

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

**September 19, 2016  
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** Chairman Marc Gauze.
2. **SWEARING IN OF MEMBERS:** Mark Middleton.
3. **APPROVAL OF MINUTES:** Approval of July 18, 2016 meeting minutes.
4. **COMMUNICATIONS:**
5. **PUBLIC COMMENT:**
6. **OLD BUSINESS:**
  - a. None.
7. **NEW BUSINESS:**
  - a. Public Hearing on Conditional Use Permit request for 657 W. Mt. Morris Road.
  - b. Action on Conditional Use Permit.
8. **PUBLIC COMMENT:**
9. **UPDATES:**
10. **PLANNING COMMISSION COMMENTS:**
11. **ADJOURNMENT:**

**PLEASE BE COURTEOUS TO OTHERS  
TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES PRIOR TO THE MEETING.**

**CITY OF MT MORRIS  
PLANNING COMMISSION  
July 18, 2016**

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

**PRESENT:** Marc Middleton, Marc Gauze, Lillian Bigelow, Dan Davis, Boyce A. Judkins.

**ABSENT:** None.

**OTHERS:** City Clerk Kristina Somers.

**APPROVAL OF AGENDA:**

A motion was made by Marc Middleton seconded by Lillian Bigelow to approve agenda.

All ayes.

Motion carried.

**APPROVAL OF MINUTES:**

A motion was made by Boyce A. Judkins and seconded by Marc Middleton to approve the minutes of the regular meeting held on June 20, 2016.

All ayes.

Motion carried.

**COMMUNICATIONS:**

None.

**PUBLIC COMMENT:**

None.

**OLD BUSINESS:**

- a. None.

Dan Davis questioned Medical Marihuana not being on the agenda.

Chairman Marc Gauze explained that it was agreed by the Planning Commission at the last meeting, to hold off on this item until the vote is completed at the State level.

**NEW BUSINESS:**

- a. Vacant Commission Seats.

Mayor Boyce A. Judkins explained that Commission member Mark Middleton sat on the Commission as a Council Representative, with his resignation to Council he would like to be appointed to the Planning Commission filling one of two vacant seats.

**PUBLIC COMMENT:**

None.

**UPDATE:**

None.

**PLANNING COMMISSION COMMENTS:**

Marc Middleton discussed the Planning Commission bringing back the Master Plan, and Community Survey on the next agenda. Would like to see the Commission start with Goals and Objectives: Housing/Transportation, and work through 2-3 topics per meeting.

Chairman Marc Gauze suggested when looking for new City Manager, look for someone with experience with the Master Plans. Updated contact number with City Clerk.

Lillian Bigelow discussed interim City Manager, Charles Forrest not being present at the meeting.

Mayor Judkins informed Lillian Bigelow that due to lack of agenda items, there was no need for Charles Forrest to attend.

Mayor Judkins discussed the Back to the Bricks/Dancing in the Streets event scheduled for August 2016, and that they are looking for vendors for this event and the 150<sup>th</sup> Celebration, everyone can contact Lillian Bigelow with any questions or to sign up.

**ADJOURNMENT:**

With no further business, the meeting was adjourned at **7:56 p.m.**

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Lillian Bigelow, Secretary

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Kristina Somers, City Clerk

To Whom It May Concern:

I have been a used car dealer in Genesee County for twenty-five years. The name of my company is Corporate Auto Remarketing Service (License # B203993). My record with the State of Michigan is flawless, with no infractions whatsoever. Currently, the majority of my business is repeat and referral. Therefore, I do not hold more than 5-10 vehicles in inventory at one time. Extreme Cleaning Products, located at 657 Mt. Morris Road, is where I have my vehicles detailed. Ron Greenfield is the owner and has offered me an office to transfer my license, since my current location is being sold. In the past, Ron's location was a used car lot, under the name of "Ted Schultz Used Cars" (see attached picture). Ron and I have become close friends and with your approval, I am looking forward to relocating to Mt. Morris.

