



CITY OF OWOSSO
Zoning Board of Appeals
Tuesday, December 16, 2025 at 9:30 a.m.
AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA – December 16, 2025

APPROVAL OF MINUTES – April 15, 2025

SELECTION OF OFFICERS

PUBLIC HEARINGS:

1. 700 N Shiawassee Street – Dimensional Variance
2. 640 N Shiawassee Street – Dimensional Variance

NEW BUSINESS:

OTHER BOARD BUSINESS

PUBLIC COMMENTS AND COMMUNICATIONS

ADJOURNMENT

Next regular meeting will be on Tuesday, January 20, 2026, if any requests are received.

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 CITY OF OWOSSO ZONING BOARD OF APPEALS
April 15, 2025 AT 9:30 A.M.

CALL TO ORDER: Chairman Grubb called the meeting to order at 9:30 a.m.

ROLL CALL: Was taken by Tanya Buckelew

MEMBERS PRESENT: Chairman Grubb, Vice-Chair Horvath, Board Members Suchanek and Teich

MEMBERS ABSENT: Secretary Taylor

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

AGENDA:

MOTION BY VICE-CHAIR HORVATH AND SUPPORTED BY BOARD MEMBER TEICH TO APPROVE THE AGENDA WITH THE DELETION OF NEW BUSINESS ITEM #1 TRAINING FOR THE APRIL 15, 2025 REGULAR MEETING.

YEAS: ALL. MOTION CARRIED.

MINUTES:

MOTION BY BOARD MEMBER TEICH AND SUPPORTED BY VICE-CHAIR HORVATH TO APPROVE THE MINUTES OF THE JUNE 18, 2024 REGULAR MEETING.

YEAS: ALL. MOTION CARRIED.

PUBLIC HEARINGS:

1. 826 W KING STREET – MEMORIAL HEALTHCARE – DIMENSIONAL VARIANCE REQUEST

Doug Scott with Rowe Professional Services Company, explained the request to expand the parking by adding an additional 34 spaces along King Street. This request is a reduction in the setback to 3' from the right-of-way/5' from the existing sidewalk and provide a landscaped hedge to shield headlights. This would allow 2 full lanes for parking.

Charlie Thompson, Memorial Healthcare, spoke about the need for additional parking due to the hospital expanding services and meeting the needs of more and more patients every day.

Justin Sprague, CIB Planning, recommends approval of the variance but this would still need to go in front of the Planning Commission for a parking in the front yard waiver and full site plan review.

Opened the public hearing at 9:50 a.m.

Tim Lab, 701 W. King Street, spoke against the project due to removing the existing buffer zone and his loss of privacy.

Closed public hearing at 9:52 a.m.

MOTION BY VICE-CHAIR HORVATH, SUPPORTED BY BOARD MEMBER TEICH TO APPROVE THE DIMENSIONAL VARIANCE AND ALLOW FOR A PARKING LOT TO BE CONSTRUCTED 5' FROM THE SIDEWALK BASED ON THE FOLLOWING CONDITIONS:

- 1. THE ENCROACHMENTS WOULD PROVIDE JUSTICE TO THE APPLICANT**
- 2. A LESSER VARIANCE WOULD NOT MEET THE NEEDS OF THE APPLICANT**
- 3. THE CAMPUS WAS PLANNED FOR SLOWER GROWTH, BUT COMMUNITY DEMAND HAS INCREASED THE NEED FOR PARKING ON-SITE**
- 4. THE NEED FOR ADDITIONAL PARKING IS NOT SELF-CREATED**
- 5. THE VARIANCE WILL NOT HARM THE ESSENTIAL CHARACTERISTICS OF THE AREA**
- 6. THE VARIANCE WILL NOT HARM THE INTENT OF THIS CHAPTER OF THE ORDINANCE**
- 7. RECOMMEND TO THE PLANNING COMMISSION THAT THE BUFFER OF 3' TO 4' TALL BUSHES IS A REQUIREMENT FOR FINAL APPROVAL**

YEAS: VICE-CHAIR HORVATH, BOARD MEMBERS SUCHANEK AND TEICH, CHAIRMAN GRUBB

NAYS: NONE

RCV. MOTION CARRIED.

OTHER BOARD BUSINESS: NONE

PUBLIC COMMENTS AND COMMUNICATIONS: NONE

ADJOURNMENT:

MOTION BY BOARD MEMBER TEICH AND SUPPORTED BY VICE-CHAIR HORVATH TO ADJOURN THE MEETING AT 10:07 A.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON TUESDAY, MAY 20, 2025.

YEAS: All. Motion carried.

Thomas Taylor, Secretary

City of Owosso
Public Hearing Notice

The City of Owosso Zoning Board of Appeals will conduct the following public hearing at the regular meeting scheduled for Tuesday, December 16, 2025, for the following topic:

PUBLIC HEARING FOR SETBACK VARIANCE:

1. **Memorial Healthcare, 700 N Shiawassee Street:** The applicant is seeking a variance from the Owosso Zoning Ordinance Chapter 38, Article XV. Off-Street Parking and Loading Standards, Sec. 38-187. Off-street parking space design and setback requirements. (4) Parking lot setbacks (a) From streets rights-of-way, to be less than 20 feet from the right-of-way line and (5) Dimensions. 2-Way Aisle Width, to be less than 26 feet, to allow for an employee parking lot.

The property is zoned COR, Corridor Business District, where parking lots are permitted in that district. The parcel number is 050-060-009-004-00.

2. **Memorial Healthcare, 640 N Shiawassee Street:** The applicant is seeking a variance from the Owosso Zoning Ordinance Chapter 38, Article V. Business Districts. Sec. 38-94. Area, height, bulk and placement regulations. Setback to be less than 25' to allow for a building addition.

The property is zoned COR, Corridor Business District, where accessory maintenance facilities are permitted in that district. The parcel number is 050-250-000-003-00.

The Owosso Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have been met.

You are receiving this notice because you own and/or occupy property within 300' of these parcels.

The Zoning Board of Appeals meeting will begin at 9:30 a.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

City of Owosso

300 ft. Buffer Zone Map

Subject Parcels:

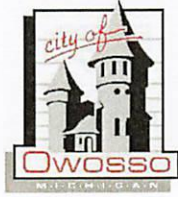
640 & 700 N. Shiawassee St.

