

**CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA
November 17th, 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 October 20th, 2025 meeting minutes.
- 5. COMMUNICATIONS:**
None.
- 6. PUBLIC COMMENT:**
- 7. UNFINISHED BUSINESS:**
 - a. None
- 8. NEW BUSINESS:**
 - a. Action on Ordinance 2025-07
 - b. 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
October 20th, 2025**

At 6:36 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 Mayor Sara Dubey, seconded by Yusef Harrold to approve the agenda.

All ayes.

Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Spencer Lewis, seconded by Melissa Neuwith to approve the minutes of the regular meeting held on September 29th, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

Chairperson Sara Black broke down the rules of order for the planning commission public hearings.

PUBLIC COMMENT:

Brian Baxter, Mt. Morris Twp. Trustee, 1218 W. Stanley Rd. – Brian thanked all who are serving on the planning commission, and hopes that the planning commission will consider the valuation of properties within the city and the residents/properties of Mt. Morris Township.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. Public Hearing: ORDINANCE 2025-07: Creation of “PS” Public Service zoning district

A motion was made by Melissa Neuwirth and seconded by Andrew Sorensen to open the public hearing at 6:44 p.m.

All ayes.

Motion carried.

Larry Green, Mt. Morris Twp. Supervisor – Mr. Green asked for clarification of all what can be done with this new zoning district. Mr. Green requests that future zoning ordinances for properties that abut Mt. Morris Township residences be sent to the township offices so he can notify the residents of Mt. Morris Township too.

Mac Irwin, 7370 Red Maple Dr. – Mr. Irwin spoke upon an email from EGLE to the City of Mt. Morris and obtaining a permit from EGLE, and his beliefs that the City of Mt. Morris does not need a gun range. Mr. Irwin questioned the cost of constructing this shooting range, and who is going to pay for this? Mr. Irwin spoke upon the environmental aspect of bringing in dirt and asphalt from watermain breaks and asphalt being a petroleum-

based product which can leach into the soil along with lead from shooting ranges. Mr. Irwin spoke upon the master plan that was created in 2021, and that no where in the master plan does it specify that the city needs a police department gun range. Mr. Irwin spoke upon the cost of sending officers to the shooting range in Birch Run, shooting twice a fiscal year with a cost of roughly \$1800.00. He stated that we need to care about our public safety, our law enforcement, and our fire department, but that he doesn't believe that a shooting range is what the City of Mt. Morris needs currently.

Dave Sautter, 380 Beach – Mr. Sautter's main concern would be the noise associated with a shooting range.

James Fournier, 7219 Harvard St. – Mr. Fournier, a lifelong resident of Mt. Morris, spoke upon residents of Mt. Morris Township being vital to the City of Mt. Morris. The issues that he sees is that the notice that was sent out was very vague and not sent out to anyone within the Mt. Morris Township area, the dumping of dirt back in the proposed area without permits or discussion with EGLE, and all of the wells in the area which could become contaminated. The shooting range plan is not supported by the master plan. Mr. Fournier is concerned about property values dropping in the area, the proximity of the proposed range to Montague Elementary School and E.A.J. Memorial High School, along with the anxiety and PTSD of children and community members surrounding the area.

Brian Tungl Sr., 7210 Harvard St. – Mr. Tungl is concerned from a family standpoint and how this is going to affect his daily life from the noise standpoint. He has grandkids that live across the street, and would like to know what the plan is for this proposed property.

Jody Grant, Police Department – Mr. Grant spoke upon concerns from the residents, and the fear that comes with the unknown. He spoke about law enforcement training and the needs of police officers needing to be effectively trained, which requires much more training than the state requires.

Brian Tungl Jr., 7211 Harvard Ave. – Mr. Tungl Jr. spoke about it not being a public service if the public is not allowed to go out and enjoy the area. He is concerned about the noise that will come from the range, along with losing all of the serenity of the land as it stands and the wildlife.

Casey McKenzie, Field Rd. in Clio – Mr. McKenzie articulated on the gun range that the police department currently uses in Birch Run, and spoke about the conditions of it and how concerning it is. He spoke about the different caliber rounds and the noise associated with the different calibers. Mr. McKenzie spoke about ballistics of weapons, and the soil conditions of the community being mainly composed of clay.

Beth Nachbar, 304 Spruce St. – Beth spoke upon times of shooting, noise from the proposed gun range, and the nature that is currently back in the woods at the location.

Randolph, 9070 N. Saginaw – Randolph talked about the pollution, noise, need for additional training, and asked if an indoor range would alleviate some of these concerns.