Thank You,

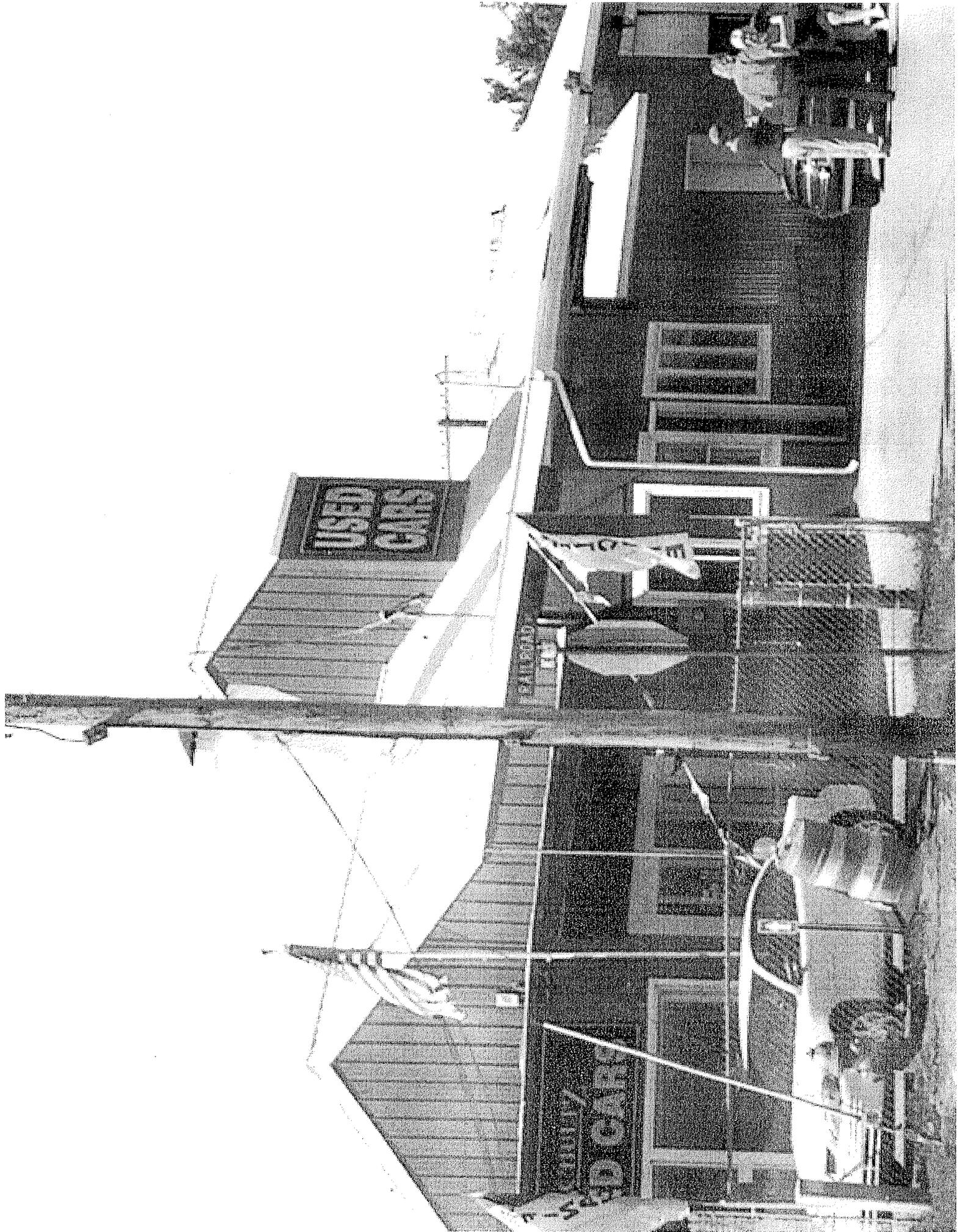


James Jacob  
810-919-1291

James Jacob

JUL 27 2016

STATE OF MICHIGAN



Paid \$300 8/2

CITY OF MT. MORRIS  
CONDITIONAL USE PERMIT APPLICATION

NAME James Jacob

ADDRESS 657 W. Mt. Morris Rd.

