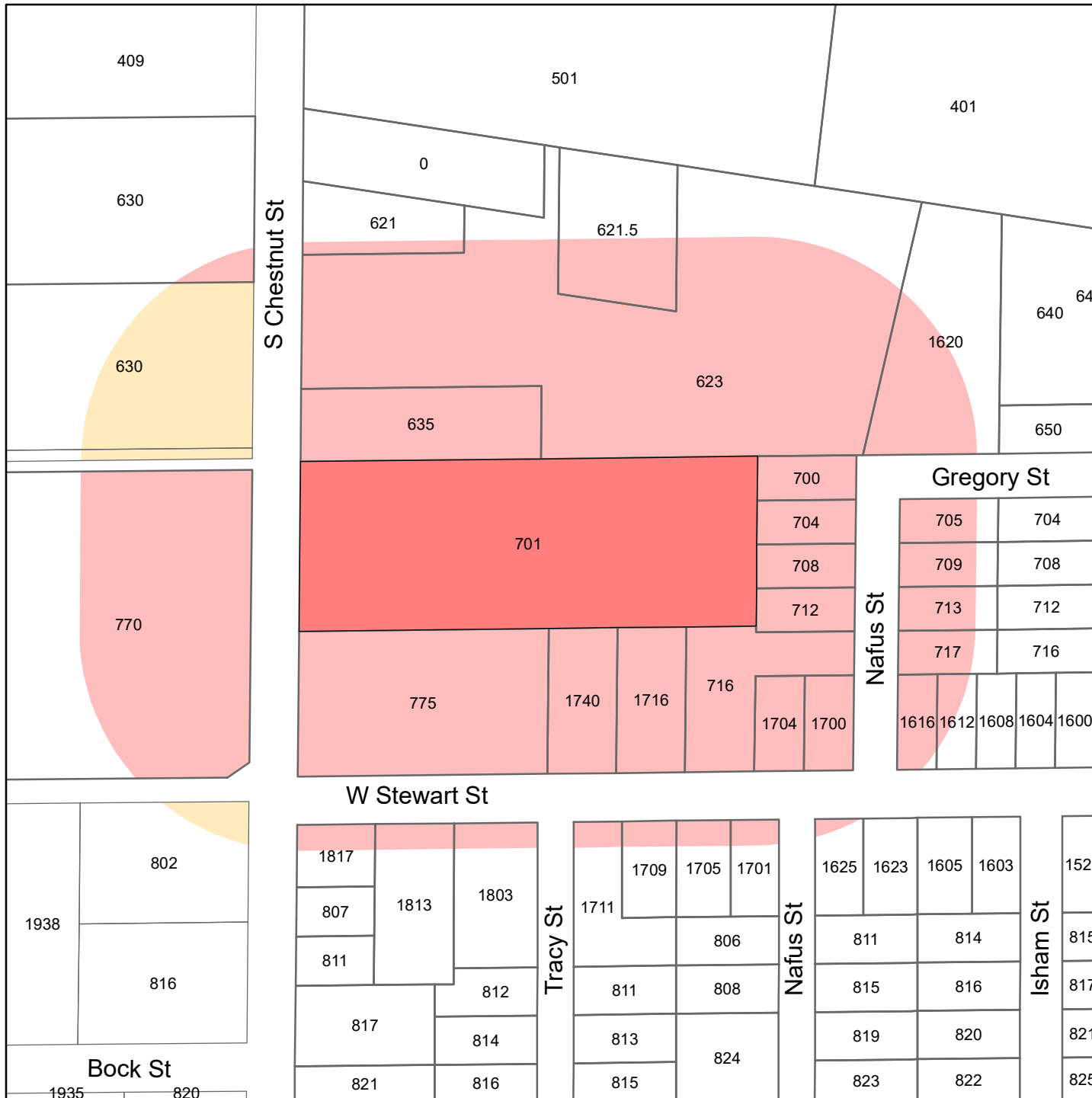
- 1. Terry & Georgia Gregoricka, 701 S. Chestnut Street:** The applicant is seeking to rezone the property from R-1 One Family Residential District to I-1 Light Industrial District. The proposed use of the property is a recreational vehicle indoor storage facility. The parcel number is 050-546-000-026-00.

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.


The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes 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 Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is [www.ci.owosso.mi.us](http://www.ci.owosso.mi.us)

# City of Owosso


## 300' Buffer Zone Map




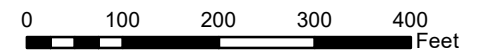
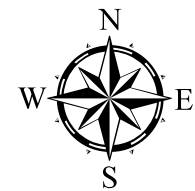
### Subject Parcel

 701 S. Chestnut St.

### Areas within 300' of Subject Parcel

 City of Owosso

 Owosso Township





January 18, 2022

Planning Commission  
 City of Owosso  
 301 W. Main Street  
 Owosso, Michigan 48867

**Subject:** REZONING  
**Location:** 701 S Chestnut Chipman Street  
**Size of Site:** 3.23 acres  
**Request:** To rezone roughly 3 acres at 701 S. Chestnut Street from R-1 Residential, to I-1 Light Industrial.  
**Applicant:** City of Owosso

Dear Planning Commissioners:

At your request, we have reviewed the above application from Terry and Georgia Gregoricka to rezone 3 acres from R-1 Residential to I-1, Light Industrial. The property currently has a structure and a parking lot, and the applicant would like to develop an indoor storage facility for recreational and other vehicles. The applicant will need to submit a full site plan for review and approval prior to any new development on the property.

Our comments are based on a review of the information submitted by the applicant, a site visit, meetings with the applicant, discussions with the Planning Commission, and conformance to the City’s Master Plan and Zoning Ordinance. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, relevant input from the public, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation and recommendation to City Council.