-  Subject Parcels
-  Area Within 300' of Boundary of Subjects
-  Address Points



20 November, 2025





ZONING BOARD OF APPEALS APPLICATION

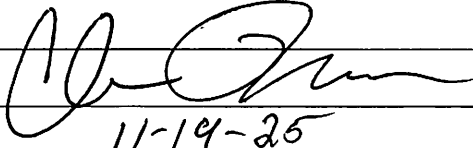
City of Owosso
301 W. Main Street, Owosso, MI 48867
Phone: (989) 725.0535
building@ci.owosso.mi.us

Rec'd 11/19/2024
P2025-006

Application must be filed at least 25 days prior to a scheduled ZBA meeting
for staff review and proper notices (see last page for submittal deadlines)

I (we) hereby appeal to the Zoning Board of Appeals for a:			
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Permit	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Review/Approval
Property Information:			
Property Street Address: <u>700</u> , 716, 720 N Shiawassee St, Owosso & 514 W King St, Owosso			
Parcel ID #: <u>050-060-009-001-00, 050-060-009-002-00, 050-060-009-004-00, 050-060-009-009-00</u>		Zoning: COR - Corridor Business District	
Applicant:			
Name: Memorial Healthcare (Charles Thompson)			
Address: 826 W. King Street, Owosso, MI 48867			
Telephone No:		Email: (
Description of the property:			
Size of lot: 1.02 Acres	Square footage of lot: 44,374	<u>Corner</u> or interior lot	
Description of existing structures:			
Number of buildings now on premises: Two existing steel pole buildings			
Size of each building now on premises: 1) 25' x 37' & 2) 25' x 33'			
Use of existing buildings on premises: Vacant / Storage - Will be demolished			
Description of proposed structure:			
Height of proposed structure: No Buildings are proposed - Parking Only			
Dimensions of proposed building or addition: No Buildings are proposed - Parking Only			
Area of proposed building: No Buildings are proposed - Parking Only			
Percentage of lot coverage of building or addition: No Buildings are proposed - Parking Only			
Yard setbacks after completion of building or addition (measured from lot line):			
Front yard: 15' (Originally 20')	Side yard: 10'	Rear yard: 10'	
Section number of Zoning Ordinance that is being appealed: 38-187 (4) (a) (1 & 2), 38-187 (5)			

<p>Clearly state your request: Request to allow front setback to be reduced to 15' from 20'. Landscaping will be installed between parking and sidewalk. Request to reduce 2-way drive aisle width from 26' to 24'.</p>
<p>Required attachments:</p>
<p>1. Completed application</p>
<p>2. Site plan, plus a digital copy</p>
<ul style="list-style-type: none"> • Legal description of site
<ul style="list-style-type: none"> • Area of site (in square feet or acres)
<ul style="list-style-type: none"> • Dimensions on all property lines, setbacks, etc.
<ul style="list-style-type: none"> • Location of all existing and proposed structures on subject property
<ul style="list-style-type: none"> • Location of all existing structures within 100' of subject property
<ul style="list-style-type: none"> • Location of all existing and proposed drives, turning lanes, parking areas, number of parking spaces, greenbelt screening and walls
<ul style="list-style-type: none"> • Location and right-of-way widths of all abutting streets and alleys
<ul style="list-style-type: none"> • Loading and unloading areas
<p>3. Written response to the following for either the Dimensional variance or the Use variance:</p>
<p>(1) Dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this chapter, such as, but not limited to, a deviation from density, height, bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all of the following:</p>
<p>a. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non-use" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.</p>
<p>b. A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.</p>
<p>c. The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.</p>
<p>d. The problem and resulting need for the variance has not been self-created by the applicant and/ or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.</p>
<p>e. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.</p>
<p>f. The granting of the variance will not materially impair the intent and purpose of this chapter.</p>
<p>(2) Use variance. The ZBA may grant a use variance only upon a finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of all of the following:</p>
<p>a. The property cannot be reasonably used for any purpose permitted in the zoning district without the variance. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate.</p>

<p>b. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone and that these features make it impossible to earn a reasonable return without some adjustment. In those situations where the difficulty is shared by others, the board may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance.</p>	
<p>c. The problem and resulting need for the variance has not been self-created by the applicant and/ or the applicant's predecessors.</p>	
<p>d. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.</p>	
<p>4. Narrative demonstrating why a variance is being sought</p>	
<p>5. Required fee</p>	
Commercial	\$425
Residential	\$200
Escrow Fee (Hourly rate of Staff/Consultant involved)	\$1,500
<ul style="list-style-type: none"> • A cash deposit of \$1,500 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 	
<p>6. The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible and make themselves aware of the Owosso Zoning Ordinance and Master Plan requirements.</p>	
<p>7. The Applicant or his/her representative must be present at the ZBA meeting</p>	
<p>8. Filing requests which are not complete or which are not filed by the meeting deadline, as determined by the Zoning Administrator, will not be placed on the agenda of the ZBA meeting, nor will they be considered at the ZBA meeting.</p>	
<p>9. No order of the ZBA permitting the erection or alteration of buildings shall be valid for a period longer than one year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is commenced and proceeds to a completion in accordance with the terms of such permit.</p>	
<p>10. No application for a variance which has been denied wholly or in part by the board shall be resubmitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence or proof of changed conditions found upon inspection by the board to be valid.</p>	
<p>Signature </p>	
<p>Date 11-19-25</p>	

Memorial Healthcare – Additional Parking



11/21/25

Project Narrative – Variance Request #1 Dimensional Requirements

Memorial Healthcare (MHC) currently operates a healthcare / hospital facility located at 826 W. King Street, Owosso, MI. The overall property consists of more than 22 parcels located just north of W. King Street and east of Shiawassee Street (M-52). Over the years, MHC has expanded numerous times. The current campus contains seven buildings. The parent parcel number is 050-536-000-095-00. The historical parcels for this proposed project are 050-060-009-001-00, 050-060-009-002-00, 050-060-009-004-00, and 050-060-009-009-00 and they are commonly known as 700 N. Shiawassee St, 716 N. Shiawassee St, 720 N. Shiawassee St, and 514 W. King St, respectively. Due to increased demand for the new Wellness facility, MHC is in need of additional overflow parking for employees during the normal working hours of 8 am to 8 pm. They have been using the parcels mentioned above for a temporary gravel parking area and desire to convert this area to permanent hard surfaced parking. The result is a new 62-space parking area as shown on the plans. The construction is planned to commence in April, 2026 and be completed by November, 2026. Following is a brief narrative of the proposed project.

Property Data

Parcel #	050-060-009-001-00, 050-060-009-002-00, 050-060-009-004-00, and 050-060-009-009-00
Zoning	COR – Corridor Business District
Parcel Size	1.02 Acres Total

Existing & Proposed Use

The site is currently used as a gravel overflow parking area. The proposed use will be a permanent overflow parking area for hospital employees.

