

**CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA
January 17th, 2022
6:30 p.m.**

- 1. MEETING CALLED TO ORDER:** City Clerk Spencer Lewis
- 2. SWEARING IN OF MEMBERS:** Marc Gauze and Sarah Young
- 3. ROLL CALL**
- 4. ELECTION OF CHAIRPERSON AND OATH OF OFFICE:**
- 5. ELECTION OF VICE CHAIRPERSON AND OATH OF OFFICE.**
- 6. ELECTION OF SECRETARY AND OATH OF OFFICE.**
- 7. APPROVAL OF AGENDA**
- 8. APPROVAL OF MINUTES:** Approval of November 29th, 2021 regular meeting minutes.
- 9. COMMUNICATIONS:**
 - a. None.
- 10. PUBLIC COMMENT:**
- 11. OLD BUSINESS:**
 - a. None
- 12. NEW BUSINESS:**
 - a. **RESOLUTION 22-01A: Planning Commission 2022 Meeting Dates**
 - b. **Public Hearing: A request to rezone 11725 N. Saginaw.**
 - c. **Action on rezoning request.**
- 13. PUBLIC COMMENT:**
- 14. UPDATES:**
- 15. PLANNING COMMISSION COMMENTS:**
- 16. ADJOURNMENT:**

**PLEASE BE COURTEOUS TO OTHERS
SILENCE ALL CELL PHONES & OTHER DEVICES PRIOR TO THE MEETING**

CITY OF MT MORRIS
PLANNING COMMISSION
November 29th, 2021

At **6:30 p.m.**, Vice Chairperson Marc Gauze called the Planning Commission Meeting to order.

PRESENT: Marc Gauze, Chris Vogt, Yusef Harrold, Sarah Young, Andrew Sorensen, City Manager/Treasurer Vicki Corlew and Mayor Jeffrey Roth.

ABSENT: Sara Black, and Kenneth Andrews.

OTHERS: City Clerk Spencer Lewis and DPW Superintendent Paul Zumbach.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Mayor Jeff Roth, seconded by Chris Vogt to approve the agenda.

All Ayes

Motion carried.

APPROVAL OF MINUTES:

A motion was made by Chris Vogt, seconded by Sarah Young to approve the regular meeting minutes from October 18th, 2021.

All Ayes

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. Public Hearing: 643 Walker St. & 630 W. Mt. Morris St. Conditional Use Permit

A motion was made by Mayor Jeff Roth, seconded by Chris Vogt to open the public hearing for 643 Walker St. & 630 W. Mt. Morris St. Conditional Use Permit at 6:32 p.m.

All Ayes.

Motion Carried.

A motion was made by City Manager/Treasurer Vicki Corlew, seconded by Mayor Jeff Roth to close the public hearing for 643 Walker St. & 630 W. Mt. Morris St. Conditional Use Permit at 6:34 p.m.

All Ayes.

Motion Carried.

b. Action on 643 Walker St. & 630 W. Mt. Morris St. Conditional Use Permit

Jason Ball from Rowe was present to review the conditional use permit process with the planning commission members.

A motion was made by Chris Vogt, seconded by Marc Gauze to approve the conditional use application from Star Budz Provisioning Center LLC for the property located at 643 Walker & 630 W. Mt. Morris St. based on

**CITY OF MT. MORRIS
PLANNING COMMISSION
RESOLUTION 22-01A**

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 its 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 2022 shall be:

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

*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 17, 2022 at 6:30 p.m.

_____ Yeas _____ Nays _____ Absent

Jeffrey N. Roth, Mayor

Spencer Lewis, City Clerk

City of Mt. Morris
Genesee County, Michigan

11649 N. Saginaw St.
Mt. Morris, MI 48458
(810) 686-2160

City of Mt. Morris Planning Commission
Notice of Public Hearing

The City of Mt. Morris Planning Commission shall hold a public hearing at 6:30 p.m. on January 17, 2022, at city hall located at 11649 N. Saginaw St., Mt. Morris, MI 48458. Among the items the Planning Commission shall consider are:

Request to rezone 11725 N. Saginaw St., parcel number 57-12-528-017 from Commercial – Retail (C-R) to General Business (C).

