

CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA
April 21st, 2025
6:30 p.m.

- 1. MEETING CALLED TO ORDER:** Chairperson Sara Black.
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES:** Approval of March 17th, 2025 regular meeting minutes.
- 5. COMMUNICATIONS:**
None.
- 6. PUBLIC COMMENT:**
- 7. UNFINISHED BUSINESS:**
 - a. None
- 8. NEW BUSINESS:**
 - a. **Public Hearing:** A request to rezone 11735 N. Saginaw
 - b. **Action on rezoning request**
- 9. PUBLIC COMMENT:**
- 10. UPDATES:**
- 11. PLANNING COMMISSION COMMENTS:**
- 12. ADJOURNMENT:**

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

**CITY OF MT MORRIS
PLANNING COMMISSION
March 17th, 2025**

At **6:30 p.m.**, Chairperson Sara Black called the Planning Commission Meeting to Order.

PRESENT: Melissa Neuwirth, Sara Black, Yusef Harrold, Andrew Sorensen, Wayne Walter and Mayor Sara Dubey.

ABSENT: City Manager/Clerk Spencer Lewis

OTHERS: None.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Wayne Walter, seconded by Melissa Neuwirth to approve the agenda.

All Ayes.

Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Mayor Sara Dubey, seconded by Andrew Sorensen to approve the minutes of the regular meeting held on January 21st, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. Action on site plans for 11725 N. Saginaw St.

DPW Superintendent Paul Zumbach questioned the truck access through the parking lot.

Mayor Sara Dubey questioned if there needed to be a second exit for the liquor store and gas station.

DPW Superintendent Paul Zumbach stated that they shouldn't be an exit by the liquor store.

Wayne Walter questioned if the railroad company was involved and if it is safe to have tanks where they are on the site plans in case of derailment.

Superintendent Paul Zumbach stated that it's more of a fire department question, but he would be more concerned with the Buckeye pipeline. He also questioned Nate Shango if he pulled a miss Digg ticket to double check where the tanks would go.

Nate Shango stated that he did not pull a miss Digg ticket, but he received approval from the State for site plans.

Wayne Walter questioned the access of Saginaw St for turned or exiting.

Sara Black stated that there is no way a semi-truck could pull out of that alley way without blocking all lanes of traffic. She suggested having a curb or sign to make sure people only turn south out of the alley way. She

suggested to abandon the alley way but questioned what the benefit is of keeping and not abandoning the public alley way.

DPW Paul Zumbach stated that there is a sanitary sewer line in that alley way. Also, abandoning that alley way would eliminate the back entrance into spartan x-ray.

Bruce Calhoun also stated that they would like the alleyway to be abandoned as well.

Sara Black clarified with DPW Paul Zumbach that the reason they do not want to abandon the alleyway is because of the sanitary sewer.

DPW Superintendent stated that he talked to Leanette from Genesee County, and she said she as well would like to see the alley way abandoned, and he needs to combine that parking lot with the liquor store lot.

Sara Black questioned Police Chief Kevin Mihail off about if people were backing in and out of the parking lot and got into an accident whose liable for that accident if it's a public right of way.

Chief Mihailoff stated that it would be done accordingly and just do an in-house report on the accident.

Sara Black stated that one of Rowe's problems with the plans was the backing in and out of the parking lot. She stated that she spoke with the city attorney Amanda Odette about easements agreements. She stated that everything needs to be recorded with the register of deeds and that the bar owner on the corner would need an easement agreement. She also stated that if the alley way does get abandon, then that abandon easement would need an agreement as well.

DPW Superintendent Paul Zumbach stated that he would suggest having City attorney Amanda Odette review the easement agreement to make sure everything is correct. He stated that DDA would have to sign off on an easement agreement and the bar owner would need to sign off on an easement agreement as well.

Sara Black stated that there needs to be an easement agreement or some type of barrier between Nate's property and the DDA parking lot. She also stated she doesn't believe that the DDA parking lot can handle trucks that are that big.

DPW Superintendent Paul Zumbach stated that there either needs to be a legal agreement that allows trucks in that parking lot or agreement that Nate would maintain the parking lot. He stated that everything would have to go to DDA because they are their own entity and controls their own property.