**LOCATION AND DESCRIPTION**

The subject parcel is located along the east side of S. Chestnut Street, north of the intersection of Stewart Street. The parcel is shaped like a rectangle and is surrounded by commercial and industrial uses on three sides. The property is identified in the master plan as a “District” for industrial uses.

**EXISTING LAND USE, ZONING AND FUTURE LAND USE**

	Existing Land Use	Zoning	Master Plan
<b>Subject Site</b>	Existing structure with 20-space parking lot	R-1 Residential	District - Industrial
North	Industrial & Office	Industrial and Office	District - Industrial



South	Industrial	Industrial and Multi-Family	District – Industrial
East	Residential	R-1	Residential
West	Industrial	Industrial	District – Industrial

**\*The map below is the existing zoning map for the City of Owosso**



**DISCUSSION**

In considering any petition for an amendment to the official zoning map, the planning commission and city council shall consider the following criteria in making its findings, recommendations and decision:

1. Consistency with the goals, policies, and future land use map of the City of Owosso Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.

**Finding** – This rezoning would be consistent with both the intent of the Zoning Ordinance and the recently adopted Master Plan which shows this area a future industrial district.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

**Finding** – While this site would be compatible with the host of uses permitted under the I-1 Zoning Classification, it should be noted that there are residential properties to the east of this site, so any new development will need to be screened and buffered appropriately.

3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) use permitted under the current zoning.

**Finding** – To our knowledge, no evidence exists showing that the applicant could not receive a reasonable return on investment through developing the property as residential, the rezoning would be compatible with the Master Plan.

4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

**Finding** – As noted above, there is residential properties to the east of this site, however property to the north, south and west are all either existing commercial or industrial uses.

5. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."

**Finding** – There should be no issues with existing infrastructure being able to accommodate and service this site.

6. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

**Finding** – We find that the proposed use is more commercial in nature than industrial, however the proposed use fits in the industrial district. There is some land available for industrial development in the city, however not much.

7. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

**Finding** – This application has not been previously before the City.

## **RECOMMENDATION**

Based upon the above comments, **we recommend approval of the rezoning request for 701 S. Chestnut based on the following items;**

1. That the request is not in conflict with the Master Plan or the Zoning Ordinance;
2. The site is compatible with uses in the proposed I-1 Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may be more compatible with surrounding land uses;
5. Infrastructure to the site is appropriate for the proposed use; and
6. The request has not been previously submitted to the City for consideration.

City of Owosso Planning Commission

**701 S. Chestnut Rezoning Review**

January 18, 2022

Page 4

We look forward to discussing this with you at your January Planning Commission meeting. If you have any further questions, please contact us at 810-734-0000.

Sincerely,

**CIB Planning**



Justin Sprague  
Vice President



**2021  
PLANNING COMMISSION  
ANNUAL REPORT**

# PLANNING COMMISSION

## 1. MEMBERSHIP

MEMBER	TITLE	TERM EXPIRES
William Wascher	Chair	06-30-2024
Francis Livingston	Vice Chair	06-30-2024
Janae Fear	Secretary	06-30-2024
Tara Jenkins	Commissioner	06-30-2022
Daniel Law	Council Rep	11-12-2024
Tadd Morris	Commissioner	06-30-2023
Linda Robertson	Commissioner	06-30-2022
Thomas Taylor	ZBA Rep.	06-30-2023
Pete Yerian	Commissioner	Resigned 08/27/2021

## 2. ATTENDANCE (X = PRESENT)

	Wascher	Fear	Jenkins	Law	Livingston	Morris	Robertson	Taylor	Yerian
Jan	X	X		X	X	X			X
Feb	X	X	X	X	X	X	X		
Mar	X	X		X	X	X	X	X	X
Apr	X	X		X	X		X	X	
May	X			X	X	X	X		
Jun	NO MEETING-LACK OF ITEMS								
Jul	X	X	X	X	X			X	
Aug	NO MEETING-LACK OF QUORUM								
Sept	X	X	X	X	X	X	X		Resigned
Oct	NO MEETING-LACK OF ITEMS								
Nov	X	X		X		X	X	X	
Dec	X	X		X	X	X	X	X	

## 3. MEETINGS (4<sup>th</sup> Monday of each month at 6:30 p.m.)

Meeting Date	Agenda Items		
January 25	<ul style="list-style-type: none"> <li>Site Plan Review – new construction for marihuana grow</li> </ul>	South St/Krouse Rd	Approved
	<ul style="list-style-type: none"> <li>2020 Planning Commission Report</li> </ul>	Review	Approved
February 22	<ul style="list-style-type: none"> <li>2021-2027 Capital Improvement Plan</li> </ul>	Review	Approved
March 22	<ul style="list-style-type: none"> <li>Site Plan Review – Garden Center</li> </ul>	Review	Approved
April 26	<ul style="list-style-type: none"> <li>Master Plan</li> </ul>	Public Hearing	Held the public hearing and the Commission tabled voting on the Master Plan
May 24	<ul style="list-style-type: none"> <li>Master Plan</li> </ul>	Adoption	Approved
June 28	<ul style="list-style-type: none"> <li>Meeting Cancelled – Lack of agenda items</li> </ul>		
July 26	<ul style="list-style-type: none"> <li>Site Plan Review – new construction for marihuana grow</li> </ul>	1465 McMillan	Approved
August 23	<ul style="list-style-type: none"> <li>Meeting Cancelled - Lack of quorum</li> </ul>		
September 27	<ul style="list-style-type: none"> <li>Rezoning (R-1 to RM-1)</li> </ul>	702 S Park	Approved
	<ul style="list-style-type: none"> <li>Rezoning (R-2 to RM-1)</li> </ul>	703 S Washington	Approved