Request by: Nate Shango

The meeting is open to the public. Anyone wishing to comment on this request, but who is unable to attend the meeting, may send their comments to the City of Mt. Morris Planning Commission, 11649 N. Saginaw St., Mt. Morris, MI 48458. Copies of the application are available at the City of Mt. Morris between 9 a.m. and 8 p.m. on Mondays, and 9 a.m. to 5 p.m. Tuesday – Thursday or by calling city hall at 810-686-2160.

CITY OF MT. MORRIS
ZONING ORDINANCE MAP AMENDMENT (REZONING)
APPLICATION

NAME NATE SHANGO
ADDRESS 3433 N. Genesee Rd, Flint, 48506
PHONE (home) _____ PHONE (work) 810.869.6416
Tax Parcel # of Lot 57-12-528-07 Application Fee \$ _____

Amendment Request Classification:

- _____ Petition by qualified voter resident of the City of Mt. Morris (attach petition)
 By an owner of interest in the parcel
_____ By resolution of City Council or Planning Commission (attach resolution)

Current Zoning Classification C-R
Proposed Zoning Classification C

Proposed Use GAS STATION CANOPY ON SITE
SEE ATTACHED EXHIBIT DRAWING.

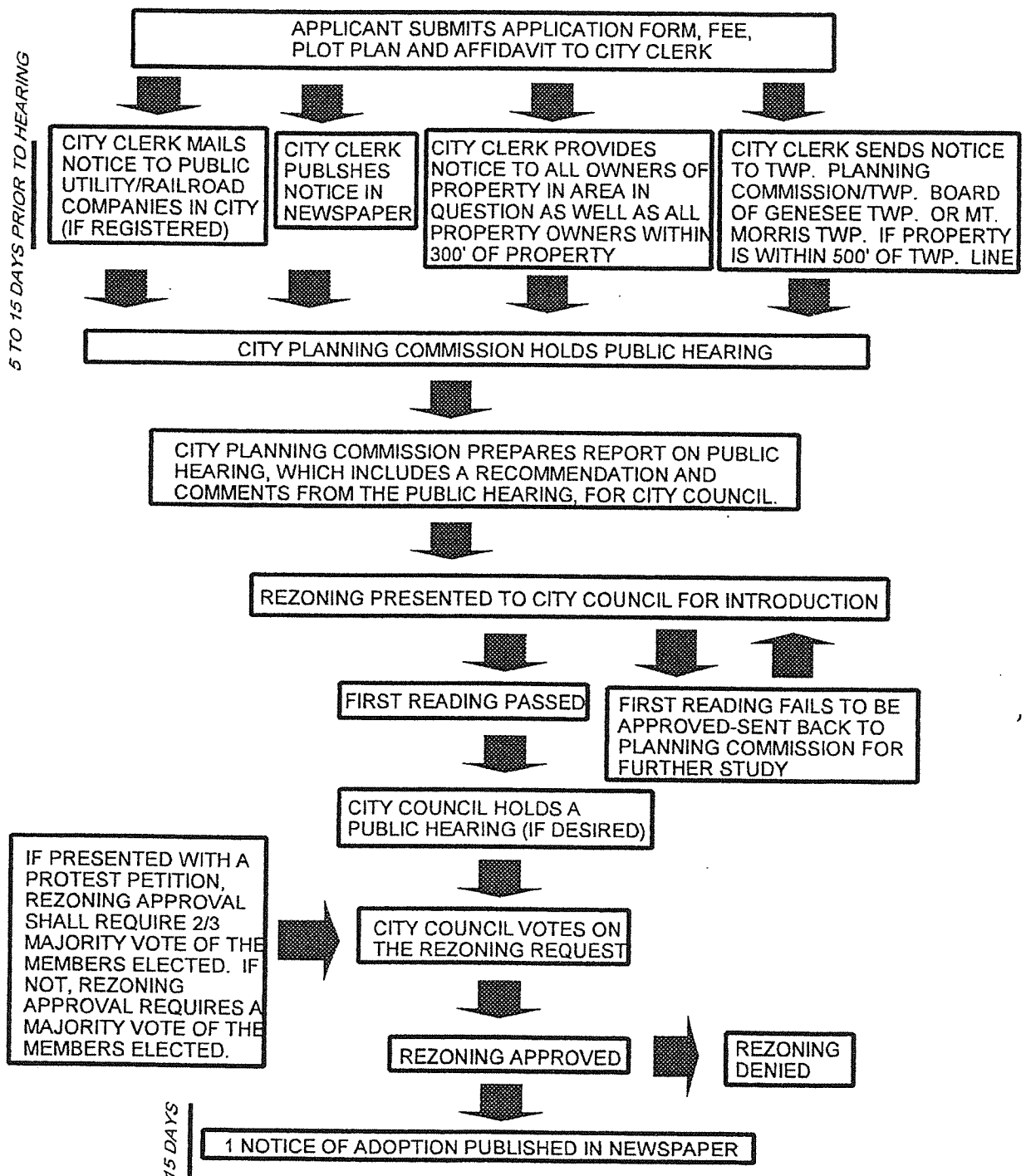

Applicant's Signature

12-2-2020
Date

Date Notice Published 12/29/2021
Date Notice mailed to all owners of property in area in question and all property owners within 300' of property in question 12/21/2021 "
Date notice sent to adjacent township (if within 500' of property line) N/A
Date of Public Hearing by Planning Commission 01.17.2022
Recommendation of Planning Commission(attach report and public comments) _____
Date of First Reading by City Council _____
Date of Second Reading by City Council _____
Date of City Council Public Hearing, if desired (attach minutes) _____
Date of Planning Commission Meeting If sent back to Planning Commission for further study, attach report(s) _____
Approval _____ Disapproval _____
Attach minutes of both City Council meetings.
Date Notice of Adoption published in Newspaper _____

