

**CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA
October 20th, 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 September 29th, 2025 meeting minutes.
- 5. COMMUNICATIONS:**
None.
- 6. PUBLIC COMMENT:**
- 7. UNFINISHED BUSINESS:**
 - a. None
- 8. NEW BUSINESS:**
 - a. **Public Hearing: Ordinance 2025-07: Creation of “PS” Public Service zoning district**
 - b. **Public Hearing: Ordinance 2025-08: “PS” Public Service District Design Standards**
 - c. **Action on Ordinance 2025-07**
 - d. **Action on Ordinance 2025-08**
- 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
September 29th, 2025

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

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

ABSENT: None.

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 August 18th, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. **Public Hearing: A request to rezone 923 North Street (57-06-553-041) & parcel 57-06-553-042 from R-2 to RB.**

A motion was made by City Manager/Clerk Spencer Lewis and seconded by Wayne Walter to open the public hearing at 6:34 p.m.

All ayes.

Motion carried.

Brian Kidlinger, 11955 Walter – Brian spoke upon receiving a letter in the mail stating that this was going to affect his property, so he decided to come and see what the public hearing was all about.

City Manager/Clerk Spencer Lewis stated that the letter he received in the mail was due to his property being located within 300 feet of this rezoning request properties, and per procedure, everyone within 300 feet of the property must be notified of the rezoning request.

Carol Ferguson, 11935 Walter – Carol questioned how many multi-family complexes were planning on being these two lots? She also stated that she was not enthused being the neighbor of these properties, to see 5 more

families adding to the noise, traffic, and congestion at the stop sign on the corner of Walter and North Streets.

Bradley LaBrie, rezoning applicant – Brad spoke upon owning Shears Salon here in Mt. Morris, along with Destiny Ridge Apartments down across from McDonalds, which has recently been renovated. Stated he is looking to keep the building already present at 923 North Street, and using it as a duplex, which is already set up as on the interior. He would simply just renovate the building including new exterior and a new interior.

Mayor Sara Dubey questioned if the new proposed building would also be a duplex, or an apartment style building, and if so, how many units?

Bradley answered that it would potentially be a newly constructed apartment style complex, but only with probably 3 units, including 1 bedroom and 1 bathroom with walk-in showers, and aimed towards elderly people looking for affordable housing in the area.

A motion was made by Melissa Neuwirth, seconded by Yusef Harrold to close the public hearing at 6:40 p.m.

All ayes.

Motion carried.

a. Action on rezoning request

A motion was made by Mayor Sara Dubey, and seconded by Andrew Sorensen to recommend City Council to approve the rezoning request, to rezone 923 North St. (57-06-553-041) & parcel 57-06-553-042.

Roll call: ___7___ Ayes ___0___ Nays ___0___ Absent

Motion Carried.

PUBLIC COMMENT:

None.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Yusef Harrold stated that he believes this is a great idea, as the current property seems to be a blighted building.

Wayne Walter, Andrew Sorensen, and Mayor Sara Dubey echoed the same thoughts as Yusef Harrold, and thanked the public for coming in tonight.

Chairperson Sara Black spoke upon researching previous projects from Mr. LaBrie, and they all look great and looking forward to hopefully having some more buildings in the City renovated by him.

ADJOURNMENT:

With no further business, the meeting was adjourned at **6:51 p.m.**

**GENESEE COUNTY, STATE OF MICHIGAN
CITY OF MT. MORRIS**

ORDINANCE 2025-Appendix D 6.16 - 07

**An ordinance to amend the Zoning Ordinance, Appendix D, and
Zoning Map, of the Code of Ordinances, City of Mt. Morris, Michigan,
by the creation of a new zoning ordinance, (PS) PUBLIC SERVICE
DISTRICT, and providing for the permitted uses therein.**

THE CITY OF MT. MORRIS ORDAINS:

SECTION I

The Mt. Morris Code of Ordinances, Appendix D, the Zoning Ordinance and the Zoning Map are hereby amended pursuant to Art.11, Zoning Ordinance Amendments, as follows:

Article 6 - District Regulations (PS)

Section 6.16 (PS) Public Service Districts

A new Zoning District, (PS) Public Service District is hereby created.

The following regulations shall apply to all Public Service Districts

1. USES 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)
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 conditional use provisions of Article 8.
- A. Restaurants (No Drive Thru Service)
 - B. Municipal, county, State and Federal administration buildings
 - C. Fire Department
 - D. Police Department
 - E. Office Building

SECTION II

All other provisions of this Chapter shall be and are hereby ratified.

SECTION III - SEVERABILITY

If any part of this ordinance shall be determined to be unenforceable by a court of competent jurisdiction, that part shall be deemed to be severed and removed from the body of this ordinance, and the rest shall remain in full force and effect.

SECTION IV – PRIOR ORDINANCES

All City ordinances and resolutions or a part thereof, insofar as the same may be in conflict herewith, are hereby repealed.

SECTION V

This Ordinance shall be published in a newspaper of general circulation within the City of Mt. Morris, Genesee County, Michigan, and shall become effective on the 7th day after publication.

SECTION VI

A copy of this Ordinance may be inspected at the City Hall, 11649 N. Saginaw St., Mt. Morris, Michigan, during regular business hours.

We the undersigned Mayor and Clerk of the City of Mt. Morris, do hereby certify that the above ordinance was adopted by the City Council at a regular meeting on the _____ day of _____, 2025.

Sara Dubey, Mayor

Spencer Lewis, City Clerk

Ordinance Introduced on:
Second Reading:
Publication Date:
Effective Date:

**GENESEE COUNTY, STATE OF MICHIGAN
CITY OF MT. MORRIS**

ORDINANCE 2025- Appendix D Section 9.20 - 08

**An ordinance to amend the Zoning Ordinance, Appendix D, and
Zoning Map, of the Code of Ordinances, City of Mt. Morris, Michigan,
by the addition of Section 9.20 – Public Service District Design Standards
to regulate the use and design within that district.**

THE CITY OF MT. MORRIS ORDAINS:

SECTION I

The Mt. Morris Code of Ordinances, Appendix D, the Zoning Ordinance and the Zoning Map are hereby amended pursuant to Art.11, Zoning Ordinance Amendments, as follows:

Article 9 – DESIGN STANDARDS

Section 19.20 – Public Service Districts Design Standards is hereby added

The following regulations are required for all facilities within the “PS” Public Service Districts:

A. Fire Department Training Ground

1. Must be at a minimum 300’ from any residential structure.
2. 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,
3. The City Manager shall approve a quarterly training schedule submitted by the department head no less than 10 days prior to the beginning of the quarter. The City Manager shall develop a plan to notify the public before any Fire or Police Training sessions.

B. Police Department Gun Range

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.

2. Police Department Gun Range backstops must consist of a soil berm no less than 14'tall and designed to maintain a slope of 1 to 1. The backstop shall have a minimum 10' no shoot zone at the end of each berm.
3. The City Manager shall approve a quarterly training schedule submitted by the department head no less than 10 days prior to the beginning of the quarter. The City Manager shall develop a plan to notify the public before any Fire or Police Training sessions.

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