

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

**April 16, 2018
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** Chairman Mark Middleton.
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES:** Approval of February 19, 2018 regular meeting Minutes.
5. **COMMUNICATIONS:**
 - a. **None.**
6. **PUBLIC COMMENT:**
7. **OLD BUSINESS:**
 - a. **None.**
8. **NEW BUSINESS:**
 - a. **Master Plan (Please bring your copy of the Master Plan).**
9. **PUBLIC COMMENT:**
10. **UPDATES:**
11. **PLANNING COMMISSION COMMENTS:**
12. **ADJOURNMENT:**

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

DPW Superintendent Paul discussed site plan received for the Conditional Use Permit, and what is needed for next step.

Mayor Duane Dunckel stated he is in hopes that this will be approved tonight to get everything started.

Chris Dixon explained his plans for building, site plans before any construction happens.

Dan Davis asked if there was any concerns with wet lands on the area, and asked about burn permits.

Chris Dixon explained that there are no buildings being placed near and low areas, and discussed storm drainage.

NEW BUSINESS:

a. None.

PUBLIC COMMENT:

Chris Dixon thanked the Planning Commission for the review and approval of Conditional Use Permit.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Dan Davis stated he would like to see the City of Mt. Morris do some kind of tax incentives to new businesses, believes it will benefit the community.

Lillian Bigelow discussed ordinance on trash bin being left out on one's property.

Mayor Duane Dunckel stated he is excited with the CUP being approved, and looking forward to the business in the city.

Chairman Mark Middleton stated he is also excited about the new business, and likes the Facebook posts highlighting local businesses.

ADJOURNMENT:

With no further business, the meeting was adjourned at **6:53 p.m.**

Lillian Bigelow, Secretary

Kristina Somers, City Clerk

Vicki Fishell

From: Doug Piggott <DPiggott@rowepsc.com>
Sent: Thursday, April 13, 2017 5:28 PM
To: Vicki Fishell
Subject: RE: Master Plan Update

Vicki:

I apologize for not getting back to you earlier. Here is some idea on the plan update:

The plan done in 1995 was very detailed. Some of that detail is not necessarily required for "basic" plan, some we believe is, particularly if the city is looking at participation in the MEDC's Redevelopment Ready Communities (RRC) program. Below is a list of the items in the 1995 plan. The items with "*" are ones we believe should be updated/included in even a basic plan. It also includes a zoning plan element which is now a requirement under the 2008 Michigan Planning Enabling Act (not required in 1995), and an expanded Plan implementation section that we believe is necessary to comply with RRC and to make the plan something more than a document that sits on the shelf.

- *Existing Land Use
- *Housing Characteristics
- Structural Conditions Survey
- *Natural Features
- *Socio Economic Profile (not including updating list of employers)
- *Transportation System (not including detailed street analysis)
- Community Facilities
- Recreational Opportunities
- Planning and Design Standards
- *Goals and Objectives
- *Future Land Use
- Downtown Structural Quality Survey
- Downtown Revitalization Plan
- Neighborhood Improvement Plan
- *Zoning Plan (NEW REQUIREMENT)
- *Plan Implementation (ENHANCED)

I believe the basic plan could be prepared for between \$10,000 and \$15,000; not including public engagement activities such as community surveys, stakeholder interviews, community visioning sessions or master plan open houses. They can range in cost from \$900 to \$3,000 apiece. We recommend any community undertaking a master plan process to undertake 1 or 2 public engagement activities in addition to the public hearing required at the end of the process.

To update everything in the plan I would expect the project to cost \$30,000 to \$40,000, not including public engagement.

The project would take 10-12 months for the basic plan, probably 3-5 additional months to update the whole thing.

Please let me know if you have any questions.