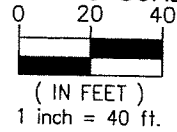
REZONING (ZONING MAP AMENDMENT) PROCESS

5 TO 15 DAYS PRIOR TO HEARING



15 DAYS

PARCEL RE-ZONING CHANGE EXHIBIT GRAPHIC SCALE

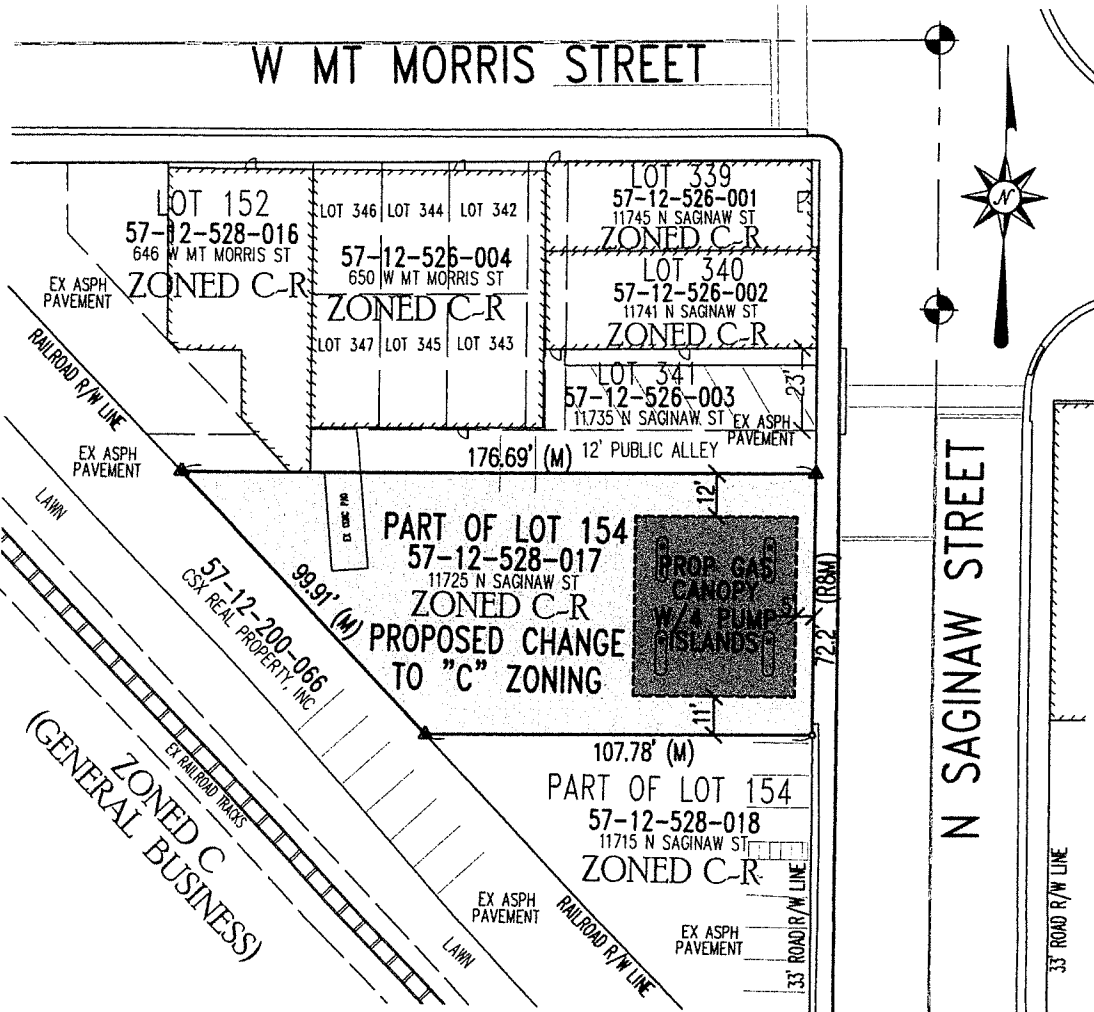


PROPERTY DESCRIPTIONS:

PARCEL NUMBER 57-12-528-017, 11725 N SAGINAW ST
 NORTH 72.70 FEET OF LOT 154, OF "FREDERICK WALKER ADDITION TO
 THE VILLAGE OF MT. MORRIS", ACCORDING TO THE PLAT THEREOF
 RECORDED IN LIBER 14, PAGE 19 OF PLATS, GENESEE COUNTY RECORDS.

ZONING INFORMATION:

1. ACCORDING TO THE CURRENT CITY OF MT MORRIS ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-R (GENERAL COMMERCIAL RETAIL DISTRICT) WHICH DOES NOT ALLOW FOR GAS STATIONS.
2. THE PROPOSED ZONING REQUEST CHANGE IS FOR PARCEL NO. 57-12-528-017 FROM "C-R" (COMMERCIAL-RETAIL) TO "C" (GENERAL BUSINESS) IN ORDER TO ACCOMMODATE THE PROPOSED FUEL CANOPY AND GAS PUMPS AFTER DEMOLITION OF THE OLD HOTEL BUILDING.



PARCEL RE-ZONING CHANGE EXHIBIT FOR:

NAMIR SHANGO
 11741 SAGINAW STREET
 MT MORRIS, MI 48458
 PHONE: 810.869.6416

SCALE: 1" = 40'	JOB NO. 20-209	DATE: 10.20.2020	REVISION:
DRN. BY: J.R.B.	APPR BY: J.P.W.	PAGE: 1 of 1	



Fenton Land Surveying & Engineering, Inc
 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