Proposed Improvements

The proposed improvements include the following:

1. Demolition of the existing storage buildings.
2. Removal of the existing gravel.
3. Construction of new asphalt surface parking lot including concrete curb and gutter, as well as sidewalk at the corner of N. Shiawassee St. and W. King St.
4. Installation of three storm water catch basins and associated storm sewer.
5. Installation of landscaping behind sidewalk.

Variance Requests

The following variances are being requested based upon the proposed use of the site.

Section 38-187 (4) (a) (1&2)

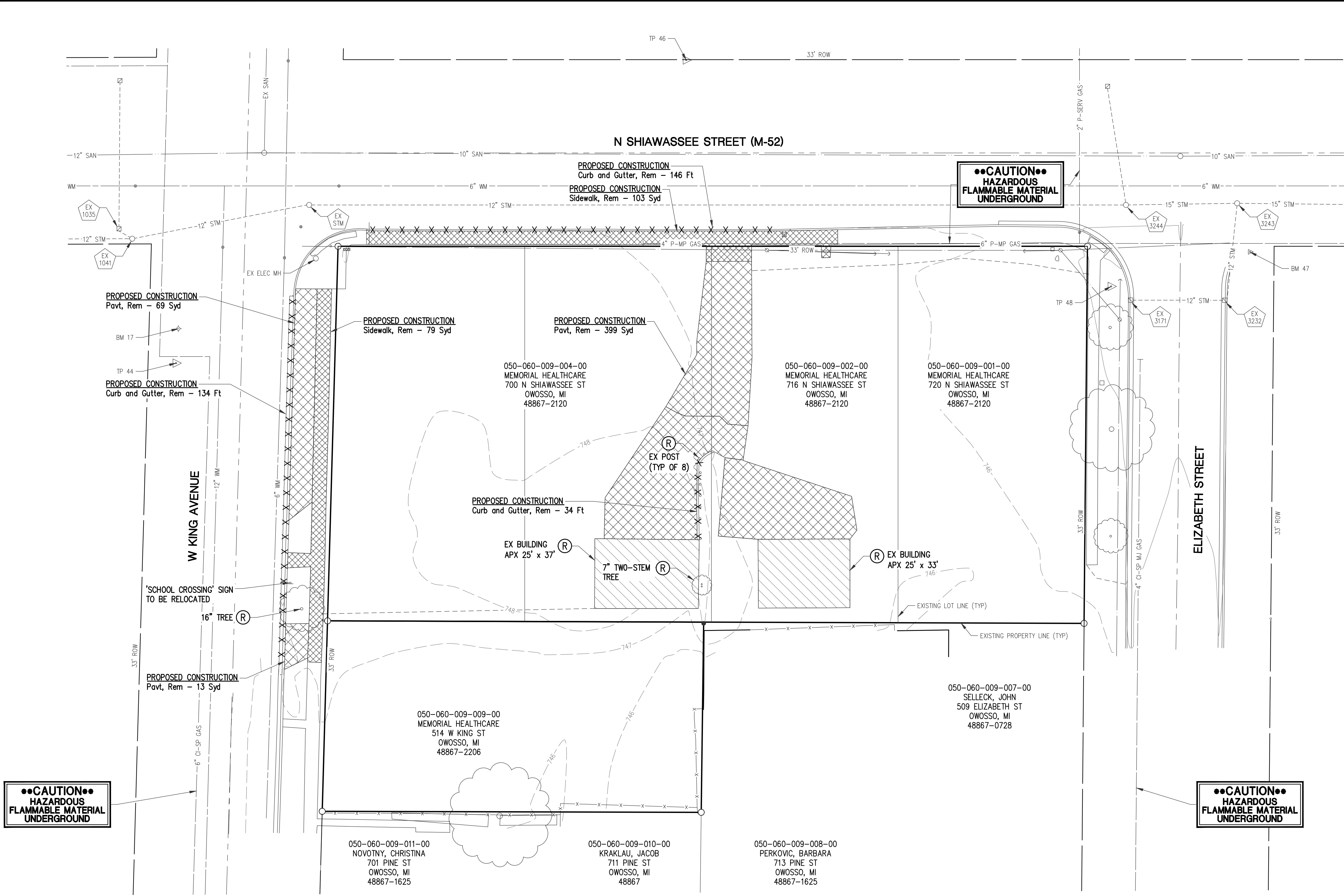
Section 38-187 (5)

1. Section 38-187 (4) (a) (1&2) Allows the planning Commission to grant a waiver to allow parking in the front yard setback if appropriate. The section requires that a minimum setback of 20' be maintained from adjacent street right of way in all zoning districts except CBD. MHC requests a reduction in the setback to 15'. Landscaping will be provided between the parking area and sidewalk.
2. Section 38-187 (5) Allows the planning Commission to grant a waiver to allow 2-way drive aisles within the parking lot to be 24' wide. The section requires the minimum 2-way drive aisle width for 90-degree parking to be 26' wide. MHC requests a reduction in the width to 24'.

Variance Justification

<p>(1) Dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this chapter, such as, but not limited to, a deviation from density, height, bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all of the following:</p>
<p>a. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non- use" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.</p> <p><i>Memorial Healthcare provides valuable medical services for the surrounding community. Recent expansions (Cancer Center & NOW Center) have worked to anticipate parking needs, but demand for the health club area is driving the need for additional parking. The 20' front yard parking setback requirement and 26' wide aisle requirements would reduce the amount of parking by sixteen spaces. Strict adherence to the ordinance in Section 38-187 (4) (a) (1&2) would eliminate a row of parking and limit the utilization of the space. Similarly, a reduction of the 2-way drive aisles from 26' to 24' would allow for the space needed to construct the 62 parking spaces. Strict adherence to the ordinance in Section 38-187 (5) would eliminate a row of parking.</i></p> <p><i>The proposed variances will allow MHC to construct the additional daytime overflow employee parking and continue providing the much-needed medical services that the community relies upon. MHC is proposing to add landscaping in between the parking and sidewalk.</i></p>
<p>b. A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.</p> <p><i>Due to the limited area available and the City of Owosso parking standards, a lesser variance</i></p>