05/2016

The planning commission went through the first set of goals and agreed on the following changes:

- Goal 1 – Continue to develop the unique identity of the City of Mt. Morris
- Goal 2 – Stays the same.
- Goal 3 – Develop a balanced community-wide land use pattern to ensure diversity, stability, and serve residents' needs.
- Goal 4 – Develop guidelines to assure a reasonable balance between anticipated growth and development and the ability to provide necessary services.
- Goal 5 – Stays the same.
- Goal 6 – Stays the same.
- Goal 7 – Stays the same.
- Goal 8 – Allow for future development that will maintain the small town character inherent in the City of Mt. Morris.
- Goal 9 – Stays the same.
- Goal 10 – Encourage citizen participation in all community planning programs.
- Goal 11 – Establish various community programs to encourage efforts to beautify and promote the City of Mt. Morris.
- Goal 12 – Deleted and combined with Goal 11.

Goals, Objectives, and Strategies

Introduction

Before a community can actively plan for its future growth and development, it must first set certain goals and objectives that define the boundaries of its needs and aspirations and, thus, establish a basis for Future Land Use Plan formulation. These goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

The goals and objectives have been formulated after extensive citizen input and participation. The City of Mt. Morris sent a community opinion survey to all property owners in the City in March 1994, to poll public opinion on a variety of local issues (Appendix B).

On May 14, 1994, a futuring session was convened for the purpose of drafting Master Plan goals (Appendix C). Those participating in the futuring session included the Mayor, City Council members, Planning Commission members, the City Manager, Planning Consultants to the City (Wade-Trim), numerous homeowners, and business owners. The final report on the futuring session is included within the Appendix herein. The goals, objectives, and strategies are founded upon the completed background studies, community opinion survey results, and other local needs as discussed by those participating in the futuring session.

The following text represents a recommended set of goals (the ultimate purposes or intent of the plan), objectives (means of attaining community goals), and strategies (actions that are measurable) which are prepared to guide local decision-makers in reviewing future land use proposals.

Goals

The City of Mt. Morris adopts the following general community goals to guide future land development activities and to develop, maintain, and enhance those desirable qualities of the community which have attracted its residents.

1. Continue to protect and enhance the unique quality of life that is typically characteristic of the City of Mt. Morris.
2. Create an optimum human environment for the present and future residents of the City, an environment that will not only address their physical needs but will offer variety, choice, opportunity for change, and individual growth.
3. Develop an adequately balanced community-wide land use pattern to ensure diversity, stability, and serve residents' needs.
4. Develop adequate guidelines to assure a reasonable balance between anticipated growth and development and the ability to provide necessary services.
5. Improve economic conditions by encouraging appropriate commercial and recreational activities.

6. Encourage intergovernmental cooperation with neighboring communities and governmental units in the future development of the City, particularly in the coordination of long-range planning efforts.
7. Encourage the maintenance of an efficient thoroughfare system by regularly reviewing the traffic needs of the community in conjunction with the concepts provided in the master plan.
8. Allow for future development that will preserve the peacefulness and privacy and maintain the small town character inherent in the City of Mt. Morris.
9. Encourage the preservation and maintenance of historic structures in the City of Mt. Morris.
10. Encourage maximum citizen participation in all community planning programs.
11. Establish a Comprehensive City Beautification Program to encourage efforts to improve the aesthetic appeal of the City of Mt. Morris.
12. Consider the establishment of a "Founders Day" or similar events and festivals for the promotion of the City of Mt. Morris.

Achievement of these goals can be accomplished if the community adopts and adheres to the following goals and objectives with respect to residential, commercial, industrial, community facilities, transportation, and recreation and open space.

Residential Development

Goal

Encourage a variety of housing types in appropriate locations to address the housing needs of all City residents.

Objectives

1. Encourage the combining of nonconforming lots so that all single-family development has adequate outside space.
2. Encourage the renewal and revitalization of those residential areas of the City with housing that falls below minimum standards, partly through clearance, redevelopment and comprehensive code enforcement, and partly by encouraging home improvements and private and public investment in rehabilitation programs.
3. Require that suitable and adequate transition areas or buffers be established between residential, commercial, and industrial areas to maintain property values and physical attractiveness.
4. Encourage the removal of conflicting or undesirable land uses from residential areas.

