

**CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA
September 29th, 2025
6:30 p.m.**

- 1. MEETING CALLED TO ORDER:** Chairperson Sara Black.
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES:** Approval of August 18th, 2025 regular meeting minutes.
- 5. COMMUNICATIONS:**
None.
- 6. PUBLIC COMMENT:**
- 7. UNFINISHED BUSINESS:**
 - a. None
- 8. NEW BUSINESS:**
 - a. **Public Hearing:** A request to rezone 923 North Street (57-06-553-041) & 57-06-553-042.
 - b. Action on rezoning request
- 9. PUBLIC COMMENT:**
- 10. UPDATES:**
- 11. PLANNING COMMISSION COMMENTS:**
- 12. ADJOURNMENT:**

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

**CITY OF MT MORRIS
PLANNING COMMISSION
August 18th, 2025**

At **6:30 p.m.**, Chairperson Sara Black called the Planning Commission Meeting to Order.

PRESENT: Melissa Neuwirth, Yusef Harrold, Andrew Sorensen, City Manager/Clerk Spencer Lewis, Wayne Walter and Mayor Sara Dubey.

ABSENT: None.

OTHERS: Police Chief Kevin Mihailoff.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Wayne Walter, seconded by Melissa Neuwirth to approve the agenda.

All ayes.

Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Andrew Sorensen, seconded by Melissa Neuwirth to approve the minutes of the regular meeting held on July 21st, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. Public Hearing: Star Budz Provisioning Center request to amend zoning ordinance hours of operation.**

A motion was made by Mayor Sara Dubey and seconded by Melissa Neuwirth to open the public hearing at 6:32 p.m.

All ayes.

Motion carried.

Owner Samir Shango was present and thanked the planning commission for entertaining the proposal of extending the operational hours.

A motion was made by Melissa Neuwirth, seconded by Wayne Walter to close the public hearing at 6:34 p.m.

All ayes.

Motion carried.

b. Action on request from Star Budz

A motion was made by Mayor Sara Dubey, and seconded by Andrew Sorensen to recommend City Council to approve the request, amending the hours of operation in the zoning ordinance from 9 a.m. to 10 p.m., Monday – Saturday.

(Neuwirth)

Motion Carried.

c. Discussion & set public hearing date for new zoning district (public service district)

Police Chief Kevin Mihailoff explained to the planning commission that we are looking at what we want to do with the 86 acres that the City owns over off Helen and Harvard. What he is asking to do is put in a 100-yard gun range for training purposes of the police department, with a 20-foot-tall berm, and in the future possibly shipping containers to line the range. The property could also be used for training of the fire department, if they needed additional training areas. It would allow the police department to do more tactical type shooting, along with partnering with Mt. Morris Township, and the school district to do active shooter training in the future. Chief Mihailoff also stated that in the future, he would like to utilize our part-time police officer Jody Grant, to be able to do CPL classes through us. Jody had previously done this for the City of Vassar Police Department and was able to bring in extra revenue anywhere between five and twelve thousand annually.

Mayor Sara Dubey questioned if he planned on getting negative feedback from residents and people who live around that general area?

Police Chief Mihailoff stated yes, he is sure there's going to be a few. He also stated that people are going back there currently and poaching deer and trespassing. He will notify Genesee County 9-1-1, along with posting it on social media, and on the city website when training and the gun range will be in use.

Sara Black questioned if the way the ordinance is currently drafted up, would it allow for police department employees to hold CPL classes?

City Manager/Clerk Spencer Lewis stated that he will get with our city attorney and see if we can add in verbiage regarding the police department holding CPL classes.

A motion was made by City Manager/Clerk Spencer Lewis and seconded by Yusef Harrold to schedule a public hearing for October 20th, 2025 for the new zoning district.

Roll call: 7 Ayes 0 Nays 0 Absent

Motion Carried.

PUBLIC COMMENT:

None.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Yusef Harrold stated that he is curious on how many residents will show up for the public service district, and if we look at the police department like any other business in the city, it should be a no brainer to allow them the time and space to make our officers more proficient.

Wayne Walter believes it is a great idea for the gun range for training for our police officers.

Mayor Sara Dubey stated she agrees with the training grounds, and if the police department ever wants to coordinate with ambulance services, she would be more than willing to help.

City Manager/Clerk Spencer Lewis stated that he is also curious on how many residents we will get in for the public hearing, either being in favor of the district or against it.

Sara Black stated that she hopes people/residents will show up for the public hearing as well.

ADJOURNMENT:

With no further business, the meeting was adjourned at **7:15 p.m.**

Spencer Lewis, Clerk

APPLICATION

Tax Parcel # of Lot 57-06-553-042 and
57-06-553-041

Application Fee \$ 300

_____ Petition by qualified voter resident of the City of Mt. Morris (attach petition)

By resolution of City Council or Planning Commission (attach resolution)

Proposed Zoning Classification Multi Family (RB)

Applicant's Signature _____

8-27-2025
Date

9.10.2025

9.2.2025

N/A

9.29.2025

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Abstract

Disapproval

Date Notice of Adoption published in Newspaper

SITE PLAN

923 North St

Mt Morris, MI 48458

Parcel ID 1: 57-06-553-042

Lot area 1: 0.17 Acres

Parcel ID 2: 57-06-553-041

Lot area 2: 0.24 Acres

Paper Size: 11"x17"



scale 1"=20'

