

**CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA
August 18th, 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 July 21st, 2025 regular meeting minutes.
- 5. COMMUNICATIONS:**
 - a. None.
- 6. PUBLIC COMMENT:**
- 7. UNFINISHED BUSINESS:**
 - a. None
- 8. NEW BUSINESS:**
 - a. **Public Hearing: Star Budz Provisioning Center request to change zoning ordinance hours of operation**
 - b. **Action on request from Star Budz**
 - c. **Discussion & Set public hearing date for new zoning district (public service district)**
- 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**

July 21st, 2025

At 6:35 p.m., City Manager/Clerk Spencer Lewis called the Planning Commission Meeting to Order.

PRESENT: Melissa Neuwirth, Yusef Harrold, Andrew Sorensen, City Manager/Clerk Spencer Lewis, Wayne Walter and Mayor Sara Dubey.

ABSENT: Sara Black

OTHERS: None.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Mayor Sara Dubey, seconded by Yusef Harrold to approve the agenda.

All ayes.

Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Melissa Neuwirth, seconded by Wayne Walter to approve the minutes of the regular meeting held on April 21st, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. Discussion on request from Star Budz Provisioning Center.

Mayor Sara Dubey questioned if they wanted to extend operating hours until 10 p.m.?

City Manager/Clerk Spencer Lewis stated yes, that is what they are requesting per their letter. Originally when the ordinance was passed, it was set from Monday through Saturday 8a-8p, and Sunday noon-6p. It was amended in 2022 to the operating hours of Monday through Saturday 9a-9p, and Sunday from 10a-9p. There are plenty of other dispensaries in the area that are open until 9pm, 10pm, and even 11/12pm.

A motion was made by Wayne Walter, seconded by Mayor Sara Dubey to schedule a public hearing for the next planning commission meeting on August 18th, 2025.

[illegible]

Motion Carried.

Planning Commission
July 21st, 2025.
Page Two.

PUBLIC COMMENT:

None.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Yusef Harrold stated that he might have to play the devil's advocate next meeting due to a few concerns from some residents about increased traffic, loud music and other disturbances. He stated that a lot of the dispensaries with times past 9 p.m. are located within Thetford Township. He can understand why the request is being made from a business aspect, but we as the city need to really evaluate this and understand what this could potentially mean for the city and its residents.

The rest of the planning commission members echoed what Yusef stated, and we will keep an open mind with all of this and see what the public hearing brings next month.

ADJOURNMENT:

With no further business, the meeting was adjourned at **6:47 p.m.**

Spencer Lewis, Clerk

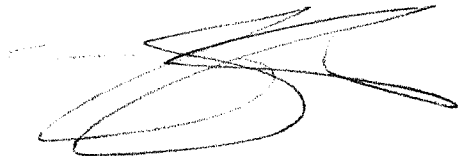
Dear Spencer Lewis, City Manager,

We are writing to you to ask to extend our operating hours at Starbudz Provisioning.

As you know we are open from 9am-9pm and would like to stay in the competitive market to stay open until 10pm.

Thank you so much for taking the time out of your day to consider this change to help move our business forward with the growing market. We are appreciative of the entire city and their continued support of Star Budz. If there is any other information you guys need to move forward with this please don't be hesitant to reach out. Once again thank you for taking the time to consider these changes.

Samir Shango

A handwritten signature in black ink, appearing to be 'S. Shango', with a large, stylized 'S' and a horizontal line extending to the right.

City of Mt. Morris
Zoning ORDINANCE

Article 6

District Regulations ("PS")

Section 6.15 ("PS") Public Service Districts

The following regulations shall apply to all "PS" Public Service Municipal Training Districts:

1. ~~Uses permitted.~~ ~~SES PERMITTED:~~ No structure of part thereof shall be erected, altered, or used and no land shall be used, and no land shall be used except for one or more of the following purposes:

- a. Fire Department Training Grounds, training tower, live fire and pumping operation concrete pad, classroom (subject to regulation of Article 9 section 9.19).
- b. Department of Public Works facilities
- c. Police Department Gun Range (subject to regulation of Article 9 section 9.19), classroom.
- d. Other uses
 - Art galleries
 - Planned Unit Development (Subject to provisions of Section 9.14)
 - Public Education Nature Center
 - Public Libraries
 - Public Museums
 - Public Park, golf courses, tennis courts, and similar sports recreational uses (Subject to provisions of Section 9.15)

4.2. ~~Conditional Uses Permitted:~~ ~~Conditional uses permitted.~~ Structures and parts thereof may be erected, altered, or used, and land may be used for one or more of the following purposes subject to the approval of the city planning commission and subject to the conditional use provisions of Article 8.

- a. Restaurants (No Drive Thru Service).

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b. Municipal, county, State and Federal administration buildings.

c. Fire Department.

d. Police Department.

e. Office Building.

Commented [AB4]: Do you really want these uses to go through the SLU standards?? Seems like these would all be permitted uses.

(Draft 6/25)

City of Mt. Morris
Zoning ORDINANCE

Article 9

Design Standards

Section 9.19 ("PS") Public Service Districts Design Standards

The following regulations are required for all Public Service (PS) Training Facilities facilities within the "PS" Public Service Districts:

A. Fire Department Training Ground.

A-1. _____ Must be at a minimum of 300' from any residential structure.

2. _____ Fire Department Training Ground _____ Shall be designed to drain all water to a detention pond and meet the requirements of the State of Michigan Storm Water Standards before being discharged to the waters of the state.

1-3. _____ The City Manager Shall approve a monthly training schedule submitted by the department head no less than 10 days prior to the beginning of the month. The City Manager shall develop a plan to notify the public before any Fire or Police Training sessions.

B. Police Department Gun Range.

B-1. _____ must be a minimum of 400' from any residential structure. The range shall be shielded with natural vegetation to minimize noise to nearby structures.

C-2. _____ Police Department Gun Range backstop must consist of a soil berm no less than 14' tall and designed to maintain a slope of 1 to 1. The back stop shall have a minimum 10' no shoot zone at the end of each berm.

3. _____ The City Manager Shall approve a monthly training schedule submitted by the department head no less than 10 days prior to the beginning of the month. The City Manager shall develop a plan to notify the public before any Fire or Police Training sessions.

(Draft 6/25)

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Commented [AB4]: Do you want to note hours that shooting is allowed to occur??

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Commented [AB5]: Could this be done quarterly or twice a year?? Monthly may prove to be hard to keep up with.