5. Seek a means of encouraging the development of suitable housing for the elderly population and for low- and moderate-income households.
6. Promote preservation and code enforcement to maintain substantial residential areas.
7. Provide additional opportunities for the development of detached single-family residential homes in subdivisions in appropriate locations.
8. Establish a rental housing inspection program to preserve safe and sanitary conditions.
9. Encourage the development of senior citizen housing, with emphasis on structural designs that will minimize barriers to mobility and self-care limited individuals.

Strategies

- Establish and annually update a City of Mt. Morris housing stock inventory and market data analysis and publicize the results.
- Sponsor annual focus group meetings to promote interaction between all members of the Community to continually define and redefine housing needs.
- Maintain readiness within the City to take advantage of Federal and State opportunities which support city-wide housing needs.
- Incorporate appropriate residential regulations into the zoning ordinance that encourages new development.
- Begin an annual program giving public recognition of individuals making substantial property improvements.
- Revise zoning ordinance and enforce practices which encourage on-going investment to improve and update existing housing stock, such as removal of barriers to the disabled.

Commercial Development

Goal

Provide for a full range of commercial facilities which are adequate to serve the residential population.

Objectives

1. Encourage the development of clustered, commercial, and office facilities in close proximity to major street intersections, thus providing the opportunity to offer a variety of goods and services most conveniently.
2. Strip commercial thoroughfare frontage developments, not adjacent to Saginaw or Mt. Morris Streets, should be discouraged except where it can be substantiated that there is a need for highway-oriented type businesses and other business uses that are not typically involved in comparison or multi-purpose shopping trips.

3. Encourage the development of additional commercial development to better serve the needs of City residents.
4. Establish an Economic Development Strategy to promote area economic development, and job opportunities.
5. Encourage the use of landscaping, sign control, setbacks, and marginal access drives to promote aesthetics and safety.
6. Promote the reuse of existing vacant commercial buildings in the City when possible.

Industrial Development

Goal

Provide for limited light industrial development in areas that are easily accessible and are adequately serviced by public utilities.

Objectives

1. Encourage the use of the industrial area located in the southeast corner of the City, giving particular attention to landscaping, buffer strips, off-street parking, and other design matters.
2. Promote the development of industrial plats rather than piece-meal single lot development.
3. Utilize zoning to eliminate heavy industrial uses as permitted uses.
4. Develop design standards through zoning to ensure attractive site design which compliments the character of the area.
5. Promote high-quality light industrial development through site plan review.

Commercial and Industrial Development

Strategies

- Encourage the Downtown Development Authority to promote and facilitate improvements and development in the Central Business District.
- Encourage business retention, expansion, and recruitment activities that will result in expanded job opportunities, both skilled and unskilled, professional and labor.
- Evaluate and revise if necessary, zoning ordinance, building codes, and other City Ordinances to ensure adequate enforcement which will prevent deterioration.
- Provide funding for infrastructure needs which will foster new development within commercial and industrial areas.
- Conduct a parking study to insure parking requirements are being met and, if not, develop a plan of action to address the deficiencies.

- Encourage cooperation between various City Boards and Commissions in attracting, directing, and regulating commercial and industrial development.
- Revise zoning ordinance to reflect current and updated regulation and standards for commercial and industrial development, i.e., special land uses, site design, access management, landscaping, parking, etc.

Community Facilities

Goal

Provide community facilities and services as necessary to protect the health, safety, and welfare of Mt. Morris residents in the most cost-efficient manner.