Bruce Architected stated that they would put a proposal together to put better asphalt in the DDA parking lot to be able to handle the trucks better and will see if DDA is open to an agreement.

A motion was made by Sara Black, seconded by Mayor Sara Dubey to approve the requested site plans for 11725 N. Saginaw St. based on the following finding facts:

- a. The proposed site plan addresses standard A because it provides adequate on-site circulation and meets parking design standards contained in the ordinance with stipulations that the easement agreement is reviewed by City attorney, all easement agreements are registered with County register of deeds, and it is a right turn only with pavement markings turning on to Saginaw St.
- b. The proposed site plan addresses standard B because it provides adequate transition areas and buffers with adjacent land uses, including residentially – zoned properties with stipulation that if a easement agreement is made with DDA it has to be registered with County register of deeds. If DDA says no to an easement agreement, then a barrier of DDA's choice must be provided on the property line of DDA's parking lot.
- c. The proposed site plan addressed standard C because existing utility services are adequate to serve the needs of the development.

- d. The proposed site plan addressed standard D because proposed physical improvements are built to standards that will prevent premature deterioration.
- e. The proposed site plan addressed standard E because the hazardous substances stored on site are designed to prevent spill or discharges to the air surface of the ground, groundwater, stream, drains or wetlands. Secondary containment for above ground storage of hazardous materials shall be provided.

Roll call: _____6____Ayes _____0____Nays _____1____Absent
(Lewis)

Motion Carried.

PUBLIC COMMENT:

None.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Yusef Harrold stated that there was a lot of time and effort put into this project. He stated that a gas station may not be the right move, but it is a new business and benefiting the City.

Wayne Walter stated that he thinks this is a great thing, and was uncertain about a gas station but it's a new business and can help point Mt. Morris in a new direction. Stated that everyone did a good job getting all the information to planning commission and stated that if it comes to council his vote is a yes.

Mayor Sara Dubey stated that she is excited about a new business, the plans look nice, and it will be a big change on that corner.

Nate Shango stated that he has big plans for that corner, and he is also in a purchasing agreement to purchase the bar and has plans on bringing in a franchise for street food and drinks.

Sara Black thanked everyone for their work on this project. She stated that the city doesn't need another gas station, but they met all the criteria for the site plans.

ADJOURNMENT:

With no further business, the meeting was adjourned at **7:40 p.m.**

April Niedecken, Treasurer

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

NAME Valley Liquor Parking Lot
ADDRESS 11735 Mt Morris Saginaw
PHONE (home) 860-869-6416 PHONE (work) _____
Tax Parcel # of Lot 5712 526 003 Application Fee \$ \$300.00

Amendment Request Classification:

_____ Petition by qualified voter resident of the City of Mt. Morris (attach petition)

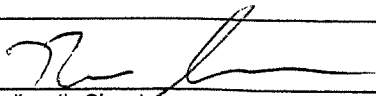
_____ By an owner of interest in the parcel

☒ By resolution of City Council or Planning Commission (attach resolution)

Current Zoning Classification C-R

Proposed Zoning Classification C

Proposed Use Rezoning to combine lots with valley liquor


Applicant's Signature

4-1-2025
Date

Date Notice Published

4.9.2025

Date Notice mailed to all owners of property in area in question and all property owners within 300' of property in question

4.7.2025

Date notice sent to adjacent township (if within 500' of property line)

N/A

Date of Public Hearing by Planning Commission

4.21.2025

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)

