

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

**March 20, 2017
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** Chairman Mark Middleton.
2. **SWEARING IN OF MEMBERS:** Mike Clark.
3. **APPROVAL OF MINUTES:** Approval of February 20, 2017 meeting minutes.
4. **COMMUNICATIONS:**
5. **PUBLIC COMMENT:**
6. **OLD BUSINESS:**
 - a. None.
7. **NEW BUSINESS:**
 - a. Public Hearing on Conditional Use Permit request for existing right-of-way located at 12225-12231 Walter St. (Site plans are available at City Hall).
 - 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
February 20, 2017**

At **6:30 p.m.**, City Clerk Kristina Somers called the Planning Commission Meeting to Order.

PRESENT: Marc Middleton, Marc Gauze, Dan Davis, Mark Middleton, Stephanie Sain, Interim City Manager/Treasurer Vicki Fishell, Mayor Duane Dunckel.

ABSENT: Lillian Bigelow.

A motion was made by Marc Middleton seconded by Mark Middleton to approve the absence of Lillian Bigelow.

All Ayes.
Motion Carried.

OTHERS: City Clerk Kristina Somers.

SWEARING IN OF MEMBERS: Stephanie Sain, term ending December 2017, and Dan Davis, as Council Representative term ending November 2020.

ELECTION OF CHAIRMAN AND OATH OF OFFICE:

City Clerk Kristina Somers opened the floor for nominations for the Election of Chairman to the Planning Commission at 6:31pm.

A nomination was made by Marc Middleton to nominate Mark Middleton as Chairperson to the Planning Commission.

A nomination was made by Dan Davis to nominate Marc Gauze as Chairperson to the Planning Commission.

With no further nominations the floor was closed for nominations for the Election of Chairman at 6:32pm.

Roll Call vote for the Election of Marc Gauze as Chairperson to the Planning Commission:

___ 3 ___ Ayes	___ 4 ___ Nay (Stephanie Sain) (Marc Middleton) (Marc Middleton) (Vicki Fishell)	___ 1 ___ Absent (Lillian Bigelow)
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Roll Call vote for the Election of Mark Middleton as Chairperson to the Planning Commission:

___ 4 ___ Ayes	___ 3 ___ Nay (Dan Davis) (Marc Gauze) (Duane Dunckel)	___ 1 ___ Absent (Lillian Bigelow)
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Mark Middleton was sworn in as Chairman of the Planning Commission for 2017 by City Clerk Kristina Somers.

ELECTION OF VICE-CHAIRMAN AND OATH OF OFFICE:

Chairperson Mark Middleton opened the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:35pm.

A motion was made by Duane Dunckel seconded by Mark Middleton to nominate Marc Middleton as Vice-Chairperson to the Planning Commission.

With no further nominations Chairperson Mark Middleton closed the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:36pm.

A motion was made by Duane Dunckel seconded by Mark Middleton to elect Marc Middleton as Vice-Chairperson to the Planning Commission.

All ayes.

Motion carried.

Marc Middleton was sworn in as Vice-Chairperson of the Planning Commission for 2017 by City Clerk Kristina Somers.

ELECTION OF SECRETARY AND OATH OF OFFICE:

Chairperson Mark Middleton opened the floor for nominations for the Election of Secretary to the Planning Commission at 6:38pm.

A motion was made by Marc Middleton seconded by Dan Davis to nominate Lillian Bigelow as Secretary to The Planning Commission in lei of her acceptance at the next meeting.

With no further nominations Chairman Mark Middleton closed the floor for nominations for the Election of Secretary at 6:39pm.

A motion was made by Marc Middleton seconded by Dan Davis to nominate Lillian Bigelow as Secretary to the Planning Commission in lei of her acceptance at the next meeting.

All ayes.

Motion carried.

APPROVAL OF MINUTES:

A motion was made by Marc Gauze seconded by Duane Dunckel to approve the minutes of the regular meeting held on November 17, 2016.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

Braxton Davis – 1160 Lane Allen Rd. - Asked the Planning Commission what they are taking into consideration when implementing the proposed Medical Marihuana Ordinance. Discussed what he would like to see the city take into consideration, and asked what kind of guidelines for enforcement will take place.

