

**CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA**

**November 16, 2015
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** Chairman Marc Gauze.
2. **APPROVAL OF MINUTES:** Approval of October 19, 2015 minutes.
3. **COMMUNICATIONS:**
 - a. None.
4. **PUBLIC COMMENT:**
5. **OLD BUSINESS:**
 - a. None.
6. **NEW BUSINESS:**
 - a. **PUBLIC HEARING:** Zoning Ordinance text amendments.
 - b. **RESOLUTION 15-02PC:** Approval of Zoning Ordinance text amendments.
7. **PUBLIC COMMENT:**
8. **UPDATES:**
9. **PLANNING COMMISSION COMMENTS:**
10. **ADJOURNMENT:**

**Please be courteous to others, turn off all cell phones & other electronic devices
prior to the meeting.**

**CITY OF MT MORRIS
PLANNING COMMISSION
October 19, 2015**

At **6:30 p.m.**, Chairman Marc Gauze called the Planning Commission Meeting to Order.

PRESENT: City Manager Tom Darnell, and Elena Danishevskaya, Marc Gauze, Jeff Jensen, Mayor Dan Lavelle, Marc Middleton and Mark Middleton, Dan Davis, Cheryl Coleman, and Lillian Bigelow.

ABSENT: None.

OTHERS: City Clerk Kristina Somers, Treasurer Vicki Fishell.

SWEARING IN OF MEMBERS: Cheryl Coleman was sworn in by City Clerk Kristina K. Somers.

APPROVAL OF MINUTES:

Planning Commission member Davis commented that he would like to see an amendment to the minutes for the September 21, 2015 meeting. Planning Commission member Davis would like he complete statement put in the minutes.

A motion was made by Mark Middleton seconded by Lillian Bigelow to approve the minutes of the regular meeting held on September 21, 2015, with amendments.

All Ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

None.

OLD BUSINESS:

No old business.

NEW BUSINESS:

a. Discussion on Zoning Ordinance text amendments.

Commission discussed their suggestions, and concerns on the amendments to the Zoning Ordinance.

Commission member Davis commented on the max occupancy for business assessments, and who is responsible for this service. Commission member Davis asked about the charges received from business owner James Ham, owner of Old Time Billiards, located at 11745 N. Saginaw, and questioned if there would be any other fees expected.

The commission reviewed section R-1, after discussion commission would like to change 2A, 2E, 2G and 2H from conditional uses to permitted uses. From 2B remove community center buildings from the definition and add to 2E under permitted uses.

The commission reviewed the RB district, after discussion would like to add large apartment complexes, over 5 family or more units.

The commission reviewed Sec. 6.11 Commercial "C-R" (commercial-retail) district Zoning Ordinance. After discussion commission would like to add; Amusements, commercial: including dance halls, bowling alleys, billiard or pool halls, skating rinks, shooting galleries, games of skill and science, and miniature golf courses to the "C-R" district section under permitted uses.

A motion was made by Mark Middleton seconded by Lillian Bigelow to add Amusements, commercial: including dance halls, bowling alleys, billiard or pool halls, skating rinks, shooting galleries, games of skill and science, and miniature golf courses to the "C-R" district section.

Roll Call: ___9___ Ayes ___0___ Nay ___0___ Absent

Motion Carried.

A motion was made by Mayor Dan Lavelle seconded by Lillian Bigelow to set public hearing for amendments to the Zoning Ordinance text, November 16, 2015.

Roll Call: ___9___ Ayes ___0___ Nay ___0___ Absent

Motion Carried.

PUBLIC COMMENT:

James Ham-11745 N. Saginaw St.-Introduced himself, and asked the Planning Commission if they had any questions. Discussed possible hours of business.

Dorothy Lindsey-423 Spruce St. –Stated it was a pleasure to sit here and hear the back and forth, and the positivity that normally the city does not display. Hopes to see the money received from business owner James Ham Old Time Billiards, 11745 N. Saginaw is refunded fees paid to City.

UPDATE:

None.

PLANNING COMMISSION COMMENTS:

Dan Davis - Welcomed Cheryl Coleman to the Planning Commission. Stated it was good to see another business person in here that understands how difficult it is to run a business, deal with customers, and other business bureaucracy.

Mayor Dan Lavelle - The Masonic Lodge is having an open house Saturday, October 24th, 2015 from 12:00 to 4:00pm. Everyone is invited to attend.

Marc Middleton – Welcomed the new City Manager Elena Danishevskaya.

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Chairman Marc Gauze - Asked that Cheryl Coleman receives all the required documents of Planning Commission.