Objectives

1. Provide for public and semi-public use areas offering a variety of opportunities for human fulfillment in locations that are appropriate for their development and utilization.
2. Continue to provide adequate utilities and infrastructure so that the City of Mt. Morris may ensure managed and responsible growth, and enable future improvements as warranted.
3. Extend and stage any future sewer and water service in an orderly and efficient manner.
4. Plan development in a manner that best utilizes the City's utility system.
5. Develop a long range plan for community facilities improvements including fire stations, libraries, city offices, and general utilities.
6. Work with the schools to promote quality educational programs and facilities aimed at increasing the level of educational attainment for City residents, and prepare them for future jobs.
7. Continue planning efforts with the police and fire departments to maintain a balance between services that ensure high levels of community safety for all population groups.

Strategies

- Implement a program that encourages cooperative effort between residents and business to reduce crime.
- Expand building inspection and education programs designed to prevent fires.
- Conduct security surveys and fire prevention surveys for all business sites in the City.
- Evaluate the location of public utilities to ensure they reflect planned growth patterns in the City.
- Compose and implement a program of water conservation and education.
- Enforce the regulations that prohibits stormwater and groundwater from entering the sanitary system.

- Conduct a comprehensive rate and fee study for water and sewer changes along with a review of the water and sewer ordinances to ensure regulations are current and updated.
- Identify a service club sponsor to host an annual business education forum focusing on defining career entry skills, attributes, and knowledge issues.

Transportation

Goal

Maintain an efficient and safe transportation system for all modes of travel to and through the City.

Objectives

1. Encourage higher traffic generating land uses to locate where they can be accommodated by the street system without premature road improvements.
2. Evaluate standards and procedures for driveway permits, including efforts to minimize the number of driveways, provide adequate spacing between driveways, ensure adequate geometric design and promote shared access.
3. Continue to interact with neighboring municipalities to improve zoning and development coordination along roadways which run through the communities, particularly Saginaw and Mr. Morris Roads.
4. Promote visionary planning which acknowledges potential expansion of existing roads to accommodate development by ensuring adequate building setbacks and ample rights-of-way.
5. Insure that street extensions that are desirable from a circulation and emergency access standpoint are designed to discourage cut through traffic or high speeds.

Strategies

- Develop and maintain a Master Street Plan coordinated with the Future Land Use Plan to establish priorities for construction and improvements of streets.
- Evaluate options and select the best ones to acquire right-of-way for street extensions, widening, or redesign.
- Confer and cooperate with planning and traffic management agencies in area to enhance traffic flow and public transportation options.
- Re-evaluate signal timing for intersections and turn lanes experiencing the most peak hour problems.
- Consider the unique transportation needs of the elderly and handicapped within the Scope of the Master Street Plan and planning for public transportation options.

Recreation and Open Space

Goal

Promote the development of recreational facilities and preserve sufficient open space to satisfy the future needs of Mt. Morris residents.

Objectives

1. Cooperate with the state of Michigan and adjoining communities in the development of additional recreation and community facilities.
2. Seek a means of working with the Michigan Department of Natural Resources to provide bike paths, pedestrian sidewalks, trails, and other similar passive recreational amenities.
3. Encourage intergovernmental cooperation between the City of Mt. Morris and the school district for the joint use and development of park and school facilities.
4. Develop additional parks in the City to satisfy the needs of City residents, as necessary.
5. Continue to focus on the recreational needs of the youth in the City.

Strategies

- Develop a coalition of community groups and representatives to study and assess present and future use of facilities and develop a plan of action.
- Work with developers to plan recreational facilities.
- Continue to work with the School District to develop a more formal that allows for greater participation on the City's part in park usage and development.
- Develop a "mechanism" to assist the City Manager in developing programs and possible fund raising for maintenance of park facilities.



YOU ARE HEREBY
SUMMONED

TO APPEAR AT A
RETIREMENT PARTY

HONORING

CHARLES FORREST



THURSDAY

MAY 17, 2018

12:00PM-2:00PM

11649 N. SAGINAW ST.

MT. MORRIS, MI 48458

FIRE HALL

RSVP: City Hall (810) 686-2160 / vfshell@cityofmtmorris.org