OLD BUSINESS:

a. None.

NEW BUSINESS:

a. RESOLUTION 17-01PC: Set Planning Commission Meeting Dates for 2017.

A motion was made by Marc Middleton and seconded by Duane Dunckel to approve **RESOLUTION 17-01PC: Set Planning Commission Meeting Dates for 2017.**

All ayes.
Motion carried.

b. Medical Marihuana Rules and Regulations.

Chairperson Mark Middleton gave an overview of MCM documents that there included in the packet, and the changes that have been discussed to date.

Dan Davis discussed definition of “stakeholder” as it is stated on page two, proof of ID requirements, application fees, number of facilities, proof of operator, security requirements, posting of hours of business, State licensed engineer requirements, and State requirements for patient education plans, business plans, and the language requesting no less than \$250,000 in immediately available funds. Stated he would like to see this amount lowered to accommodate smaller businesses. Asked that page 6 v. All cultivation must be performed indoors or in an enclosed greenhouse, be looked into identifying this as a State or Federal Law. Discussed the floor plan, blueprint be provided by a licensed State of Michigan Engineer.

Stephanie Sain discussed floor plans, and blueprints being needed due to the type of equipment used in the different facilities.

Planning Commission members would like to look into these, to see if this is State regulated or City Regulated to discuss at the next meeting.

PUBLIC COMMENT:

None.

UPDATE:

Interim City Manager/Treasurer Vicki Fishell updated Planning Commission on the Saginaw Street Road and water project.

PLANNING COMMISSION COMMENTS:

Dan Davis welcomed Stephanie Sain to the Planning Commission.

Marc Middleton welcomed Stephanie Sain to the Planning Commission.

Mark Middleton welcomed Stephanie Sain, and Dan Davis. Thanked everyone for nomination as Chairperson.

Marc Gauze welcomed Stephanie Sain, and discussed forming a Committee to start work on the Master Plan.

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Mayor Duane Dunckel welcomed Stephanie Sain.

Interim City Manager/Treasurer Vicki Fishell welcomed Stephanie Sain.

City Clerk Kristina Somers welcomed Stephanie Sain.

ADJOURNMENT:

With no further business, the meeting was adjourned at **7:49 p.m.**

Lillian Bigelow, Secretary

Kristina Somers, City Clerk

CITY OF MT. MORRIS
CONDITIONAL USE PERMIT APPLICATION

NAME Mobilitie, LLC c/o David Greetham

ADDRESS 120 S. Riverside Plaza, Suite 1800, Chicago, IL 60606

PHONE (home) _____

PHONE (work) 312-638-5477

Tax Parcel # of
Lot _____

Public right of way

Zoning District _____

Proposed Use of Parcel

Install a transport utility pole within an existing public right of way.

Attach a site plan meeting the requirements of Section 7.03 of the Zoning Ordinance.
See attached construction plans

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

1. 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. See attached construction drawings. The proposed facility is a monopole design which is sleek and slim and requires no ground cabinet. Overall, the proposed facility is much less intrusive than a cell tower.
2. 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. Please see the attached Mobilitie Transport Pole Structural Analysis.
3. 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
Please see the attached Mobilitie Transport Pole Structural Analysis. Further questions about the design and construction of the proposed pole can be directed to the applicant point of contact.
4. 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.
If the height or specific right of way location of the facility is the main issue, then please feel free to reach out to the point of contact because we can work with our engineering team to modify the site in a way that lessens the intrusiveness of the facility but still meets the requirements of our network gap.

5. Will the conditional use place demands on public services and facilities in excess of current capacity? If yes, explain N/A

6. Will the proposed use be designed, located, planned and operated so that the public health, safety and welfare will be protected? Please explain.

Please see the attached Mobilitie Transport Pole Structural Analysis. Further questions about the design and construction of the proposed pole can be directed to the applicant point of contact.

David Greetham 1/13/2017 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.