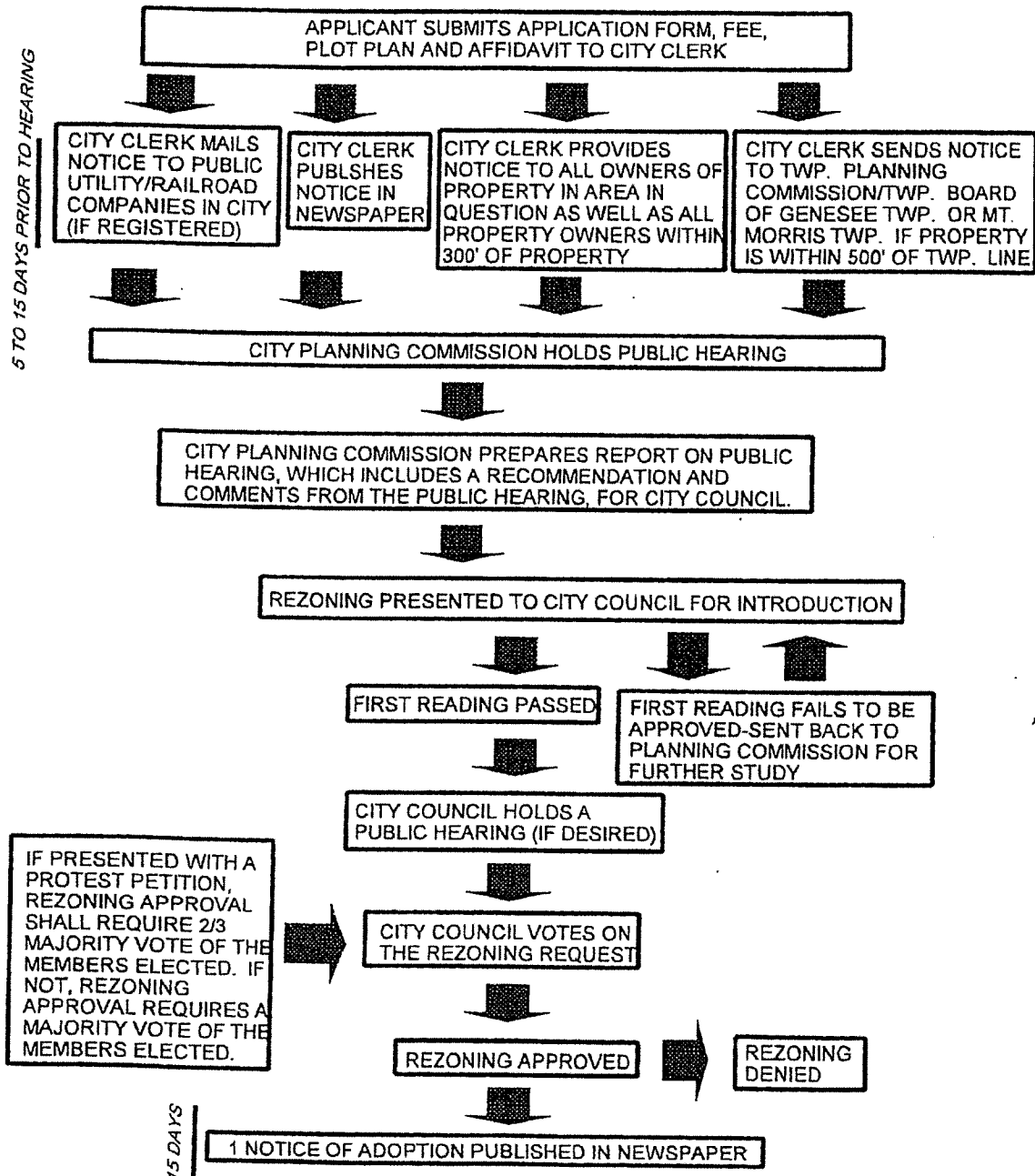
Approval _____

Disapproval _____

Attach minutes of both City Council meetings.

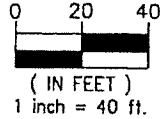
Date Notice of Adoption published in Newspaper _____