Mark Middleton - Welcome to Cheryl Coleman, and City manager Elena Danishevskaya.

Lillian Bigelow – Welcomed City Manager Elena Danishevskaya, Cheryl Coleman and City Clerk Kristina Somers.

City manager Tom Darnell – Welcomed Cheryl Coleman and good-bye to everyone. Stated he has enjoyed Planning Commission.

ADJOURNMENT:

With no further business, the meeting was adjourned at **7:20 p.m.**

Lillian Bigelow, Secretary

Kristina Somers, City Clerk

**CITY OF MT MORRIS
PLANNING COMMISSION NOTICE
PUBLIC HEARING ON PROPOSED TEXT AMENDMENT**

The City of Mt. Morris Planning Commission will be holding a public hearing on November 16, 2015 at 6:30 p.m. The meeting will be held at the Mt Morris City Hall at 11649 N Saginaw Street, Mt Morris, Michigan. The following zoning ordinance amendments will be considered at that time:

Item I

It is proposed that the district regulations with respect to the Residential "R-1" District (Section 6.05) be amended to provide that the following conditional uses as set forth in Section 6.05 2 be re-designated as permitted uses:

- a) Churches, synagogues, temples, public, parochial, private and trade schools and colleges, public libraries, museums and art galleries.
- e) Public parks, golf courses, country clubs, tennis courts, and similar recreational uses, including restaurants when accessory to the principal use subject to the provisions of section 9.15.
- g) Hospitals, sanitariums, clinics, nursing and rest homes and charitable institutions for human care, subject to the provisions of Section 9.10.
- h) Planned unit development subject to the provisions of Section 9.14.

Also, that community center buildings as set forth in Section 6.05 2.b. be designated as permitted uses rather than conditional uses.

Item II

With respect to the Residential Multiple "RB" district, Section 6.08, large apartment complexes with over 5 or more family units shall be a conditional use subject to the conditional use provisions of the Zoning Ordinance, to wit: Article 8.

Item III

With respect to the commercial "C-R" district, Section 6.11, the following shall be included as a permitted use: "Amusements, commercial: including dance halls, bowling alleys, billiard or pool halls, skating rinks, shooting galleries, games of skill and science, and miniature golf courses" and Section 6.11 1.e. shall be restated accordingly.

The meeting is open to the public. Anyone wishing to submit written comments may send them to the Mt Morris Planning Commission at 11649 N Saginaw Street, Mt Morris, Michigan 48458 prior to November 16, 2015. A copy of the draft text amendment is available for inspection at City Hall, 9 am to 5 pm Monday through Friday.

**CITY OF MT. MORRIS PLANNING COMMISSION
RESOLUTION NO. 15-02PC**

WHEREAS, this Commission has caused to be published a notice of public hearing with respect to proposed changes in the text of the zoning ordinance and a copy of the proof of publication is attached hereto; and

WHEREAS, this Commission has duly considered the comments made at the public hearing and a copy of the summary of the comments (and written materials) submitted at the public hearing and

WHEREAS, after due consideration of the comments and upon further examination of the proposed amendments as set forth in this Commission's prior action on October 19, 2015 and the statement of the proposed changes as set forth in the notice of public hearing, this Commission does hereby determine:

1. That the proposed changes are consistent with and promote the intent and purpose of the Zoning Ordinance; and,
2. The proposed changes will ensure that the land use authorized is compatible with adjacent land uses, the natural environment and the capabilities of public services affected by the proposed zoning amendment; and,
3. The proposed changes in the text are consistent with the public health, safety and welfare of the City of Mt. Morris; and,
4. The proposed changes in the text of the Zoning Ordinance are consistent with the City's master plan and take account of changes of relevant conditions within the City;

NOW, THEREFORE, BE IT RESOLVED that this Planning Commission does hereby recommend that the attached amendments to the text of the zoning ordinance be favorably considered and does forward to the Mt. Morris City Council the attached proposed revisions of the text of the Zoning Ordinance and if it is determined that they are in agreement with the aforesaid conclusions of this Commission, that same be adopted as amendments to the Mt. Morris Zoning Ordinance after due adherence to the procedures set forth in Article II of the Zoning Ordinance and as required by State Law.

Moved by Commission member Lillian Bigelow, seconded by Commission member Marc Middleton, and thereafter adopted by the Planning Commission of the City of Mt. Morris at a regular meeting held, November 16, 2015 at 6:30p.m.

_____7_____ Yea

_____0_____ Nay

_____2_____ Absent
(Cheryl Coleman)
(Jeff Jenson)

Marc Gauze, Chairman

Kristina Somers, City Clerk