	<ul style="list-style-type: none"> <li>Rezoning (R-2 to RM-1)</li> </ul>	715 S Washington	Approved
	<ul style="list-style-type: none"> <li>Rezoning (R-2 to RM-1)</li> </ul>	803 S Washington	Approved
	<ul style="list-style-type: none"> <li>Site Plan Review – renovations to existing buildings for marihuana grow</li> </ul>	403 State	Approved
	<ul style="list-style-type: none"> <li>Marihuana – keep the current number of licenses for retail or increase</li> <li>Add Excess Grow License to the list allowed</li> </ul>	Voted to keep the current number of licenses for retail at 4	Approved adding Excess Grow License (unlimited)
October 25	<ul style="list-style-type: none"> <li>Meeting Cancelled – lack of agenda items</li> </ul>		
November 22	<ul style="list-style-type: none"> <li>Rezoning (B-3 to I-1)</li> </ul>	108 N Chipman	Approved
December 13	<ul style="list-style-type: none"> <li>Site Plan Review – new construction and renovations to existing structures for marihuana grow</li> </ul>	1410/1420 Hathaway	Approved

#### **4. MASTER PLAN REVIEW**

The Master Plan was adopted by the Planning Commission and the City Council in June 2021. Following the plan's adoption, the city hired a consultant to lead City Council and staff through three strategic planning sessions (two have been completed) centered on the Master Plan. One of the outcomes from these sessions was staff correlating Council agenda items with Master Plan Goals. Each agenda item now clearly states which Master Plan goals it will work toward. This keeps the Master Plan and the identified goals front and center as the city moves forward.

Although it is too soon to assess Master Plan progress in-depth, the city has made several significant strides. CIP Planning was hired to assist with a Zoning Ordinance rewrite. Having the Zoning Ordinance aligned with the Master Plan will be instrumental in helping the city achieve its goals. The city has pursued Safe Routes to School funding to enhance walkable neighborhoods. A developer was located for the former church property at Washington and Monroe Streets, and the property was successfully rezoned to accommodate reuse of the church for apartments with additional units built around it.

##### **Master Plan Goals:**

- Goal 1: Protect health, safety, and general wellbeing of the community
- Goal 2: Provide excellent customer service to residents and investors
- Goal 3: Maintain fiscal responsibility and sustainability
- Goal 4: Identify, preserve, and enhance the community's character
- Goal 5: Increase quality of life and quality of place for all
- Goal 6: Boost local economy
- Goal 7: Strengthen public and private partnerships

#### **5. ECONOMIC DEVELOPMENT STRATEGY REVIEW**

The Economic Development Strategy was adopted as part of the Master Plan by the Planning Commission and City Council in June 2021.

##### **Steps the City has taken towards achieving economic development goals include:**

- Continuing to work toward Redevelopment Ready Community Certification
- The city is in the process of a Zoning Ordinance rewrite
- The city has hired a second code enforcement staff member
- The city has created and maintains an online Guide to Development
- The city continues to partner with the Shiawassee Economic Development Partnership

**6. ZONING ORDINANCE AMENDMENTS**

**a. Zoning Ordinance:**

June 2021 – the city contracted with CIB Planning to rewrite the zoning ordinance. This is about a 15-18 month process.

**b. Rezoning Requests:**

Address:	Rezoning Request:	Status:
702 S Park	R-1 to RM-1	Approved
703 S Washington	R-2 to RM-1	Approved
715 S Washington	B-1 to RM-1	Approved
803 S Washington	R-2 to RM-1	Approved
108 N Chipman	B-3 to I-1	Approved

**ZONING BOARD OF APPEALS**

**1. MEMBERSHIP**

MEMBER	TITLE	TERM EXPIRES
RANDY HORTON	Chair	6-20-2023
THOMAS TAYLOR	PC Representative	6-30-2024
CHRISTOPHER EVELETH	Vice Chair Council Rep	11-14-2022
KENT TELESZ		Resigned 09/2021
MATTHEW GRUBB	Secretary	6-30-2024
MICHAEL BRUFF	Alternate	Moved 01/2021
ROBERT TEICH	Alternate	06-30-2022

**2. ATTENDANCE (X = PRESENT)**

	Horton	Eveleth	Taylor	Telesz	Bruff	Teich	Grubb
Jan	No meeting				Moved		
Feb	No meeting						
Mar	No meeting						
Apr	No meeting						
May	No meeting						
June	No meeting						
July	No meeting						
Aug	X		X			X	
Sept	No meeting			Resigned			
Oct	No meeting						
Nov	No meeting						
Dec	No meeting						

**3. MEETINGS (3<sup>RD</sup> Tuesday of each month at 9:30 a.m.)**

Meeting Date	Agenda Items
January 19	Cancelled due to lack of agenda items
February 16	Cancelled due to lack of agenda items
March 16	Cancelled due to lack of agenda items
April 20	Cancelled due to lack of agenda items
May 18	Cancelled due to lack of agenda items
June 15	Cancelled due to lack of agenda items
July 20	Cancelled due to lack of agenda items
August 17	<ul style="list-style-type: none"> <li>Variance - Fence 612 W Stewart – residential Approved</li> <li>Variance – Fence 1225 W Stewart – commercial Approved</li> </ul>

September 21	Cancelled due to lack of agenda items
October 19	Cancelled due to lack of agenda items
November 16	Cancelled due to lack of agenda items
December 21	Cancelled due to lack of agenda items

## TRAINING

None held in 2021

## JOINT MEETINGS

None held in 2021

## PUBLIC PARTICIPATION PLAN

The City's Public Participation Plan was adopted October 2017 and will be updated in 2022. Staff will work on reviewing and updating the plan to send recommendations to the Planning Commission and then City Council by July.