<i>will not allow the full development of this area. A net reduction of sixteen parking spaces would result.</i>	
c.	<p>The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.</p> <p><i>MHC has developed their current facility over a period of many years. Their facilities have grown over the years and the need for parking for employees, patients, and families has increased significantly. MHC has performed various parking studies over the years and carefully planned expansions to their parking facilities. The proposed area is one of the only remaining areas available for parking expansion within a reasonable distance (directly across the street) for overflow parking for daytime employees.</i></p>
d.	<p>The problem and resulting need for the variance has not been self-created by the applicant and/ or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.</p> <p><i>The depth of the lot is not something that was created by MHC or previous owners. The Owosso zoning ordinance has established setback and parking aisle dimensions. These requirements combined with the specific depth of the lot result in the need for the variances. Without the variances, the parking facilities would be reduced by sixteen parking spaces.</i></p>
e.	<p>The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.</p> <p><i>MHC has been a good neighbor in the community and works to limit any disturbances to the community. Part of this project will involve the addition of landscaping to shield the surrounding area. Additionally, the use of this proposed parking lot will be limited to daytime only to both limit headlights shining on adjacent parcels and limit the usage of the crosswalk at night. The parcels are currently being used for overflow parking. The proposed improvements will eliminate dust and provide a more attractive parking area. Adjacent properties will not be negatively impacted.</i></p>
f.	<p>The granting of the variance will not materially impair the intent and purpose of this chapter.</p> <p><i>The proposed variance will not impair the intent and purpose of the ordinance. The proposed variances are compatible with the intent of the ordinance.</i></p>



MANHOLE INVENTORY

MH# 1035
TYPE: STORM
COVER: CURB INLET
RIM= 748.10
12" RCP NE INV.=744.50
12" RCP W INV.=744.60

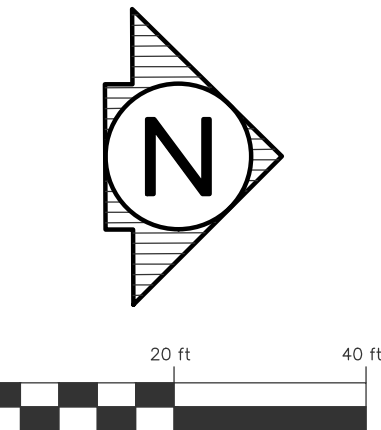
MH# 1041
TYPE: STORM
COVER: SOLID
RIM= 748.23
12" RCP SW INV.=744.33
12" RCP S INV.=743.53
12" RCP N INV.=743.43

MH# 3171
TYPE: STORM
COVER: CURB INLET
RIM= 744.14
12" RCP N INV.=740.04

MH# 3232
TYPE: STORM
COVER: CURB INLET
RIM= 744.13
12" RCP W INV.=739.48
12" RCP S INV.=739.48

MH# 3243
TYPE: STORM
COVER: SOLID
RIM= 744.86
15" RCP S INV.=737.86
12" RCP E INV.=739.26
15" RCP N INV.=737.81

MH# 3244
TYPE: STORM
COVER: SOLID
RIM= 745.20
12" RCP W INV.=739.15
12" RCP S INV.=738.35
15" RCP N INV.=738.30



LEGEND

- REMOVE BUILDING
- REMOVE SIDEWALK
- REMOVE PAVEMENT
- REMOVE CURB AND GUTTER
- REMOVE
- REMOVE TREES

REMOVAL NOTES:

- THE SCOPE OF WORK INCLUDES REMOVING ALL EXISTING SITE FEATURES NECESSARY TO CONSTRUCT THE PROPOSED FACILITIES. THIS SHALL INCLUDE ALL UTILITIES, LANDSCAPING, AND TREES.
- THE PLANS IDENTIFY SIGNIFICANT FEATURES THAT NEED TO BE REMOVED. OTHER FEATURES NOT IDENTIFIED MAY ALSO NEED TO BE REMOVED. THE CONTRACTOR WILL BE RESPONSIBLE FOR VISITING THE SITE AND IDENTIFYING OTHER ITEMS THAT MAY NEED TO BE REMOVED. NO ADDITIONAL COMPENSATION WILL BE GRANTED FOR ADDITIONAL REMOVAL ITEMS NOT SHOWN ON THE PLANS.
 - NO REMOVAL WORK SHALL COMMENCE UNTIL ALL PERMITS ARE IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND ABIDING BY THEIR REQUIREMENTS.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING WORK ON THE PROJECT.
 - THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER. NO PARKING LOT OR DRIVEWAY CLOSINGS WILL TAKE PLACE WITHOUT PROVIDING A MINIMUM OF FIVE DAYS ADVANCE NOTICE.
 - REMOVAL OF TREES SHALL INCLUDE COMPLETELY REMOVING THE TREE AND STUMP IN THEIR ENTIRETY. NO BURNING ON SITE SHALL BE ALLOWED.
 - THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE ANY SALVAGE ITEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, LIGHT POLES, SIGNS, LANDSCAPING, ETC.

OWNER INFORMATION

MEMORIAL HEALTHCARE
826 W KING ST
OWOSSO, MI
48867-2120

PROPERTY ADDRESS

700/716/720 N SHIAWASSEE ST
514 W KING ST
OWOSSO, MI
48867-2120



BENCHMARK DATA TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 6	548899	13173371	746.27	FOUND CHISELED SQUARE ON EAST SIDE OF CONCRETE LIGHT POLE BASE, 4'± NORTH & 18'± EAST OF NORTHEAST CORNER OF AUDITORIUM BUILDING
BM 17	548469	13174206	749.87	FOUND CHISELED "X" ON SOUTHWEST BOLT OF FIRE HYDRANT IN SOUTHEAST QUADRANT OF M-52 & KING STREET
BM 47	548848	13174180	746.05	SET CHISELED "X" ON NORTHEAST FLANGE BOLT OF FIRE HYDRANT IN THE NORTHEAST QUADRANT OF N. SHIAWASSEE STREET & ELIZABETH STREET

TRAVERSE POINT DATA TABLE

NUMBER	NORTHING	EASTING	DESCRIPTION
TP 7	548758.0150	13173506.0980	FOUND IRON ROD WITH ROWE TRAVERSE CAP, 9'± EAST OF BACK OF CURB OF ENTRANCE DRIVE & 21'± NORTH OF BACK OF CURB OF ENTRANCE TO CANCER CENTER
TP 44	548468.5060	13174217.9390	SET IRON ROD WITH ROWE TRAVERSE CAP, 4.5'± SOUTH OF SOUTH BACK OF CURB OF KING STREET & 47'± EAST OF EAST BACK OF CURB OF N. SHIAWASSEE STREET
TP 46	548649.3250	13174111.5240	SET IRON ROD WITH ROWE TRAVERSE CAP, 5'± WEST OF WEST BACK OF CURB OF N. SHIAWASSEE STREET & 152'± NORTH OF CENTERLINE OF KING STREET
TP 48	548799.2210	13174192.2250	SET IRON ROD WITH ROWE TRAVERSE CAP, 25'± SOUTH OF CENTERLINE OF ELIZABETH STREET & 47'± EAST OF CENTERLINE OF N. SHIAWASSEE STREET

NOTES:

VERTICAL DATUM IS NAVD88
HORIZONTAL DATUM IS MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011)
UNITS ARE INTERNATIONAL FEET.

