

**CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA
January 17th, 2023
6:30 p.m.**

- 1. MEETING CALLED TO ORDER:** City Clerk Spencer Lewis
- 2. SWEARING IN OF MEMBERS:** Sara Black, Yusef Harrold, Andrew Sorensen, and Melissa Neuwirth.
- 3. ELECTION OF CHAIRPERSON AND OATH OF OFFICE**
- 4. ELECTION OF VICE CHAIRPERSON AND OATH OF OFFICE**
- 5. ELECTION OF SECRETARY AND OATH OF OFFICE**
- 6. ROLL CALL**
- 7. APPROVAL OF AGENDA**
- 8. APPROVAL OF MINUTES:** Approval of October 17th, 2022 regular meeting minutes.
- 9. COMMUNICATIONS:**
None.
- 10. PUBLIC COMMENT:**
- 11. UNFINISHED BUSINESS:**
 - a. None
- 12. NEW BUSINESS:**
 - a. **RESOLUTION 23-01A: 2023 Meeting Dates**
 - b. **Discussion on zoning ordinance amendment, Conditional Use Permit for 11718 N. Saginaw**
- 13. PUBLIC COMMENT:**
- 14. UPDATES:**
- 15. PLANNING COMMISSION COMMENTS:**
- 16. ADJOURNMENT:**

**PLEASE BE COURTEOUS TO OTHERS
SILENCE ALL CELL PHONES & OTHER DEVICES PRIOR TO THE MEETING**

**CITY OF MT MORRIS
PLANNING COMMISSION
October 17th, 2022**

At 6:31 p.m., Chairperson Sara Black called the meeting to order.

PRESENT: Yusef Harrold, Andrew Sorensen, Chris Vogt, Marc Gauze, Sara Black, City Manager/Treasurer Vicki Corlew, & Mayor Jeffrey Roth

ABSENT: Kenneth Andrews.

OTHERS: City Clerk Spencer Lewis.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Chris Vogt, seconded by Marc Gauze to approve the agenda.

All Ayes.

Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Marc Gauze, seconded by Chris Vogt to approve the minutes of the regular meeting held on September 19th, 2022.

All ayes.

Motion carried.

COMMUNICATIONS:

City Manager/Treasurer Vicki Corlew stated that there will be another public hearing next month for a rezoning request.

PUBLIC COMMENT:

Bruce Wern, 480 Beach St. – Bruce stated he was here to listen to attend the public hearing to see if this affected him at all.

Gabriel White, 700 E. Mt. Morris – Gabriel stated that he was a new business owner here in the city, and he wanted to stop in and say hello.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. Public Hearing: Zoning Text Amendment – Ordinance 2022-03: The revision of the definition of structure.**

A motion was made by Mayor Jeffrey Roth, seconded by Marc Gauze to open the public hearing at 6:38 p.m.

A motion was made by City Manager/Treasurer Vicki Corlew, seconded by Mayor Jeffrey Roth to close to public hearing at 6:39 p.m.

- b. Action on Zoning Text Amendment – Ordinance 2022-03: The revision of the definition of structure.**

A motion was made by Mayor Jeffrey Roth, seconded by Marc Gauze to recommend to city council to approve the zoning text amendment, Ordinance 2022-03: The revision of the definition of structure.

Roll call: ___7___ Ayes ___0___ Nays ___1___ Absent
(Kenneth Andrews)

Motion Carried.

PUBLIC COMMENT:

None.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Marc Gauze stated that this meeting will be his last, as he is moving back up north.

Mayor Jeffrey Roth thanked Marc Gauze for his years of service for the City of Mt. Morris, and wished him best luck. Mayor Roth also welcomed Mr. White and his business to the city.

Sara Black thanked Marc Gauze for all of his hard work on the planning commission, and everything he has helped with over the years.

ADJOURNMENT:

With no further business, the meeting was adjourned at **6:42 p.m.**

Spencer Lewis, City Clerk

**CITY OF MT. MORRIS
PLANNING COMMISSION
RESOLUTION 23-01A**

WHEREAS: Public Act No. 267 of 1976, Michigan's Open Meeting Act, requires that within ten (10) days of the first meeting of a public body in each calendar year the body must publicly post a list stating the dates, times and places of all its regular meetings.