John Vance, 565 Helen St. – Mr. Vance stated that he can see both sides of this. He is fully supporting more tactical training for our police department, along with additional training for the fire department.

Michael Veach, Mt. Morris Twp. Police Dept. – Police Chief Michael Veach spoke on limited training/gun ranges within Genesee County, and the support he has in this proposed gun range.

Jason Moll, 7311 Red Maple – Mr. Moll spoke upon liking his community and loving where he lives, but is concerned with the proximity of this proposed gun range and the noise it will bring.

Dave Gawne, 11015 Harvard – Mr. Gawne spoke about the proposed gun range and the location of this, and that he has not talked to a single person that is for this. He spoke about the contamination of the soil with asphalt and the affect it would have on everyone's well water in the area.

Fernan Gruber, 11430 Union – Mr. Gruber spoke about the notice in the mail and the vagueness of it. He stated that he would be upset as well if he had a house in the area that didn't have a gun range when they bought it, but now there is one proposed to go back there.

Chris Fournier, 560 Walker – Mr. Fournier stated that putting this proposed gun range in that area, that affects all of these surrounding residences doesn't seem right, and that the city should propose a millage to get more training elsewhere.

Nick Nankervis, 11857 Highland – Mr. Nankervis completely disagrees that this will affect property values in a positive manner, and that constructing a gun range will drive down property values.

Mary Marr, 7374 N. Jennings Rd. – Mrs. Marr is confused on the situation, and the proposed use of this property. She would like to know a little more information on the plans in the future.

Christine Mars, 7423 Elmcrest – Mrs. Mars is a teacher who works with kids with disabilities, severe physical impairments, and is concerned about the students at Montague Elementary, as well as the high school. She wants more training for the police department, but is unsure if inside the city is the correct spot.

Amanda Siel, 11638 Temperance – Mrs. Siel spoke upon more training for the fire department with adequate space for proper training, as well as the police department.

Mac Irwin, 7370 Red Maple – Mr. Irwin stated that this impacts all residents of the City of Mt. Morris. This is not the best thing for our residents at this time. He reiterated his concerns of asphalt in the berms, contamination of the soil itself with lead and asphalt, and the noise that will come along with a gun range. He is all for supporting our first responders, but does not want this in the City of Mt. Morris.

James Fournier, 7219 Harvard – Mr. Fournier stated that it sounds like everyone in Genesee County needs to get together to find a place to train, that is not located here within the City of Mt. Morris, on a parcel that has wetlands, and that is less than 100 yards away from residential properties. This will alter the layout of the land for generations to come. Mr. Fournier stated that it is also a possibility that the planning commission recommends to city council to deny this, and that city council can not go with the recommendation and still pass this ordinance.

Chief Kevin Mihailoff, Mt. Morris City Police Department – Chief Mihailoff stated that they have been talking about the possibility of putting in a gun range in that area, and no one has ever said that Genesee County was coming to train. He spoke about the fire department training as well in the area. There are no proposed structures requiring electricity or plumbing. Chief spoke upon the conditions of the Birch Run shooting range that they currently use. He visually showed what the MCOLES shooting requirements are in order to have a police officer holster a weapon. Chief Mihailoff expressed his concerns with how low the requirements are for MCOLES and that our officers need additional training to be proficient and effective. He elaborated on some of the specifications of the proposed gun range, including the berm, targets, and times of shooting. Chief Mihailoff elaborated multiple times about wanting to improve the quality of training for his officers.

A motion was made by Spencer Lewis and seconded by Andrew Sorensen to close the public hearing at 9:02 p.m.

All ayes.

Motion carried.

b. PUBLIC HEARING: ORDINANCE 2025-08: “PS” Public Service District Design Standards

A motion was made by Andrew Sorensen and seconded by Spencer Lewis to open the public hearing at 9:03 p.m.

All ayes.

Motion carried.

James Fournier, 7219 Harvard – Mr. Fournier didn’t think it made sense that both public hearings were back-to-back without voting on the first ordinance.

Mac Irwin, 7370 Red Maple Dr. – Mr. Irwin was in-line with Mr. Fournier, and stated that he would like the see the public hearing for the design standards be tabled until action is taken on the first ordinance.

Chris Dixon, CRU Paintball – Mr. Dixon stated that this is a two-part process, and does not find any of it being deceitful.

Brian Tungl Sr., 7210 Harvard Ave. – Mr. Tungl spoke about liking to see there being some restrictions on days, hours, and when this can and cannot be happening, if in fact this does go through.

Brian Tungl Jr., 7211 Harvard Ave. – Mr. Tungl stated that in regard to distance from residential areas, he would like to see ten to fifteen miles.