PLAN SUBMITTALS AND CHANGES

PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION

REV:

SHT# 1 OF 2
JOB No: 2500149

ROWE PROFESSIONAL
SERVICES COMPANY



The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502

PREPARED FOR
MEMORIAL HEALTHCARE
M-52 PARKING LOT EXPANSION - EAST

EXISTING AND REMOVALS LAYOUT VARIANCE EXHIBIT

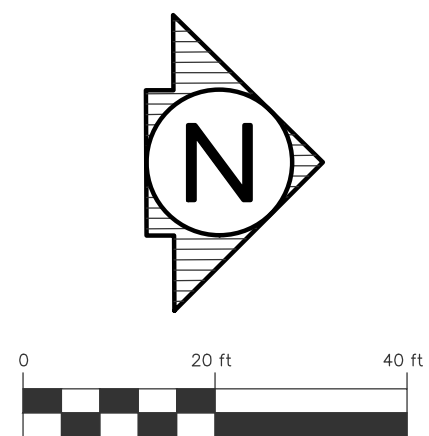
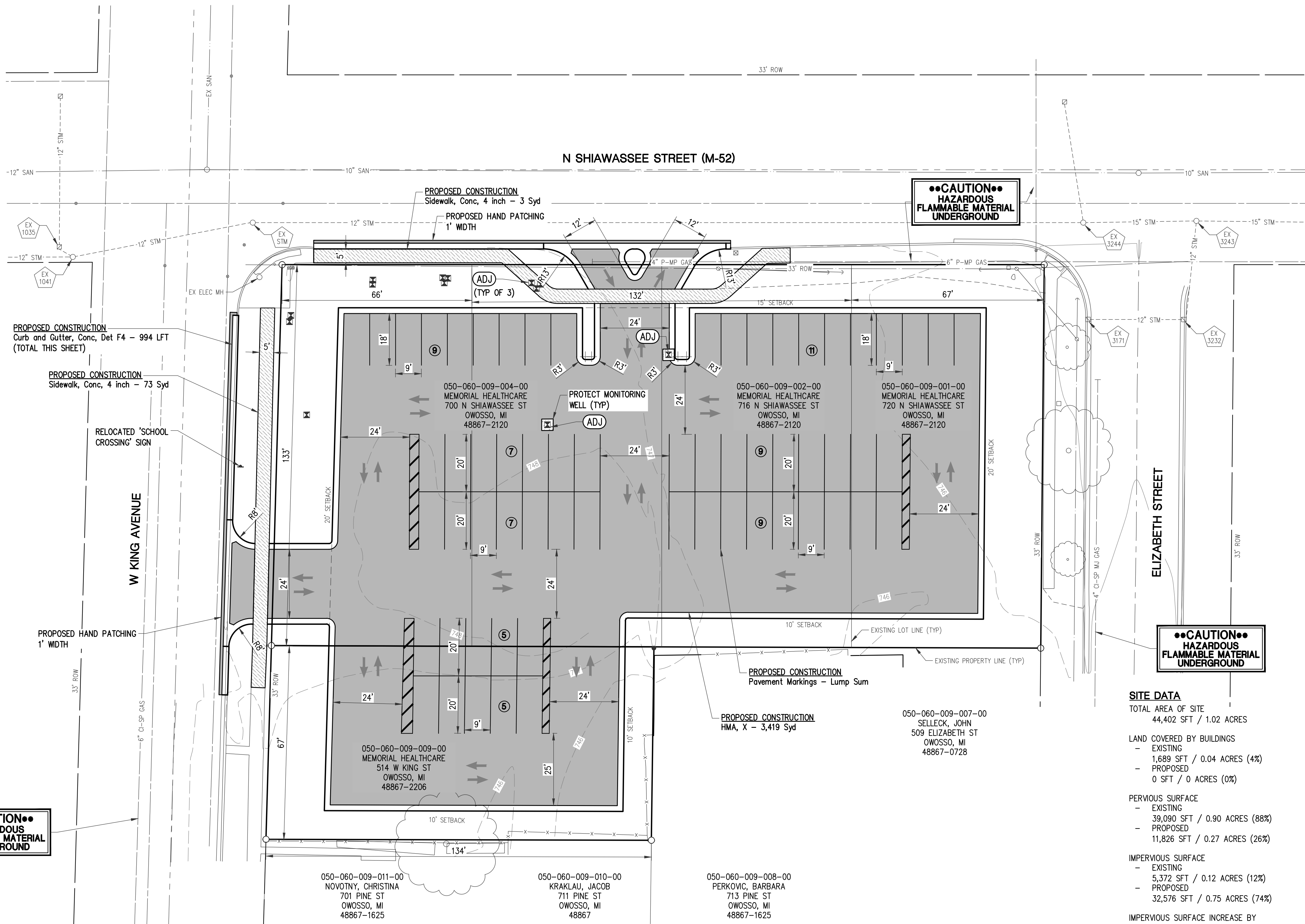
PLAN DATE: NOVEMBER 2025

PROJECT MGR: DAS

REVIEWER: CJA

SCALE: 1" = 20'

O: (810) 341-7500
www.rowepsc.com



MANHOLE INVENTORY

MH# STM
TYPE: STORM
INFO UNKNOWN

MH# 1035
TYPE: STORM
COVER: CURB INLET
RIM= 748.10
12" RCP NE INV.=744.50
12" RCP W INV.=744.60

MH# 1041
TYPE: STORM
COVER: SOLID
RIM= 748.23
12" RCP SW INV.=744.33
12" RCP S INV.=743.53
12" RCP N INV.=743.43

MH# 3171
TYPE: STORM
COVER: CURB INLET
RIM= 744.14
12" RCP N INV.=740.04

MH# 3232
TYPE: STORM
COVER: CURB INLET
RIM= 744.13
12" RCP W INV.=739.48
12" RCP S INV.=739.48

MH# 3243
TYPE: STORM
COVER: SOLID
RIM= 744.86
15" RCP S INV.=737.86
12" RCP E INV.=739.26
15" RCP N INV.=737.81

MH# 3244
TYPE: STORM
COVER: SOLID
RIM= 745.20
12" RCP W INV.=739.15
12" RCP S INV.=738.35
15" RCP N INV.=738.30

OWNER INFORMATION

MEMORIAL HEALTHCARE
826 W KING ST
OWOSSO, MI
48867-2120

PROPERTY ADDRESS

700/716/720 N SHIAWASSEE ST
514 W KING ST
OWOSSO, MI
48867-2120

PARKING SPACE NOTES:

PROPOSED 9' X 20' - 90 DEGREE
PARKING SPACES = 62
NO ADA PARKING IS PROPOSED SINCE
THIS IS OVERFLOW PARKING ONLY.