The recently approved Master Plan went above recommendations laid out in the participation plan. A committee was formed, a driving tour was conducted, numerous public meetings were held, and drafts of the plan were sent directly to key stakeholders, as was a public survey.

The COVID-19 pandemic has caused many challenges for citizen participation. The city pivoted to holding virtual public meetings, utilizing social media, conducting electronic surveys and more. The city also installed equipment in Council Chambers so public meetings can be live streamed, offering a hybrid participation option of in-person and online.

The city has increased its social media presence to include Facebook, Instagram and Twitter. In 2020, the city started using an email-marketing platform to send out monthly newsletters, bid notifications, employment opportunities, and emergency alerts. Staff continues to use traditional methods of communication as well, such as newspaper postings, mailing letters, and using door hangers when applicable.

## SURVEY REVIEW AND DEVELOPMENT PROCESS ASSESSMENT

This section of the annual report is for the Commission to discuss and review the development process. Some helpful questions to cover include:

- Did the Commission receive any surveys regarding the development process?
- Is there anything the Commission can do to receive more surveys?
- Are there changes the Commission can make to address concerns mentioned in the surveys?
- How does the Commission feel the process is working?

As of December 2021, the forms have been reviewed by staff and updated in terms of readability and process flow. Now having one dedicated employee to complete the review process, there seems to be fewer issues in communication and obtaining the appropriate department feedback required for the Planning Commission. This in turn puts a full packet together for the Planning Commission members to make educated decisions.

## REDEVELOPMENT READY COMMUNITIES

Based on feedback from communities and partners, the MEDC redesigned the Redevelopment Ready Communities (RRC) program in February 2021. The new program has two paths, the Essentials Path and the Certified Path. There has also been updates to some of the Best Practices. Owosso has selected the Certified Path, which will have more requirements but will also offer enhanced benefits to the community. Items that have been added to the RRC program are noted in red while items that were removed are shown but are crossed out.

CRITERIA	REPORT OF FINDINGS	PROGRESS REPORT	PROGRESS REPORT
	AUGUST 1, 2017	DECEMBER 2020	DECEMBER 2021

### BEST PRACTICE 1: THE PLAN AND ENGAGEMENT



(1.1) The governing body has adopted a Master Plan in the past five years <b>and annually assesses progress.</b>	N	In 63-day public review	Y - The Master Plan annual assessment will be a component of the Planning Commission Annual Report
(1.2) The governing body has adopted a Downtown <b>or Corridor Plan.</b>	N	In 63-day public review	Y (June 2021)
<del>The governing body has adopted a corridor plan.</del>			Y (June 2021)
(1.3)The governing body has adopted a Capital Improvements Plan.	N	Y (Feb. 2020)	Y (Feb. 2021)
(1.4)The community has a Public Participation Plan for engaging a diverse set of community stakeholders and <b>shares outcomes annually.</b>	N	Y	Y – The plan will need to be reviewed and updated within the next year.
<del>The community demonstrates that public participation efforts go beyond the basic methods.</del>	Y	Y	Y
<del>The community shares outcomes of public participation processes annually to City Council.</del>	N	Y	Y – Included in the Planning Commission Annual Report
<b>BEST PRACTICE 2: ZONING</b>			
(2.1) The governing body has adopted a Zoning Ordinance that aligns with the goals of the current Master Plan.	N	Will occur after MP update	June 2021 – began the process and will take approx. 15 months to rewrite
(2.2) Accessibility and User-friendliness	N	Will occur after MP update	June 2021 – began the process and will take approx. 15 months to rewrite
(2.3) Concentrated Development: The Zoning Ordinance provides for areas of concentrated development in appropriate locations and encourages the type and form of development desired.	N	Will occur after MP update	June 2021 – began the process and will take approx. 15 months to rewrite
<del>The zoning ordinance includes flexible zoning tools to encourage development and redevelopment.</del>	Y	Y	Y
(2.4) Housing Diversity: The Zoning Ordinance allows for a variety of housing options.	Y	Y	Y
<del>The zoning ordinance includes standards to improve non-motorized transportation.</del>	N	Will occur after MP update	June 2021 – began the process and will take approx. 15 months to rewrite
(2.5) The Zoning Ordinance includes flexible parking requirements.	N	Will occur after MP update	June 2021 – began the process and will take approx. 15 months to rewrite
(2.6) The Zoning Ordinance includes standards for green infrastructure.	N	Will occur after MP update	June 2021 – began the process and will

			take approx. 15 months to rewrite
<b>BEST PRACTICE 3: DEVELOPMENT REVIEW</b>			
(3.1) Defined Processes: The Zoning Ordinance articulates a thorough Site Plan Review process.	Y	Y	Y
(3.2) Point of Contact: The community has <b>clearly identified a point of contact for development review activities</b>	Y	Y	Y
(3.3) Conceptual Review: The community defines and offers conceptual Site Plan Review meetings for applicants.	N	Y: Complete & on website	Y
<del>The community encourages a developer to seek input from neighboring residents and businesses at the onset of the application process.</del>	N	Y	Y
<del>The appropriate departments engage in joint site plan reviews.</del>	Y	Y	Y
(3.4) The community has a clearly documented internal staff review policy	N	Implemented BS&A tracking	
(3.5) Approval Authority: Approving permitting uses at the Planning Commission or Staff level allows faster approval and respects the administrative nature of development review.			Y
(3.6) The community annually reviews the fee schedule.	N	Y: Complete & on website	Y
<b>(3.7) Payment Methods: The community accepts credit card payments and indicates this online</b>			Y – Completed November 2021
(3.8) The community maintains an online Guide to Development that explains policies, procedures and steps to obtain approvals.	N	Y: Complete & on website	Y
<del>The community promptly acts on development requests.</del>	N	Implemented BS&A tracking	Y
(3.9) The community has a method to track development projects.	N	Implemented BS&A tracking	Y
(3.10) Continued Improvement: The community annually reviews the successes and challenges with the Site Plan Review and approval procedures.	N	N	Y: The process is reviewed annually as part of Planning Commission Annual Report
<b>BEST PRACTICE 4: BOARDS AND COMMISSIONS</b>			
<b>(4.1) The community has a clear recruitment and appointment process</b>			The application is online but the appointment process will need to be more clearly defined.
(4.2) The community sets expectations for Board and Commission positions.	N	Y: Complete & on website	Y