A motion was made by Andrew Sorensen and seconded by Mayor Sara Dubey to close the public hearing at 9:14 p.m.

All ayes.

Motion carried.

c. Action on Ordinance 2025-07: Creation of “PS” Public Service Zoning District

Chairperson Sara Black stated that there does need to be a correct in section 1.A and 1.C in regards to article 9, section 9.19 and should read article 9, section 9.20.

Commission member Yusef Harrold stated he cannot think of better public service than public safety. Being a resident of the city, if this plan can save 1 life and help better train our police, fire, and first responders, it is not that complicated for him.

Commission member Wayne Walter spoke upon being a city resident for 24 years. Fire and police are his number one priority as a councilmember and a resident of the city. Training of our first responders should be of utmost importance for everyone. Commission member Walter stated that he will always support our fire department, police department, and our city residents.

Commission member Melissa Neuwirth stated that she agrees with all of the other commission members, and it would be premature for the commission to vote on this at this time, and that we should consider the citizens’ concerns.

Commission member Sara Black stated that the gun range conversation has been around for a while, in open meetings of the city council, and not behind closed doors, going back to when she was on city council last October and prior to that. Sara Black stated that this is important to address all of the concerns and look into the rules and regulations of said public service district. This proposed piece of property has been city owned for a long time, and it just sits vacant back there.

Commission member Sara Black spoke upon some of the requirements of distance from residences, and regulations of N.R.A. certified gun ranges that could be added to the design standards. She would like to see what the plan would be to notify residents, citizens, and the schools of proposed training days/hours. She spoke upon notifying the adjacent township, along with residents within the 450 feet of the proposed gun range, as well as utilizing the city website, social media, and residential mailings.

Police Chief Kevin Mihailoff stated that the latest time they would be shooting would be around 6 p.m. to cover both shifts of officers.

A motion was made by commission member Sara Black and seconded by commission member Yusef Harrold to postpone actions on Ordinance 2025-07 and Ordinance 2025-08 until the next meeting in November.

Roll call: ____ 7 ____ Ayes ____ 0 ____ Nays ____ 0 ____ Absent

Motion Carried.

PUBLIC COMMENT:

Mac Irwin, 7370 Red Maple Dr. – Mr. Irwin thanked the public for coming out, and reiterated his thoughts on the first responders needing more training, but not needing this in this proposed location for the City of Mt. Morris.

Alma Henderson, 1014 Howard St. – Mrs. Henderson stated she was a long-time planning commission member for more than 20 years, and she was part of the rezoning of that property back when they acquired the property. She questioned if the land had been rezoned since it was zoned as a PUD zoning?

James Fournier, 7219 Harvard – Mr. Fournier spoke upon the master plan being the basis of all zoning ordinances, and referenced MCL 1301.1101, stating that litigation and court cases can come against the city. Mr. Fournier talked about driving families out of this community if this passes.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Commission members Yusef Harrold and Melissa Neuwirth stated that they believe that postponing this decision is correct.

Commission member Andrew Sorensen spoke upon all of these discussions being in open meetings in the past, and simply because you don't attend meetings or review minutes of what has happened previously, does not reflect malfeasance in our part.

City Manager/Clerk Spencer Lewis stated that a pre-application has been filed with EGLE to coordinate plans and efforts, and when/if the property moves to be rezoned in the future, notices will be sent out accordingly.

Mayor Sara Dubey thanked everyone for coming out tonight, and respect everyone's opinions. She does believe that everyone's opinions are valuable, and that public safety is of the utmost importance for our community.

Planning Commission
October 20th, 2025.
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Chairperson Sara Black thanked everyone coming out. She spoke upon no one ever coming to public hearings, and elaborated on there being an extra seat on the planning commission open currently. She touched briefly on the Grand Blanc shooting that occurred a couple of weeks ago, and would hope that our police department responded just as fast to a situation of that magnitude. Chairperson Sara Black spoke about being detail oriented and needing all the specifics within these ordinances. She thanked everyone for being respectful during the meeting and not having to remove anyone.

ADJOURNMENT:

With no further business, the meeting was adjourned at **10:10 p.m.**

Spencer Lewis, Clerk

**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 9.20).
 - B. Department of Public Works facilities
 - C. Police Department Gun Range (subject to regulation of Article 9 section 9.20), 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 450’ 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 18'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, the adjoining township and the school district before any Fire or Police Training sessions.

SECTION II

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

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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.

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Sara Dubey, Mayor

Spencer Lewis, City Clerk

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Second Reading:
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