REZONING (ZONING MAP AMENDMENT) PROCESS



PARCEL RE-ZONING CHANGE EXHIBIT

GRAPHIC SCALE

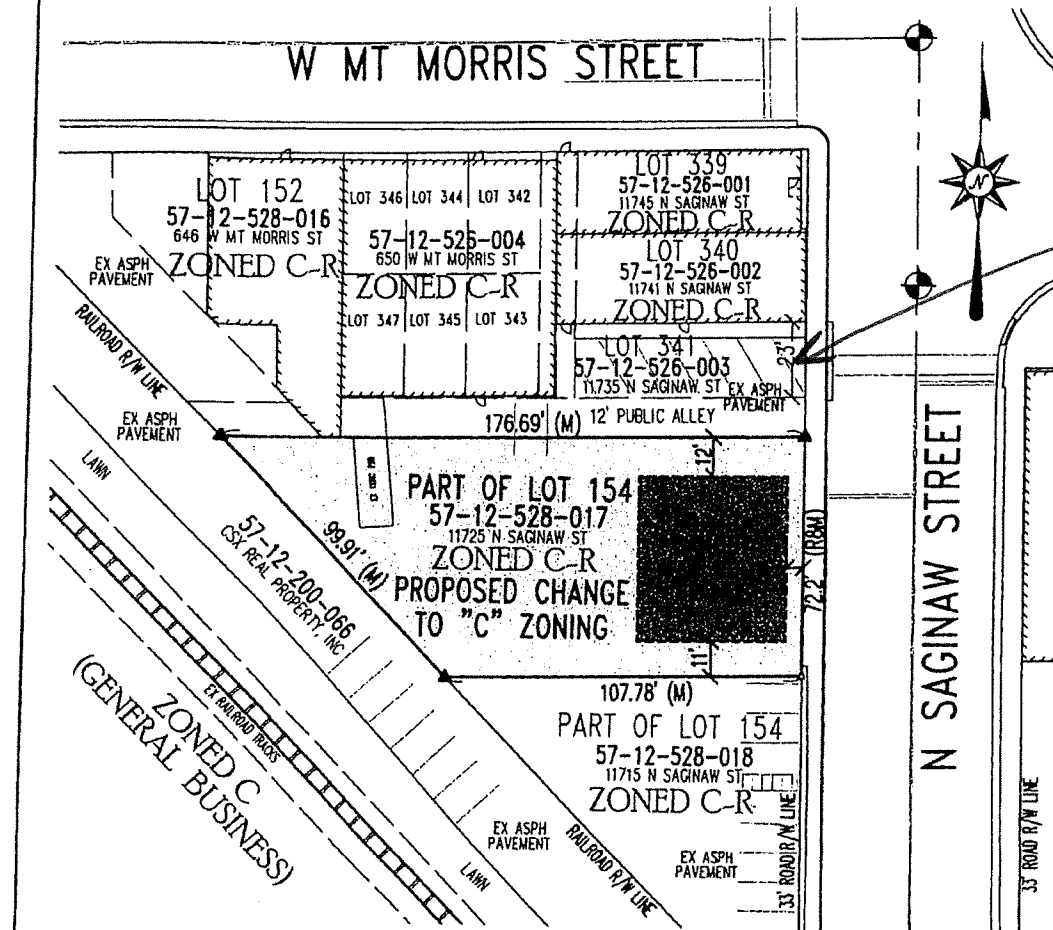


PROPERTY DESCRIPTIONS:

PARCEL NUMBER 57-12-528-017, 11725 N SAGINAW ST
NORTH 72.70 FEET OF LOT 154, OF "FREDERICK WALKER ADDITION TO
THE VILLAGE OF MT. MORRIS", ACCORDING TO THE PLAT THEREOF
RECORDED IN LIBER 14, PAGE 19 OF PLATS, GENESEE COUNTY RECORDS.

ZONING INFORMATION:

1. ACCORDING TO THE CURRENT CITY OF MT MORRIS ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-R (GENERAL COMMERCIAL RETAIL DISTRICT) WHICH DOES NOT ALLOW FOR GAS STATIONS.
2. THE PROPOSED ZONING REQUEST CHANGE IS FOR PARCEL NO. 57-12-528-017 FROM "C-R" (COMMERCIAL-RETAIL) TO "C" (GENERAL BUSINESS) IN ORDER TO ACCOMMODATE THE PROPOSED FUEL CANOPY AND GAS PUMPS AFTER DEMOLITION OF THE OLD HOTEL BUILDING.



PARCEL RE-ZONING CHANGE EXHIBIT FOR:

NAMIR SHANGO
11741 SAGINAW STREET
MT MORRIS, MI 48458
PHONE: 810.869.6416

SCALE: 1"=40'

JOB NO.

20-209

DATE:

10.20.2020

REVISION:

DRN. BY:

J.R.B.

APPR BY:

J.P.W.

PAGE:

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