(4.3) The community provides orientation packets to all appointed and elected members of development related boards and commissions.	N	Y: Complete & on website	Y
(4.4) Bylaws: The community has bylaws for boards and commissions available online			November 2021
(4.5) Planning Commission Annual Report: The community issues a Planning Commission annual report			Y
(4.6) Training Strategy: The community identifies training goals, funding, how training outcomes are shared, encourages the community and updates this strategy annually.			This item consolidates the 3 items below with the added task of updating the strategy annually. This still needs to be completed.
The community identifies training needs and tracks attendance of the governing body, boards, commissions and staff.	N	Implemented	Y
The community encourages the governing body, boards, commissions and staff to attend trainings.	Y	Y	Y
The community shares information between the governing body, boards, commissions and staff.	N	N	Y: Virtual Clerk
(4.7) Joint Meetings: The community holds joint meetings with boards and commissions			N
<b>BEST PRACTICE 5: ECONOMIC DEVELOPMENT AND MARKETING</b>			
(5.1) The community has approved an Economic Development Strategy and annually assesses.	N	Included in the new Master Plan	June 2021 adopted Master Plan. The plan will be reviewed annually with the Master Plan as part of the Planning Commission Annual Report
The community annually reviews the economic development strategy.	N	N	N
(5.2) Incentives Policies: The community has adopted policies to guide economic development incentives			Y
(5.3) The community has developed a marketing strategy plan.	N	N	N
The community has an updated, user-friendly municipal website.	N	N	N
<b>BEST PRACTICE 6: PRIORITY REDEVELOPMENT SITES (USED TO BE BEST PRACTICE 5)</b> Best Practice 6 is for communities that are already certified. MEDC will provide support for these items.			
(6.1)The community identifies and prioritizes redevelopment sites.	N	Included in the new Master Plan	June 2021 adopted Master Plan

(6.2) Basic Information: Photos of site, owner information, building size, etc.			
(6.3) Vision: Identified project champion, identify high controversy site, Master Plan and zoning support vision			
(6.4) Potential Resources: development tools, financial incentives, etc.			
(6.5) Property Information Package: includes deed restrictions, survey, known environmental conditions, etc.			
(6.6) Marketing: Information packages are marketing in accordance with marketing strategy			
<del>The community gathers preliminary background information for prioritized redevelopment sites.</del>			
<del>The community has development a vision for the priority redevelopment sites.</del>			
<del>The community identifies available resources and incentives for prioritized redevelopment sites.</del>			
<del>A property information package for the prioritized redevelopment site(s) is assembled.</del>			
<del>Prioritized redevelopment sites are actively marketed.</del>			



## MEMORANDUM

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301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

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**DATE:** January 19, 2022

**TO:** Planning Commission

**FROM:** Tanya Buckelew, Planning & Building Director

**SUBJECT:** Mobile Food Vending Units

City Staff has put together a draft ordinance for Mobile Food Vending Units (aka food trucks). This draft ordinance is being presented as a standalone ordinance and not to be a part of the Zoning Ordinance because it includes language for City owned parking lots and parks.

Staff has requested review by the Planning Commission for your opinion.

Enclosed are the following:

1. Draft Mobile Food Vending Unit Ordinance
2. Draft Application, Policy and Procedures
3. Draft Downtown Parking Lots

Additional review and comments are being sought from both the DDA and the Parks and Rec Commission prior to presenting to the City Council.

## Chapter XX MOBILE FOOD VENDING

### ARTICLE I. IN GENERAL

#### Sec. XX-1. Purpose.

This chapter is established to enable mobile food vending on public and private property. This chapter is enacted on the basis that mobile food vending can add to the vibrancy and desirability of Owosso. This chapter also provides a framework under which vendors are required to operate mobile food vending units.

#### Sec. XX-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Mobile Food Vending* shall mean vending, serving, or offering for sale food and/or beverages from a Mobile Food Vending Unit which meets the definition of a Food Service Establishment under Public Act 92 of 2000. Vending may include the ancillary sales of non-food paraphernalia related to the Mobile Food Vending Unit.

*Mobile Food Vending Unit* shall mean any readily movable motorized wheeled vehicle or non-motorized towed vehicle designed and equipped to prepare, serve, and sell food and/or beverages.

*Operate* shall mean all activities associated with the conduct of business, including set up and take down and/or actual hours where the Mobile Food Vending Unit is open for business.

*Vendor* shall mean any individual engaged in Mobile Food Vending; if more than one individual is operating a single Mobile Food Vending Unit, then Vendor shall mean all individuals operating such a single Mobile Food Vending Unit.