VARIANCE NOTES:

- THE FOLLOWING VARIANCES WILL BE REQUIRED FOR THIS LAYOUT.
- FRONT YARD PARKING VARIANCE REDUCED FROM 20' TO 15'.
 - TWO WAY AISLE WIDTH REDUCED FROM 26' TO 24'.

SITE NOTES:

- THIS PARKING LOT IS FOR OVERFLOW PARKING ONLY.
- PARKING HOURS WILL BE LIMITED TO 6 A.M. TO 9 P.M.
- NO A.D.A. PARKING PROPOSED SINCE THE LOT WILL BE USED FOR OVERFLOW.

SITE DATA

TOTAL AREA OF SITE
44,402 SFT / 1.02 ACRES

LAND COVERED BY BUILDINGS

- EXISTING
1,689 SFT / 0.04 ACRES (4%)
- PROPOSED
0 SFT / 0 ACRES (0%)

PERVIOUS SURFACE

- EXISTING
39,090 SFT / 0.90 ACRES (88%)
- PROPOSED
11,826 SFT / 0.27 ACRES (26%)

IMPERVIOUS SURFACE

- EXISTING
5,372 SFT / 0.12 ACRES (12%)
- PROPOSED
32,576 SFT / 0.75 ACRES (74%)

IMPERVIOUS SURFACE INCREASE BY
APPROXIMATELY 62%

LEGAL DESCRIPTIONS:

050-060-009-001-00
LOT 1 BLK 9 S K BARNES
050-060-009-002-00
LOT 2 EXC S 6' BLK 9 S K BARNES ADD
050-060-009-004-00
LOTS 3 & 4 AND THE S 6' LOT 2 BLK 9 S K BARNES ADD
050-060-009-009-00
LOT 7 BLK 9 S K BARNES ADD

PROPOSED HATCHING LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK



PLAN SUBMITTALS AND CHANGES

PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**

DATE	DESCRIPTION

PREPARED FOR

MEMORIAL HEALTHCARE
M-52 PARKING LOT EXPANSION - EAST

VARIANCE EXHIBIT PROPOSED 90 DEGREE PARKING

PLAN DATE: NOVEMBER 2025

PROJECT MGR: DAS

REVIEWER: CJA

SCALE: 1" = 20'

ROWE PROFESSIONAL
SERVICES COMPANY

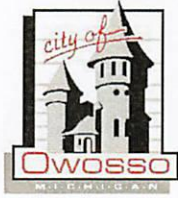


The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502

O: (810) 341-7500
www.rowepsc.com

REV:

SHT# 2 OF 2
JOB No: 2500149



ZONING BOARD OF APPEALS APPLICATION

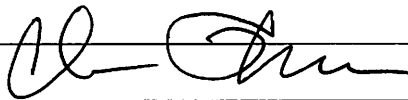
City of Owosso
301 W. Main Street, Owosso, MI 48867
Phone: (989) 725.0535
building@ci.owosso.mi.us

Rec'd 11/19/2024
P2025-007

Application must be filed at least 25 days prior to a scheduled ZBA meeting for staff review and proper notices (see last page for submittal deadlines)

I (we) hereby appeal to the Zoning Board of Appeals for a:			
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Permit	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Review/Approval
Property Information:			
Property Street Address: <u>640</u> , 646 N Shiawassee St, Owosso & ⁵¹⁵ 826 W King St, Owosso			
Parcel ID #: <u>050-250-000-001-00</u> , <u>050-250-000-002-00</u> , <u>050-250-000-003-00</u>		Zoning: COR - Corridor Business District	
Applicant:			
Name: Memorial Healthcare (Charles Thompson)			
Address: 826 W. King Street, Owosso, MI 48867			
Telephone No:		Email:	
Description of the property:			
Size of lot: 0.41 Acres	Square footage of lot: 17,868	<u>Corner</u> or interior lot	
Description of existing structures:			
Number of buildings now on premises: 1			
Size of each building now on premises: 1,743 SFT			
Use of existing buildings on premises: Garage			
Description of proposed structure:			
Height of proposed structure: x'			
Dimensions of proposed building or addition: Approximately 40' x 48' (Addition)			
Area of proposed building: 2,794 SFT			
Percentage of lot coverage of building or addition: 16%			
Yard setbacks after completion of building or addition (measured from lot line):			
Front yard: 87' & 56'	Side yard: 0'	Rear yard: 0'	
Section number of Zoning Ordinance that is being appealed: Sec. 38-94			

<p>Clearly state your request: Request to allow rear building setback to be reduced to 0' from 25'. Existing building that is being added onto currently sits at 0' from property line on side and rear lines.</p>
<p>Required attachments:</p>
<p>1. Completed application</p>
<p>2. Site plan, plus a digital copy</p>
<ul style="list-style-type: none"> • Legal description of site
<ul style="list-style-type: none"> • Area of site (in square feet or acres)
<ul style="list-style-type: none"> • Dimensions on all property lines, setbacks, etc.
<ul style="list-style-type: none"> • Location of all existing and proposed structures on subject property
<ul style="list-style-type: none"> • Location of all existing structures within 100' of subject property
<ul style="list-style-type: none"> • Location of all existing and proposed drives, turning lanes, parking areas, number of parking spaces, greenbelt screening and walls
<ul style="list-style-type: none"> • Location and right-of-way widths of all abutting streets and alleys
<ul style="list-style-type: none"> • Loading and unloading areas
<p>3. Written response to the following for either the Dimensional variance or the Use variance:</p>
<p>(1) Dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this chapter, such as, but not limited to, a deviation from density, height, bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all of the following:</p>
<p>a. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non-use" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.</p>
<p>b. A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.</p>
<p>c. The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.</p>
<p>d. The problem and resulting need for the variance has not been self-created by the applicant and/ or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.</p>
<p>e. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.</p>
<p>f. The granting of the variance will not materially impair the intent and purpose of this chapter.</p>
<p>(2) Use variance. The ZBA may grant a use variance only upon a finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of all of the following:</p>
<p>a. The property cannot be reasonably used for any purpose permitted in the zoning district without the variance. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate.</p>

