

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

**January 15, 2018
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** City Clerk Kristina K. Somers.
2. **ELECTION OF CHAIRMAN AND OATH OF OFFICE:**
3. **ELECTION OF VICE CHAIRMAN AND OATH OF OFFICE:**
4. **ELECTION OF SECRETARY AND OATH OF OFFICE:**
5. **APPROVAL OF MINUTES:** Approval of December 18, 2017 Minutes.
6. **COMMUNICATIONS:**
 - a. None.
7. **PUBLIC COMMENT:**
8. **OLD BUSINESS:**
 - a. Discussion on Conditional Use Permit request for paintball facility located on W. Mt. Morris Road.
9. **NEW BUSINESS:**
 - a. **RESOLUTION 18-01PC:** Set Planning Commission Meeting Dates for 2018.
10. **PUBLIC COMMENT:**
11. **UPDATES:**
12. **PLANNING COMMISSION COMMENTS:**
13. **ADJOURNMENT:**

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

**CITY OF MT MORRIS
PLANNING COMMISSION
December 18, 2017**

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

PRESENT: Chairman Marc Middleton, Marc Gauze, Lillian Bigelow, Mark Middleton, Stephanie Sain, Councilmember D. Davis, Mayor Duane Dunckel, and City Manager/Treasurer Vicki Fishell.

ABSENT: Mark Middleton, and Stephanie Sain.

ROLL CALL:

A motion was made by Lillian Bigelow, seconded by Mike Clark to approve the absence of Commission members Mark Middleton, and Stephanie Sain.

All ayes.

Motion carried.

OTHERS: DPW Superintendent/Zoning Administrator Paul Zumbach, and City Clerk Kristina Somers.

APPROVAL OF MINUTES:

A motion was made by Marc Gauze, seconded by Lillian Bigelow to approve the minutes of the regular meeting held on November 20, 2017.

All ayes.

Motion carried.

COMMUNICATIONS:

Mayor Duane Dunckel let Commission know that an email was sent to Cypress Creek, waiting to hear back.

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

a. Public Hearing on Conditional Use Permit request for paintball facility located on W. Mt. Morris Road.

A motion was made by Marc Gauze, seconded by Lillian Bigelow to open the Public Hearing on Zoning Ordinance Text Change at 6:34 p.m.

All Ayes.

Motion carried.

Chris Dixon passed out an informational packet to all in attendance with information on his business, at its current location. Explained his plans to open the retail store, and indoor range right away. Explained the current site plan for the property.

Commission member Marc Gauze asked for clarification on where the outdoor fields will be located, and size of fields.

Chairperson Marc Middleton asked what type of separation there is between the outdoor fields. Informed commission members that the current tournament has about 1,500 members signed up at this time.

Chris Dixon explained that there will be netting that will separate the outdoor fields, and a 150ft easement around outdoor fields.

Marc Irwin – 7370 Red Maple Dr. – Discussed that 35 yards separation from his property and proposed business is not that far. He is against new business, and Habitat for humanity coming to his area. Stated he believes that these things will devalue his home, noise issues, and losing wooded area. Asked what the schedule would be for the proposed business.

Chris Dixon addressed schedule questions, location of proposed fields, and camping.

Mary Flick – 7476 Elmcrest – Discussed haunted house hours, noise issues, placement of privacy fence if planned.

Chairperson Marc Middleton discussed noise ordinance regulations for the City of Mt. Morris.

Mac Irwin – 7370 Red Maple Dr. – Discussed city ordinance's on noise, and open burns. Stated he tried to purchase property located on W. Mt. Morris Road, and was told it could not be sold due to wet lands being located on the property.

Alan Neil – 7448 Elmcrest – Discussed flooding in the drainage ditch near his property.

Chairperson Marc Middleton explained that these issue, and others that are required will need to all be addressed during the site plan review before approval can be given.

Marc Gauze asked Chris Dixon about the schedule, and how many other paintball facilities are located in the area.

William Allen – 7476 Elmcrest – Asked if since he does not live in the city, will the township residents have a say on this project.

Mike Clark let Mr. Allen know that yes everyone's concerns will be heard.

Mac Irwin – 7370 Red Maple Dr. – Voiced knowing that he needs the new business, but does not want to lose the serenity of his property. Would like to see it be placed where there is not a lot of residential homes. Discussed all the wildlife that he sees in his yard, and does not want to see all that go away.

Mike Clark discussed the bureaucracy of one person's loss to 200 hundred peoples gain. He stated that the number one complaint is that there is nothing for the kids to do.

Mac Irwin – 7370 Red Maple Dr. – Discussed the city not caring what goes in his back yard, and the value of his home going down.

Marc Middleton stated that the city would have no idea how this would affect the value of the homes.

Mike Clark discussed being told that he shouldn't have started a business in the City of Mt. Morris, and he has been here for a long time and does fantastic.

Chris Dixon stated he was located in Davison Township, and Montrose, and never upset any residents.

Mayor Duane Dunkel thanked everyone for coming out to voice their concerns, discussed drainage, noise, property values, and the opportunities this would bring to the City of Mt. Morris. Stated the Haunted House happens 6 weeks out of the year, all burning would have to follow the city ordinances.

Chairperson Marc Middleton discussed the Planning Commission listening to all feedback, concerns, from the residents before making a decision.

Mary Flick – 7476 Elmcrest – Discussed her dog being scared, and her concern about the noise.

PLANNING COMMISSION COMMENTS:

Dan Davis asked about the 2018 Planning Commission Meeting Schedule, and wished everyone a Merry Christmas.

Mike Clark discussed comments from the public during public hearing.

Marc Gauze discussed public being upset with proposed business, and the community needing to grow.

Lillian Bigelow discussed not being able to make everyone happy, asked about the liability of the City and residents to clean up sidewalks, and wished everyone a Merry Christmas.

Mayor Duane Dunckel discussed public comments, looks forward to the professional site plan, and going forward with project.

City Manager/Treasurer Vicki Fishell wished everyone a Merry Christmas, and Happy New Year.

City Clerk Kristina Somers wished everyone a Merry Christmas.

ADJOURNMENT:

With no further business, the meeting was adjourned at **7:35 p.m.**

Lillian Bigelow, Secretary

Kristina Somers, City Clerk

CITY OF MT. MORRIS

RESOLUTION 18-01A

WHEREAS: Public Act No. 267 of 1976, Michigan’s Open Meeting Act, requires that within ten (10) days of the first meeting of a public body in each calendar year the body must publicly post a list stating the dates, times and places of all it’s regular meetings.

NOW THEREFORE BE IT RESOLVED:

That the Planning Commission of the City of Mt.Morris will meet for regularly scheduled Planning meetings on the third (3rd) Monday of each month at 6:30 p.m. in the City Council Chambers, 11649 N. Saginaw Street, Mt. Morris, unless that day conflicts with a holiday.

Specifically the meeting dates in 2018 shall be:

Monday	January 15
Monday	February 19
Monday	March 19
Monday	April 16
Monday	May 21
Monday	June 18
Monday	July 16*
Monday	August 20*
Monday	September 17
Monday	October 15
Monday	November 19

*Planning Commission will meet only if needed

Moved by Planning Commission member _____ seconded by Planning Commission member _____ and thereafter adopted at a regular meeting held Monday, January 15, 2018 at 6:30 p.m.

_____ Yeas _____ Nays _____ Absent

Chairman

Kristina Somers, City Clerk