#### Sec. XX-3. Permit required.

- a) No vendor shall engage in Mobile Food Vending without a permit from the building department authorizing such vending. The building department shall prescribe the form of such permits and application for such permit. All permits shall be predominantly displayed on the mobile food vending unit. No vending through a Mobile Food Vending Unit of food and/or other human consumables shall be permitted unless it meets the definition of Mobile Food Vending as defined by this ordinance.
- b) Permits may be issued by the building department for Six (6) month intervals being May through October and November through April. Any permit issued under this Chapter is non-transferable.
- c) Every vendor desiring to engage in Mobile Food Vending shall make a written application to the building department for a permit under this Chapter. The applicant shall truthfully state, in full, all information requested by the building department and be accompanied by a fee established by resolution of the City Council. Additionally, the applicant shall provide all documentation, such as insurance, as required by the city.
- d) An application for a permit under this Chapter shall be accompanied by a fee in the amount established by resolution of the City Council. There shall be no proration of fees. Fees are nonrefundable once a permit has been issued by the building department. No fee shall be charged to any honorably discharged veteran of the United State Military who is a resident of

the State of Michigan and submits official documentation evidencing such to the building department. If operating on non-city property, no fee shall be charged to a business which is on the city's tax rolls whose normal business includes the sale of food and/or beverages. No one shall hire or subcontract such vendors in an attempt to evade the provisions of this Chapter.

- e) A permit obtained under this Chapter shall not relieve any vendor of the responsibility for obtaining any other permit, or authorization required by any other ordinance, statute or administrative rule.
- f) If a permit is denied by the building department, the applicant may appeal to and have a hearing before the City Manager regarding the denied permit.
- g) The City Manager shall make a written determination, after presentation by the applicant and investigation by the building department, as to whether or not the grounds for denial, are true.
- h) If the City Manager determines that such grounds are supported by a preponderance of the evidence, the action of building department shall be sustained and the applicant may appeal the City Manager's decision to a court of competent jurisdiction.

## **ARTICLE II. REQUIREMENTS**

### **Sec. XX-4. Private property.**

Mobile Food Vending may be permitted on private property only in the following districts as indicated on the City of Owosso Zoning Map: B-1 Local Business, B-2 Planned Shopping Center, B-3 Central Business, B-4 General Business, OS-1 Office Service, and P-1 Vehicular Parking.

### **Sec. XX-5. Public property.**

- a) Mobile Food Vending may be permitted within Owosso City Parks. The building department shall request input from the Owosso Parks and Recreation Commission for any permit application within an Owosso City Park.
- b) Mobile Food Vending may be permitted within parking lots or spaces owned or controlled by the City of Owosso.
  - 1) Any Mobile Food Vending Unit with a valid permit may park in a city owned or controlled parking lot or space for the duration authorized by the permit.
  - 2) Mobile Food Vending Units shall not be restricted to the hours where parking would otherwise be allowed in the particular parking lot or space.
  - 3) Mobile Food Vending Units shall be prohibited from city owned or controlled parking areas where parking is prohibited altogether.
- c) Any Mobile Food Vending Unit located on a public street, including on-street parking areas, shall be required to obtain a Traffic Control Order and City Council authorization

### **Sec. XX-6. General requirements for private and public property.**

- a) Provide appropriate waste receptacles at the site of the unit and remove all litter, debris and other waste attributes to the vendor on a daily basis.
- b) Not use any flashing or blinking lights or strobe lights; all exterior lights over 60 watts shall contain opaque, hood shields or direct the illumination downward.
- c) Not use loud music, amplification devices or "crying out" or any other audible methods to gain attention which causes a disruption or safety hazard as determined by the City.
- d) Comply with the city's Noise Ordinance, Sign Ordinance and all other City ordinances.

- e) Comply with all applicable federal, state and county regulations
- f) May have one portable sign that shall not exceed an overall height of four (4) feet and a maximum square footage of eight (8) feet per side, located within five feet of the unit; and under no circumstances shall such sign be placed upon the sidewalk or impede pedestrian and/or vehicle safety.
- g) A mobile food vendor may only operate between the hours of 7 a.m. and 2 a.m. Other restrictions regarding hours of operation may be established by resolution of the City Council.
- h) Any Mobile Food Vending Unit not in operation between the hours of 2 a.m. and 7 a.m. shall be removed from public property.
- i) No Mobile Food Vending Unit may be left unattended for more than 2 hours on public property.
- j) Shall not utilize any electricity or power without the prior written authorization of the power customer; no power cable or similar device shall be extended at or across any city street, alley, or sidewalk except in a safe manner.

### **ARTICLE III. ENFORCEMENT AND PENALTIES**

#### **Sec. XX-7. Complaints, permit revocation and appeals.**

- a) If a written complaint is filed with the building department alleging a Food Vendor has violated the provisions of this Chapter, the building department shall promptly send a copy of the written complaint to the vendor together with a notice that an investigation will be made as to the truth of the complaint.
- b) Upon receiving the notice of investigation, the vendor may respond to the complaint and present evidence regarding the complaint and/or the investigation.
- c) If the building department, after reviewing all relevant material, finds the complaint to be supported by a preponderance of the evidence, the complaint shall be certified.
- d) The building department shall revoke the permit of any vendor engaged in Mobile Food Vending who ceases to meet any requirement of this Chapter or violates any other federal, state or local regulation, makes a false statement on their application, or conducts activity in a manner that is averse to the protection of the public health, safety and welfare.
- e) Immediately upon such revocation, the building department shall provide written notice to the permit holder by certified mail to their place of business or residence as indicated on the application. Immediately upon such revocation, the permit shall become null and void.
- f) If a permit is revoked by the building department, or if a written complaint is certified pursuant to this Chapter, the holder of a permit may appeal to and have a hearing before the City Manager.
- g) The City Manager shall make a written determination, after presentation by the applicant and investigation by the building department, as to whether or not the grounds for revocation or the written complaint are true.
- h) If the City Manager determines that such grounds are supported by a preponderance of the evidence, the action of building department or filing of the complaint shall be sustained and the applicant may appeal the City Manager's decision to a court of competent jurisdiction.