<p>b. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone and that these features make it impossible to earn a reasonable return without some adjustment. In those situations where the difficulty is shared by others, the board may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance.</p>	
<p>c. The problem and resulting need for the variance has not been self-created by the applicant and/ or the applicant's predecessors.</p>	
<p>d. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.</p>	
<p>4. Narrative demonstrating why a variance is being sought</p>	
<p>5. Required fee</p>	
Commercial	\$425
Residential	\$200
Escrow Fee (Hourly rate of Staff/Consultant involved)	\$1,500
<ul style="list-style-type: none"> A cash deposit of \$1,500 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 	
<p>6. The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible and make themselves aware of the Owosso Zoning Ordinance and Master Plan requirements.</p>	
<p>7. The Applicant or his/her representative must be present at the ZBA meeting</p>	
<p>8. Filing requests which are not complete or which are not filed by the meeting deadline, as determined by the Zoning Administrator, will not be placed on the agenda of the ZBA meeting, nor will they be considered at the ZBA meeting.</p>	
<p>9. No order of the ZBA permitting the erection or alteration of buildings shall be valid for a period longer than one year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is commenced and proceeds to a completion in accordance with the terms of such permit.</p>	
<p>10. No application for a variance which has been denied wholly or in part by the board shall be resubmitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence or proof of changed conditions found upon inspection by the board to be valid.</p>	
Signature	
Date	11-19-25

Memorial Healthcare – Bus Garage



11/21/25

Project Narrative – Variance Request #1 Dimensional Requirements

Memorial Healthcare (MHC) currently operates a healthcare / hospital facility located at 826 W. King Street, Owosso, MI. The overall property consists of more than 22 parcels located just north of W. King Street and east of Shiawassee Street (M-52). Over the years, MHC has expanded numerous times. The current campus contains seven buildings. The parent parcel number is 050-536-000-095-00. The historical parcels for this proposed project are 050-250-000-001-00, 050-250-000-002-00, and 050-250-000-003-00 and they are commonly known as 515 W. King Street, 646 N. Shiawassee Street, and 640 N. Shiawassee Street, respectively. The construction is planned to commence in April, 2026 and be completed by November, 2026. Following is a brief narrative of the proposed project.

Property Data

Parcel #	050-250-000-001-00, 050-250-000-002-00, and 050-250-000-003-00
Zoning	COR – Corridor Business District
Parcel Size	0.41 Acres Total

Existing & Proposed Use

The site is currently used for indoor equipment storage and exterior trailer parking. The proposed use includes indoor equipment storage, indoor parking for mobile medical units and exterior trailer storage.

Proposed Improvements

The proposed improvements include the following:

1. Building improvements including renovations to the southern portion of the existing building, demolition of the northern portion of the building and a 40' x 48' building addition in place of the northern portion that is scheduled to be demolished.
2. Removal of the existing gravel parking area.
3. Construction of new concrete surface lot including concrete curb and gutter, as well as sidewalk along W. King St.
4. Installation of storm water catch basins and associated storm sewer.
5. Removal of the existing curb openings along Shiawassee Street (M-52)

Variance Requests

The following variances are being requested based upon the proposed use of the site.

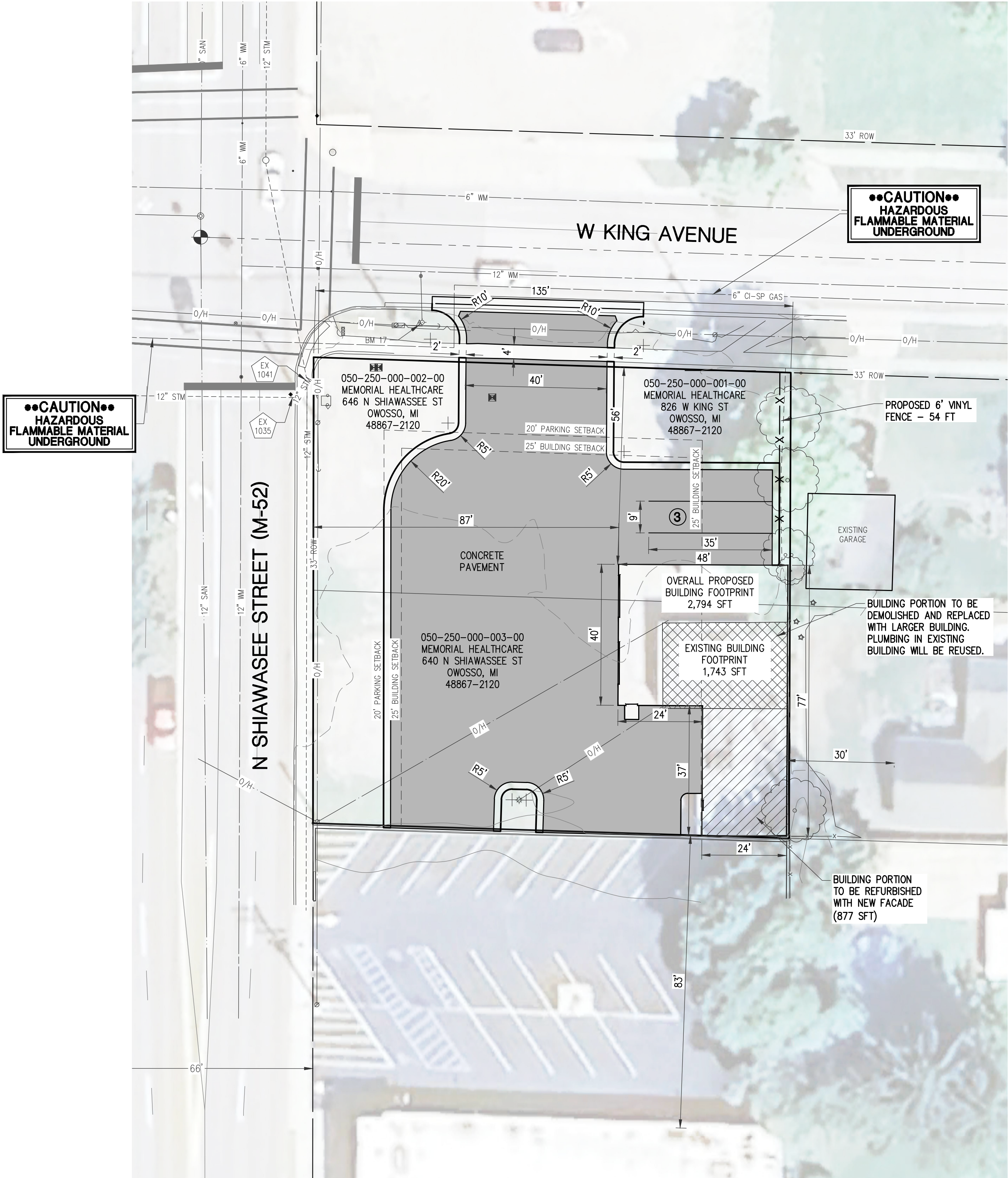
Section 38-94

1. Section 38-94 Allows the planning Commission to grant a waiver to allow reduction of required 25' back yard building setback if appropriate. The section requires that a minimum back yard building setback of 25' be maintained. MHC requests a reduction in the setback to 0' since the existing building being replaced currently sits at the property line.