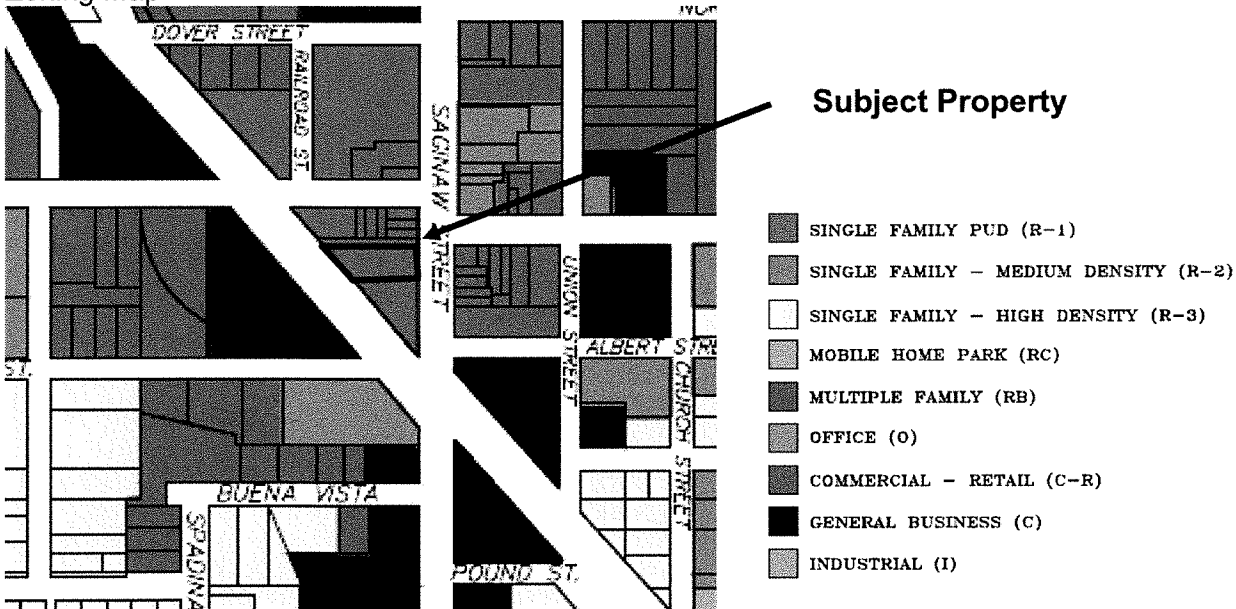
City of Mt. Morris Rezoning Request Checklist Nate Shango, 11725 N. Saginaw

About Zoning and Future Land Use Maps

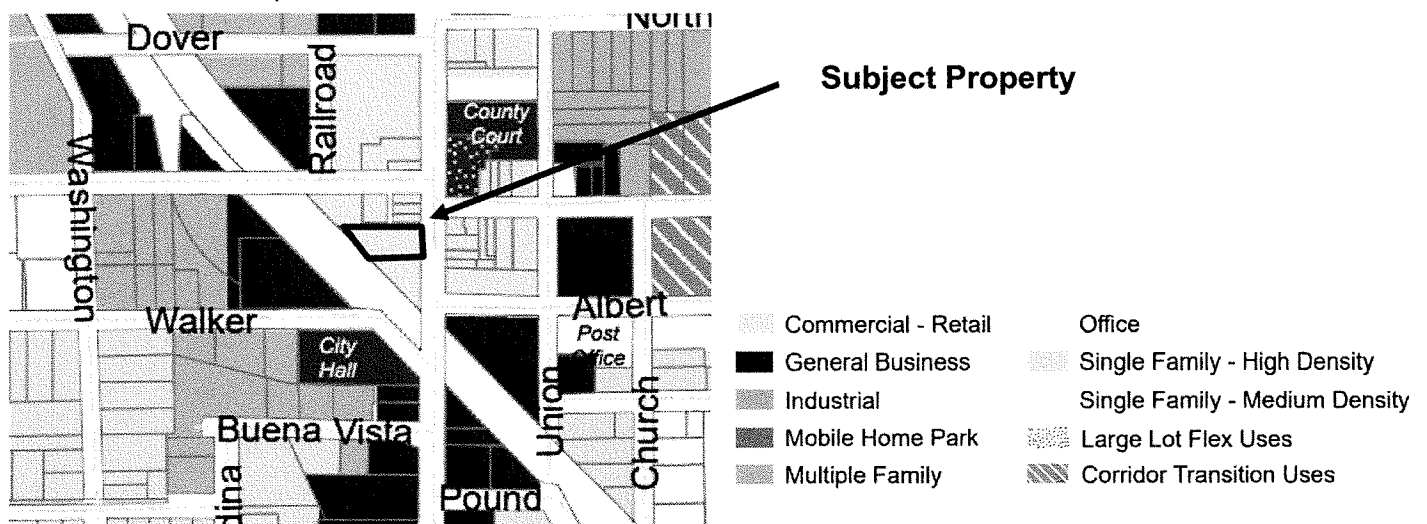
Consistency with the map - The zoning district map is intended to illustrate one possible arrangement of land uses based on the plan's locational criteria, not the only one. The fact that a particular parcel is identified in the future land use classification that corresponds to a certain zoning ordinance is a good indication that the proposed zoning complies with the plan, but it should not be the only consideration; other plan goals or policies may be relevant that aren't necessarily displayed in the future land use map.