PHONE (home) \_\_\_\_\_

PHONE (work) 810-919-1091

Tax Parcel # of Lot 5701579005

Zoning District \_\_\_\_\_

Proposed Use of Parcel \_\_\_\_\_

Attach a site plan meeting the requirements of Section 7.03 of the Zoning Ordinance.

An additional thirteen (13) copies of the site plan to be provided to the City Clerk.

|                    |       |       |                              |       |
|--------------------|-------|-------|------------------------------|-------|
| Sent to Consultant | Yes   | No    | Estimated Cost of Consultant | \$    |
|                    | _____ | _____ | _____                        | _____ |

Authorization by Applicant to pay for Consultant Review

- Please explain how the proposed conditional use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is being proposed. Car count will only be maximum of ten quality vehicles, lot is fenced and secured, hours of operation 9:00 to 5:00, Mon - Fri.
- Please explain how the proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved. This location currently has an existing business. The addition of a small car lot will not affect the vehicle or pedestrian traffic.
- Please explain how the proposed use shall be designed so the location, size intensity, site layout and periods of operation do not cause any possible nuisance (such as dust, noise, fumes, vibration, smoke or lights) emanating from there from which might be noxious to the occupants of any other nearby permitted uses. Again, this is a used car lot with normal business hours and will not be hazardous to the community in any way.
- Please explain how the conditional use permit, if granted, will be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. Will not change anything with the structure of the building, which currently houses a vehicle detail shop, Extreme Cleaning. At one time, this location housed both a detail shop and a car lot.

5. Will the conditional use place demands on public services and facilities in excess of current capacity? If yes, explain No

6. Will the proposed use be designed, located, planned and operated so that the public health, safety and welfare will be protected? Please explain: Yes, the car will operate in accordance with the public health, safety and welfare of the community.

[Signature]                      8-2-16                      Application Fee \_\_\_\_\_  
Applicant's Signature                      Date

This conditional use permit application was reviewed by the City of Mt. Morris Planning Commission at a meeting on \_\_\_\_\_. The Planning Commission voted to:  
\_\_\_\_\_ Approve Conditional Use Permit  
\_\_\_\_\_ Disapprove Conditional Use Permit  
\_\_\_\_\_  
City of Mt. Morris Planning Commission Secretary

This site plan was reviewed by the City of Mt. Morris Planning Commission at a meeting on \_\_\_\_\_. The Planning Commission voted to:  
\_\_\_\_\_ Approve Site Plan  
\_\_\_\_\_ Disapprove Site Plan  
\_\_\_\_\_  
City of Mt. Morris Planning Commission Secretary

An approved Conditional Use Permit consists of this completed form, a copy of the minutes of the meeting at which the Conditional Use Permit was approved, including any conditions included in the approval, a copy of the site plan with any changes required by the Planning Commission noted on the plan.

I confirm that I have received a copy of the approved conditional use permit and site plan including the minutes of the meeting and I am aware of the conditions placed on this site plan approval.

\_\_\_\_\_  
Applicant    Date

Date of Public Hearing \_\_\_\_\_

Date of Publication of Public Hearing Notice \_\_\_\_\_

Attach copy of list of owners to whom notice of public hearing was mailed.

**CITY OF MT MORRIS  
PLANNING COMMISSION NOTICE  
HEARING ON CONDITIONAL USE PERMIT REQUEST**

The City of Mt. Morris Planning Commission will be holding a hearing on September 19<sup>th</sup>, 2016 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 Conditional Use Permit will be considered at that time:

A Conditional Use Permit to allow Corporate Auto Remarketing Service to operate a used car dealership at 657 W. Mt. Morris.

Any member of the public that is interested in this Conditional Use Permit is invited to attend the hearing.

For those unable to attend the hearing written comments may be sent to the Mt. Morris Planning Commission at 11649 N. Saginaw Street, Mt. Morris, Michigan 48458 prior to September 19<sup>th</sup>, 2016. A copy of the application is available for inspection at City Hall.