Variance Justification

<p>(1) Dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this chapter, such as, but not limited to, a deviation from density, height, bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all of the following:</p>
<p>a. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non- use" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.</p> <p><i>Memorial Healthcare provides valuable medical services for the surrounding community. The subject properties were recently obtained by Memorial Healthcare to provide interior equipment storage. The properties were purchased with the existing building located on the south and east property lines. Memorial Healthcare plans to renovate and expand the existing building while maintaining the eastern building line on the existing property line. Requiring the addition to meet the 25' rear yard setback would eliminate the ability to expand the existing building. Demolishing the building and constructing a new building would not provide sufficient turning movements for the mobile medical units. Strict adherence to the ordinance in Section 38-94 would eliminate the ability to replace the existing building in its current location.</i></p>
<p>b. A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.</p> <p><i>Due to the location of the existing building and the limited area available, a lesser variance will not allow the full development of the building and surrounding area. The proposed use of mobile medical unit storage requires a significant turning radius. A lesser variance would not provide a large enough turning radius.</i></p>
<p>c. The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.</p> <p><i>The property contains an existing garage that abuts the back property line, and MHC is seeking to redevelop and expand the building in its existing location. The existing building was in its current location prior to MHC purchasing the parcels. The majority of the adjacent parcels also have buildings on the rear lot line.</i></p>

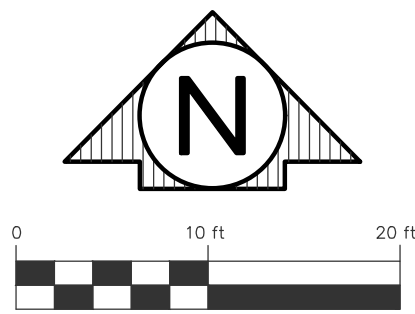
d.	<p>The problem and resulting need for the variance has not been self-created by the applicant and/ or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.</p> <p><i>It is unclear when / how the existing building was allowed to be built on the property line. It appears that other properties in the vicinity also have been allowed to build on the rear lot line. Memorial Healthcare did not construct the building with the non-conforming setback, but desires to utilize it for the proposed storage of the mobile medical unit.</i></p>
e.	<p>The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.</p> <p><i>MHC has been a good neighbor in the community and works to limit any disturbances to the community. This development will replace the existing building in the location that it currently occupies. Adjacent properties also have buildings which are on the rear lot lines. The character of the area will not be impacted by the granting of this variance.</i></p>
f.	<p>The granting of the variance will not materially impair the intent and purpose of this chapter.</p> <p><i>The proposed variance will not impair the intent and purpose of the ordinance. The intent is to allow the parcels to be used as described in the Corridor Business District requirements.</i></p>



MANHOLE INVENTORY

MH# 1035
TYPE: STORM
COVER: CURB INLET
RM= 748.10
12" RCP NE INV.=744.50
12" RCP W INV.=744.60

MH# 1041
TYPE: STORM
COVER: SOLID
RM= 748.23
12" RCP SW INV.=744.33
12" RCP S INV.=743.53
12" RCP N INV.=743.43



OWNER INFORMATION

MEMORIAL HEALTHCARE
826 W KING ST
OWOSSO, MI
48867-2120

PROPERTY ADDRESS

640/646 N SHIAWASSEE ST
515 W KING ST
OWOSSO, MI
48867-2120

SITE DATA

TOTAL AREA OF SITE
17,868 SFT / 0.41 ACRES

LAND COVERED BY BUILDINGS

- EXISTING
1,743 SFT / 0.04 ACRES (10%)
- PROPOSED
2,794 SFT / 0.06 ACRES (16%)

PERVIOUS SURFACE

- EXISTING
11,828 SFT / 0.27 ACRES (66%)
- PROPOSED
4,732 SFT / 0.11 ACRES (26%)

IMPERVIOUS SURFACE

- EXISTING
6,040 SFT / 0.14 ACRES (34%)
- PROPOSED
13,136 SFT / 0.30 ACRES (74%)

IMPERVIOUS SURFACE INCREASE BY
APPROXIMATELY 40%

VARIANCE NOTES:

THE FOLLOWING VARIANCES WILL BE REQUIRED FOR THIS LAYOUT.

1. REDUCTION OF REAR YARD BUILDING SETBACK FROM 25' TO 0'.

PROPOSED USE:

1. THE PROPOSED USE OF THIS BUILDING WILL BE TO PARK MOBILE MEDICAL EQUIPMENT IN AN ENCLOSED / SECURE ENVIRONMENT. ADDITIONAL BAYS WILL INCLUDE MAINTENANCE EQUIPMENT.

LEGAL DESCRIPTIONS:

050-250-000-001-00
E 1/2 LOT 1 OF OUT LOT 1 LOUISA GOULD SUB-DIV OF OUT LOT 1& 4 & BLK 36 & PART OF 35 OF THE VILLAGE OF OWOSSO MI

050-250-000-002-00
W 1/2 LOT 1 OUTLOT 1 LOUISA A GOULDS SUB -DIV OF OUTLOTS 1& 4 & BLK 36&PART OF 35 OF THE VILLAGE OF OWOSSO

050-250-000-003-00
LOT 2 OUTLOT 1 LOUISA A GOULDS SUBDIV OF OUTLOT 1 & 4 & BLK 36 & PART OF 35 OF THE VILLAGE OF OWOSSO



PLAN SUBMITTALS AND CHANGES

PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION

PREPARED FOR

MEMORIAL HEALTHCARE
640 N SHIAWASSEE STREET

PROPOSED BUS GARAGE VARIANCE EXHIBIT

ROWE PROFESSIONAL
SERVICES COMPANY



The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502

PLAN DATE: NOVEMBER 2025

PROJECT MGR: DAS

REVIEWER: CJA

SCALE: 1" = 10'

O: (810) 341-7500
www.rowepsc.com