The subject parcel is question, 11725 N. Saginaw (57-12-528-017), is shown on the Future Land Use Map as within the City's Commercial-Retail future land use category, which corresponds with the Commercial-Retail (C-R) zoning district. Excerpts from each map are provided below.

Zoning Map



Future Land Use Map



Information on Site Plan			
<i>Current Zoning:</i>	C-R	<i>Soil Suitability:</i>	n/a
<i>Proposed Zoning:</i>	C	<i>Steep Slopes:</i>	n/a
<i>Current Use:</i>	Vacant	<i>Floodplain:</i>	n/a
<i>Proposed Use:</i>	Gas Station	<i>Wetland:</i>	n/a
<i>Surrounding Land Uses:</i>	Vacant parking lot, convenience store, barbershop, and general retail	<i>Sewer Availability :</i>	Yes
<i>Parcel Size:</i>	.3 acres; ~13,000 square feet.	<i>Water Availability:</i>	Yes
<i>Classification of Roadway it is located off of:</i>	Major Street		

Rezoning Checklist	Yes	No
The use requested shall be consistent with and promote the intent and purpose of this ordinance.		
<p>Findings of Fact:</p> <ol style="list-style-type: none"> 1. The fundamental purpose of the City of Mt. Morris Zoning Ordinance is to protect the public health, safety and welfare. 2. The proposed use as a gas station is not an allowable use by-right or by special land use in the C-R District, in which the property currently resides. 3. Gas stations, by their very nature are intensive uses that attract a significant amount of vehicle traffic, and do not support an environment that is conducive to pedestrian use and traditional downtowns. 		
<p>Findings in Support</p> <p>The site is currently vacant, and the addition of a new business will benefit the city.</p>		
<p>Findings in Opposition</p> <p>Rezoning to C General Commercial to allow more automobile-centric uses is likely to increase the potential for pedestrian-vehicle conflicts in the primary block of Mt. Morris' current downtown area. The use is contrary to the ordinance's purpose for protecting public health, safety, and welfare.</p>		
<p>Notes:</p>		

The proposed use will ensure that the land use or activity shall be compatible with adjacent land uses, the natural environment, and the capabilities of public services affected by the proposed land use.

Findings of Fact

1. The site plan provided does not include any landscaping or buffering features to limit impacts of vehicles or a more intensive commercial use on surrounding properties.
2. No gas stations currently existing in the C-R zoning district.
3. Gas stations require the use of underground storage tanks, which present significant environmental hazards if unattended, or upon abandonment.

Findings in Support

N/A

Findings in Opposition

1. Adjacent land uses are primarily retail and office-related in nature.
2. The city's master plan clearly states goals to enhance pedestrian safety and encourage revitalization of the downtown area.
3. The proposed use is contrary to these goals. Further, significant portions of the city are currently zoned to allow for this use in areas that are more automobile-oriented and do not have the same potential for pedestrian conflicts.

Notes:

The land use sought is consistent with the public health, safety and welfare of the City of Mt. Morris.

Findings of Fact

See findings above related to the purpose of the Mt. Morris Zoning ordinance.

Findings in Support

Findings in Opposition

Notes:

<p>The purpose use is consistent with the City Master Plan or a determination that the plan is not applicable due to a mistake in the plan, changes in relevant conditions or changes in the relevant plan policies.</p>		
<p>Findings of Fact</p> <ol style="list-style-type: none"> 1. The Master Plan identifies the property as a Commercial-Retail future land use designation. 2. Objective 1.a. of the Master Plan states, "Preserve the small-town character and pedestrian-scale services and facilities in order to further support the long-term economic viability of the downtown area by encouraging state, federal, and private sector involvement." 		
<p>Findings in Support</p> <p>The property owner is proposing new investment in Mt. Morris' Downtown area.</p>		
<p>Findings in Opposition</p> <ol style="list-style-type: none"> 1. The Commercial-Retail future land use designation focuses on pedestrian-oriented and traditional downtown uses, not automobile-centric uses. 2. Objectives related to downtown investment prioritize small-town character and pedestrian-scale services and facilities, which a gas station is not. 		
<p>Note:</p>		