#### **Sec. XX-8. Appearance tickets.**

The Police Chief and sworn officers of the Police Department, or such other officials as designated by the City Manager are authorized to issue and serve appearance tickets with respect to a violation of this



Chapter pursuant to Michigan law. Appearance tickets shall be in such form as determined by the City Attorney and shall be in conformity with all statutory requirements.

**Sec. XX-9. Civil infractions.**

A vendor who violates this Chapter is responsible for a civil infraction and subject to a fine of \$500 per day.

**Sec. XX-10. Impoundment from public property.**

Any equipment associated with Mobile Food Vending on public property that is found to not be in compliance with this Chapter may be impounded at the owner of the equipment's expense.

DRAFT



City of Owosso  
 301 W Main Street Owosso, MI 48867  
 989-725-0535

**APPLICATION, POLICY AND PROCEDURES  
 FOR MOBILE FOOD VENDING LICENSES**

**IF YOU ARE APPLYING FOR A FESTIVAL/EVENT BEING HELD IN THE CITY OF OWOSSO,  
 YOU MUST CONTACT THAT FESTIVAL/EVENT COORDINATOR.**

***A separate license and separate application is required for each unit***

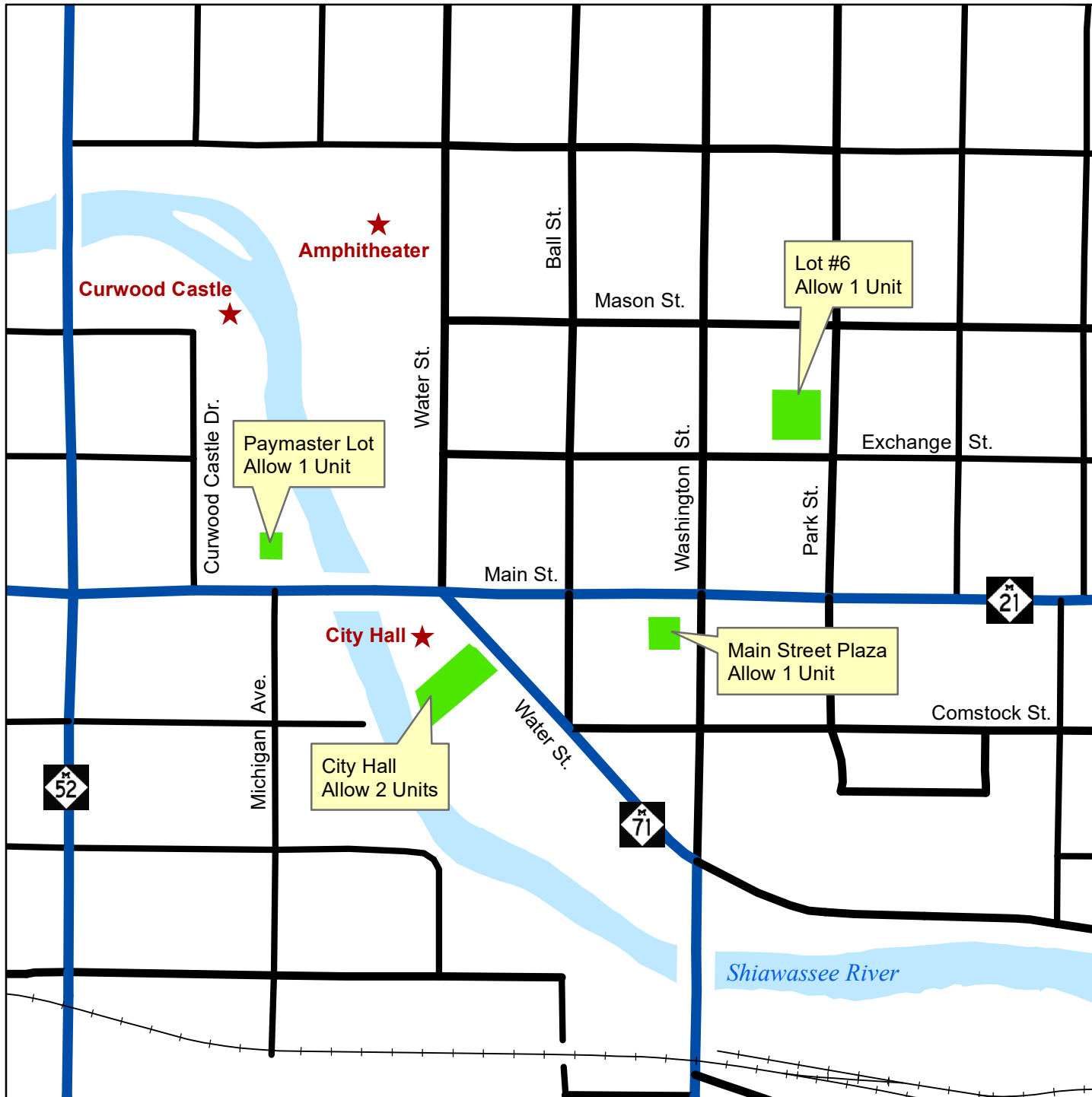
<b>1. Business Name:</b>		
Name of Food Truck:		
Address:		
Name of Individual Representing Business:		
Cell Phone:		Email:
<b>2. Is your business a licensed food service establishment based in the City of Owosso?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<b>3. Will you be vending on city property?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<i>If yes, please attach a certificate of general liability insurance for \$1 million per occurrence, with the City of Owosso named as certificate holder, along with an endorsement to the policy naming the City of Owosso as additional insured.</i>		
<b>4. Make/Model/Year of vending unit:</b>	<b>VIN:</b>	
<b>5. Do you have a fryer?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<b>6. Do you have a grill?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<b>7. Do you have a griddle?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<b>8. Do you have a broiler?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<b>9. How will you be disposing of grey water/untreated waste?</b>		
<b>10. Will you be using cooking fuel?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<i>If yes, please complete the following:</i>		
What type of cooking fuel are you using?		
Where, on the unit, will the cooking fuel be located?		
How much cooking fuel will be located on the unit?		
<b>11. Do you have an exhaust hood?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<i>If yes, please complete the following:</i>		
Who installed the hood?		
What is the address of the installer?		
What is the code/standard/year used in design of the hood?		
What is the mechanical license number?		
Date of last inspection on the exhaust hood system:		
<b>12. Do you have a suppression system?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<i>If yes, please complete the following:</i>		
Who installed the suppression system?		
What is the address of the installer?		
What is the code/standard/year used in design of the hood?		
What is the mechanical license number?		
Date of last inspection on the suppression system:		
<b>13. Do you have fuel piping?</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO

<i>If yes, please complete the following:</i>		
What code/standard/year used in fuel piping?		
Who installed the fuel piping?		
What is the mechanical license number of the fuel piping installer?		
<b>14. Please attach the following:</b>		
• Fees	• Michigan Sales Tax License	• Copy of Special Transfer Food Unit (MDARD)
• Photo of Unit	• Copy of State issued photo ID for all employees working at the unit	• Copy of the most recent 3 <sup>rd</sup> party fire suppression inspection (if applicable)
• Copy of license from Shiawassee County Health Department		
<b>15. Fee Schedule</b> (non-refundable AND permits are valid for six (6) months)		
<b>Location</b>	<b>May – October Fee</b>	<b>November – April Fee</b>
• City-controlled property	\$300	\$200
• Non-city property	\$150	\$100
• Year-round city food service establishments on city-controlled property	\$250/year	
• Year-round city food service establishments not on city-controlled property	\$0/year	
<b>16. Allow up to 10 days for City review</b>		
<b>17.</b> Have you ever had any licenses required by this City or any other State or Municipal authority revoked, suspended, or denied within three (3) years immediately prior to the date of this application? YES/NO		
<i>If yes, state the circumstances of any such revocation, suspension or denial:</i>		
I, the Applicant, acknowledge that all of the above information is true and correct to the best of my knowledge		
I have read and agree to comply with the rules and regulations stipulated by the City of Owosso for Mobile Food Vending of the Owosso Code of Ordinances		
I agree to hold harmless the City of Owosso, its agents, employees and associates now and forever for any damages, injuries or loss, personal or property, which may result due to the business related activities on city property		
I as the proprietor of the mobile food vending truck/cart take full responsibility for myself and my employees at said location		
I understand it is my responsibility to make certain by business operations conform with all State and County Food Service codes and requirements.		
<b>Signature of Applicant</b>		
<b>Printed Name</b>		
<b>Date</b>		
<b>18. FOR OFFICE USE ONLY</b>		
Date received:	Amount paid:	
<b>Department review:</b>	<b>Comments/Signature:</b>	
• Police/Fire Chief		
• DPW/Engineering		
• Building Department		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	
Date license issued:	License #:	
Approved by:		

**CHECKLIST FOR MOBILE FOOD VENDING UNIT LICENSEE**

**(Keep this checklist for your records)**

<p><b>FESTIVALS/EVENTS TAKE PRECEDENCE OVER PUBLIC PARKING LOTS. YOU MUST CONTACT THE FESTIVAL/EVENT COORDINATOR TO PARTICIPATE.</b></p>	
1. Prominently display your license on your unit	
2. Allowed in commercially zoned districts on private property, City owned parks or City owned public parking lots (the following public lots are available):	
<ul style="list-style-type: none"> <li>• CITY HALL PARKING LOT</li> <li>• (ALLOW 2 UNITS)</li> </ul>	<ul style="list-style-type: none"> <li>• MAIN STREET PLAZA</li> <li>• (ALLOW 1 UNIT)</li> </ul>
<ul style="list-style-type: none"> <li>• PAYMASTER LOT</li> <li>• (ALLOW 1 UNIT)</li> </ul>	<ul style="list-style-type: none"> <li>• LOT #6 EXCHANGE/PARK STREET</li> <li>(ALLOW 1 UNIT)</li> </ul>
SEE MAP ON NEXT PAGE	
3. Provide waste receptacles at the site of the unit and remove all litter/debris on a daily basis.	
4. Not allowed on a public street in a residentially or commercially zoned district unless prior approval has been obtained through a Traffic Control Order and City Council authorization.	
5. No flashing/blinking/strobe lights, all exterior lights over 60 watts shall contain opaque, hood shield or direct the illumination downward	
6. No loud music, amplification devices or “crying out” which causes a disruption or safety hazard	
7. Comply with the City’s Noise Ordinance, Sign Ordinance and all other City Ordinances	
8. Comply with all applicable federal, state and county regulations	
9. Allowed one (1) portable sign – height of four (4) feet and square footage of eight (8) feet per side , located within five feet of the unit; can’t be placed on sidewalk nor impede pedestrian and/or vehicle safety.	
10. A mobile food vendor may only operate between the hours of 7 a.m. and 2 a.m.	
11. No Mobile Food Vending Unit may be left unattended for more than 2 hours on public property; and any Mobile Food Vending Unit not in operation shall be removed from public property between the hours of 2 a.m. and 7 a.m.	
12. Shall not utilize any electricity or power without the prior written authorization of the power customer. No power cable or similar device shall be extended at or across any city street, alley, or sidewalk except in a safe manner.	
13. The use of an inverter generator (reduction is noise level ) is required in the DDA District	



# City of Owosso



## Downtown Parking Lots for Mobile Food Vending Units

