

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, January 24, 2022 – 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, Chairman Wascher

MEMBERS ABSENT: Commissioner Jenkins, Commissioner Taylor

OTHERS PRESENT:

APPROVAL OF AGENDA:

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER ROBERTSON TO APPROVE THE AGENDA FOR January 24, 2022.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:

MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER LAW TO APPROVE THE MINUTES FOR THE December 13, 2021 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARINGS:

1. Terry & Georgia Gregoricka, Rezoning Request - 701 S. CHESTNUT STREET

Opened the Public Hearing at: 6:32pm

The following commented:

Terry Gregorika briefly explained the intended use of the storage units to be for RV/Campers and a storage area for small businesses in town. The existing building will be used as an office. The units would be 20' X 50'.

Commissioner Morris asked about the rear yard setback to the residential area. Mr. Gregorika stated it would be at least the 50' minimum requirement.

Vice-Chair Livingston confirmed that the storage for RV/Campers is indoor.

Patrick Marrah of 623 S. Chestnut expressed concern for property values if industrial zones continue to expand in the neighborhood.

Ray Farley of 716 Nafus Street expressed concern of possible drainage issues that could be caused by the development.

Closed the Public Hearing at 6:55pm

The following review is from Justin Sprague, City Planner with CIB Planning:

Terry and Georgia Gregoricka request 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.

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	Master Plan
Subject Site	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

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.

MOTION BY COMMISSIONER MORRIS SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE REZONING REQUEST FROM R-1 SINGLE FAMILY DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT FOR 701 S CHESTNUT STREET

ADDRESS	PARCEL ID NUMBER	APPROVED ZONING
701 S CHESTNUT ST	050-546-000-026-00	I-1 LIGHT INDUSTRIAL DISTRICT

YEAS: SECRETARY FEAR, COMMISSIONER LAW, VICE-CHAIR LIVINGSTON, COMMISSIONER MORRIS, COMMISSIONER ROBERSTON, CHAIRMAN WASCHER

NAYS: NONE

RCV: 6-0 MOTION CARRIED

SITE PLAN REVIEWS: NONE

ITEMS OF BUSINESS:

1. PLANNING COMMISSION ANNUAL REPORT 2021

Discussion held on the contents of report noting additional changes and requirements from the MEDC.

MOTION BY COMMISSIONER ROBERTSON SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE 2021 PLANNING COMMISSION ANNUAL REPORT AND REFER TO CITY COUNCIL FOR REVIEW AND APPROVAL.

**YEAS: SECRETARY FEAR, COMMISSIONER LAW, VICE-CHAIR LIVINGSTON,
 COMMISSIONER MORRIS, COMMISSIONER ROBERSTON, CHAIRMAN
 WASCHER**
NAYS: NONE
RCV: 6-0 MOTION CARRIED

2. CAPITAL IMPROVEMENT PLAN (CIP) 2022-2028

Discussion held on the contents of report. The plan requires approval from both the Planning Commission and City Council prior to the beginning of the budget process.

MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER LAW TO APPROVE THE 2022 – 2028 CAPITAL IMPROVEMENT PLAN (CIP) AND REFER TO CITY COUNCIL FOR REVIEW AND APPROVAL.

**YEAS: SECRETARY FEAR, COMMISSIONER LAW, VICE-CHAIR LIVINGSTON,
 COMMISSIONER MORRIS, COMMISSIONER ROBERSTON, CHAIRMAN
 WASCHER**
NAYS: NONE
RCV: 6-0 MOTION CARRIED

3. MOBILE FOOD VENDING DRAFT ORDINANCE

This proposed ordinance is being presented as a standalone ordinance and not a part of the City of Owosso's Zoning Ordinance due to language involving City parking lots and parks. This draft is being presented to the Planning Commission, the DDA and the Park and Recreation Commission for review, opinion and any recommendations for City Council.

COMMISSIONER COMMENTS:

Commissioner Robertson expressed concern about potential impact on brick and mortar businesses. Chairman Wascher requested further research and information on how the food trucks may impact events such as the Farmers Market and Curwood.

CITIZEN COMMENTS: NONE

ADJOURNMENT:

MOTION BY SECRETARY FEAR SUPPORTED BY VICE-CHAIR LIVINGSTON TO ADJOURN AT 7:21 PM UNTIL THE NEXT MEETING ON FEBRUARY 28, 2022.

YEAS ALL, MOTION CARRIED

Janae Fear, Secretary