NOW THEREFORE BE IT RESOLVED:

That the Planning Commission of the City of Mt. Morris will meet for regularly scheduled Planning meetings on the third (3rd) Monday of each month at 6:30 p.m. in the City Council Chambers, 11649 N. Saginaw Street, Mt. Morris, unless that day conflicts with a holiday.

Specifically, the meeting dates in 2023 shall be:

Tuesday	January 17
Monday	February 20
Monday	March 20
Monday	April 17
Monday	May 15
Monday	June 19
Monday	July 17*
Monday	August 21*
Monday	September 18
Monday	October 16
Monday	November 20

*Planning Commission will meet only if needed

Moved by Planning Commission member _____, seconded by Planning Commission member _____ and thereafter adopted at a regular meeting held Tuesday, January 17, 2023 at 6:30 p.m.

_____ Yeas

_____ Nays

_____ Absent

Sara Dubey, Mayor

Spencer Lewis, City Clerk

CITY OF MT. MORRIS
ZONING ORDINANCE MAP AMENDMENT (REZONING) APPLICATION (JACK TAYLOR)

NAME Taylor Brothers Properties (Joe Taylor)
ADDRESS 11718 N. Saginaw St. Mount Morris, Mi. 48458
PHONE (home) 989-293-5069 PHONE (work) 989-293-5069
Tax Parcel # of Lot 57-07-503-008 Application Fee \$ 300.00

Amendment Request Classification:

- Petition by qualified voter resident of the City of Mt. Morris (attach petition)
- By an owner of interest in the parcel
- By resolution of City Council or Planning Commission (attach resolution)

Current Zoning Classification Commercial Retail

Proposed Zoning Classification Commercial

Proposed Use Machine Shop

Applicant's Signature Jack Taylor

Date 10-13-2022

Date Notice Published _____
Date Notice mailed to all owners of property in area in question and all property owners within 300' of property in question _____
Date notice sent to adjacent township (if within 500' of property line) _____
Date of Public Hearing by Planning Commission _____
Recommendation of Planning Commission(attach report and public comments) _____
Date of First Reading by City Council _____
Date of Second Reading by City Council _____
Date of City Council Public Hearing, if desired (attach minutes) _____
Date of Planning Commission Meeting If sent back to Planning Commission for further study, attach report(s) _____
Approval _____ Disapproval _____
Attach minutes of both City Council meetings.
Date Notice of Adoption published in Newspaper _____

Hi Spencer,

I did a quick review of this request and here are my thoughts. If you all would like us to write up a formal review like we did for the last one please let me know. We can have that ready in a week or so.

1. The parcel appears to be identified as “commercial-retail” in the future land use map, which relates to the Commercial Retail Zoning district, not the “C” commercial as requested in the rezoning.
2. The parcel is on the edge of a transition between the “C Commercial” and “CR Commercial Retail” zoning district and future land uses, so it would not be out of the question to have a shift of boundaries based on changing conditions.
3. The downside of a rezoning, as you all know is that you are opening the parcel up to all of the “C” uses, not just a machine shop. The applicant can offer conditions as part of a rezoning that, for example, would limit the use to manufacturing or office businesses and not gas stations or other uses that could conflict with pedestrian uses. However, this has to be the applicant’s decision alone, the city cannot require them to do this.
4. Another option would be to consider changing the list of allowable uses in the CR district to permit small manufacturing operations that do not have exterior impacts (noise, outdoor storage, etc.). This is a better solution assuming it also works for the applicant. However, this process takes a little longer. It would require the planning commission to initiate the amendment, hold a public hearing, make a recommendation to council, and then council has final authority.
5. Lastly, in the C district, the version of the ordinance that I have lists a Machine shop as “Machine shops, incidental to a permitted use”. So there would have to be some other primary use, that just so happens to include a machine shop.

I hope that helps. Let me know if you would like us to do more.

Best,
-Jason



Jason Ball, AICP | Senior Planner

ROWE Professional Services Company
