

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

**January 21, 2019
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** City Clerk Kristina K. Somers.
2. **ELECTION OF CHAIRPERSON AND OATH OF OFFICE:**
3. **ELECTION OF VICE CHAIRPERSON AND OATH OF OFFICE:**
4. **ELECTION OF SECRETARY AND OATH OF OFFICE:**
5. **APPROVAL OF MINUTES:** Approval of December 17, 2018 Minutes.
6. **COMMUNICATIONS:**
 - a. None.
7. **PUBLIC COMMENT:**
8. **OLD BUSINESS:**
 - a. None.
9. **NEW BUSINESS:**
 - a. Public Hearing on Conditional Use Permit request for 700 E. Mt. Morris Road.
 - b. Action on Conditional Use Permit.
10. **PUBLIC COMMENT:**
11. **UPDATES:**
12. **PLANNING COMMISSION COMMENTS:**
13. **ADJOURNMENT:**

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

**CITY OF MT MORRIS
PLANNING COMMISSION
December 17, 2018**

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

PRESENT: Marc Gauze, Lillian Bigelow, Dan Davis, Mark Middleton, Kevin Dixson, Kenneth Andrews, Mayor Duane K. Dunkel, and City Manager/Treasurer Vicki Fishell.

ABSENT: Mike Clark.

ROLL CALL:

A motion was made by Lillian Bigelow, seconded by Marc Gauze to approve the absence of Mike Clark.

All ayes.

Motion carried.

OTHERS: City Clerk Kristina Somers.

APPROVAL OF AGENDA:

A motion was made by Duane K. Dunkel, seconded by Lillian Bigelow to approve the agenda as amended.

All ayes.

Motion carried.

Dan Davis asked that the Pillars located on Mt. Morris, and Saginaw Street be added under New Business.

APPROVAL OF MINUTES:

A motion was made by Marc Gauze, seconded by Lillian Bigelow to approve the minutes of the regular meeting held on October 15, 2018.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

Mark Whalen – 642 Wilson Ave. – Discussed ERA ministries, and suggested packets that could be handed out to new businesses, and residents to the City.

Dan Davis – Discussed code violation notices, time given to respond to violation, and possibility of ERA losing grants, and the City not working to help settle the issues.

OLD BUSINESS:

a. None.

NEW BUSINESS:

a. **Master Plan Re-Write by Spicer Group.**

Allen Bean, from Spicer group presented all in attendance with the results packet for the Mt. Morris Master Plan – Community Input Survey, then when over results. Discussed why these questions are asked and what

information is taken from the answers to help in the rewriting of the Master Plan.

Dan Davis discussed multiple questions that he would have liked to have seen on the survey, disagrees with the why things are done in this town, and discussed with the violations given to ERA.

Kenneth Andrews discussed the need for new businesses, and being more flexible.

Mark Whalen asked about getting a park and recreation grant to connect the trails from Clio here in the city.

Mac Irwin asked what the total was to have Spicer rewrite the Master Plan.

Dorothy Lindsey discussed trying to build the trails in the past, and having to work with the railroad to connect with Clio's trails.

Mark Pyscher discussed the need for a senior center in the city.

Dorothy Lindsey stated with the bank closing, she would like to see a senior center, or hardware store.

b. Approval of 2019 meeting dates.

A motion was made by Dan Davis, seconded by Duane Dunckel to approve the 2019 Planning Commission meeting dates.

All Ayes.

Motion carried.

c. Pillars.

Dan Davis discussed the location, workmanship, process of getting approval to install pillars. Asked to see information from insurance company on liability, and why the Planning Commission was not presented with request to place these pillars in the locations placed. Stated he is not against the banners going up, but against the way it was done.

Mayor Duane K. Dunckel stated he believes that everything was done correctly, but does think placement should have come to the Planning Commission.

Mac Irwin discussed information received by insurance, and placement concerns.

Marc Gauze discussed getting the pillars inspected to make sure they were done correctly.

Tim Elder discussed city ordinances about banners across the street, and checking to see if there is anything in place.

Mark Pyscher discussed post being unlevelled, and asked if this will be fixed before the poles are put up.

PUBLIC COMMENT:

Mark Whalen – 642 Wilson Ave. – Discussed hearing comment that no violation would be given to ERA ministries, and the city needing to present a welcome packet to give to new residents, and businesses.

Marc Irwin – 7370 Red Maple Dr. – Ask for the DPW weekend hours, about CRU paintball retail shop located in the city being in violation, and if the Pool Hall had to rezone when they came into the city.

Dan Davis – Disagrees with DRU paintball selling air soft guns.

Tim Elder – 567 Wilson Ave. – Agreed with passing out welcome packets, letting owners know what is need to run their businesses. Discussed ERA news coverage showing a bad light on the city, when it was the fault of ERA for not getting the CUP in a timely matter. Stated that City Council members involved violated the charter and should remove themselves from office.

Assistant Fire Chief James Young discussed fire code that was passed by Council, and that no new business can open with a fire inspection. Stated this is not to run business owners out of the city, but inspect for safety issues. Jerry from ERA Ministries stated he is here to bless the city, and did not know about zoning/CUP.

Dorothy Lindsey – 423 Spruce St. – Asked why the DPW Superintendent, or someone else cannot take packets to new businesses, and stated that City Hall grounds need to be cleaned up.

Mac Irwin – 7370 Red Maple Drive – Discussed the selling of fire arms, thanked Assistant Fire Chief James Young for taking the time to meet with ERA Ministries Staff.

Kenneth Andrews asked what the current fees were for the CUP, first amendment rights, and fire arm rights in the city.

Marc Pyscher 315 Beach St. - Asked why the Fire Department has to do inspections, when insurance companies already complete this inspection.

Karen Pyscher – 315 Beach St. – Asked why there was a blind eye when her neighbor was cutting down trees, and burning.

Dorothy Lindsey – 423 Spruce St. - Asked if there would be any other fees that might hold ERA Ministries up. Dan Davis asked if it was possible to have a special meeting earlier than the scheduled January 21st meeting.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Marc Gauze agreed with handing out welcome packets, and getting the new Master Plan making the city more welcoming.

Kenneth Andrews stated that as negative as comments have been, it is a positive that we all care so much for the city, everyone is trying to do the right thing.

Dan Davis Wished everyone a Merry Christmas.

Lillian Bigelow stated that the lack of communication at ERA Ministries is why we have this problem, that the comments on social media is embarrassing, and asked why would pay for the time and money to complete a welcome packet.

Duane K. Dunckel stated he is all for new businesses, but the rules need to be followed. Wished that he could apologize to Spicer for the comments directed towards him.

City Treasurer/Manager Vicki Fishell wished everyone a Merry Christmas.

City Clerk Kristina Somers wished everyone a Merry Christmas.

Mark Middleton stated he hopes everything works out with ERA Ministries, and wished everyone a Merry Christmas.

ADJOURNMENT:

With no further business, the meeting was adjourned at **7:52 p.m.**

PCUP18-0001

CITY OF MT. MORRIS
CONDITIONAL USE PERMIT APPLICATION

NAME ERA Ministries Church of Christ

ADDRESS 700 E. Mt. Morris St.

PHONE (home) 810-322-2586

PHONE (work) 810-412-3040

Tax Parcel # of Lot 57-07-503-001

Zoning District _____

Proposed Use of Parcel

Church (NON CONGREGATIONAL)

Attach a site plan meeting the requirements of Section 7.03 of the Zoning Ordinance.

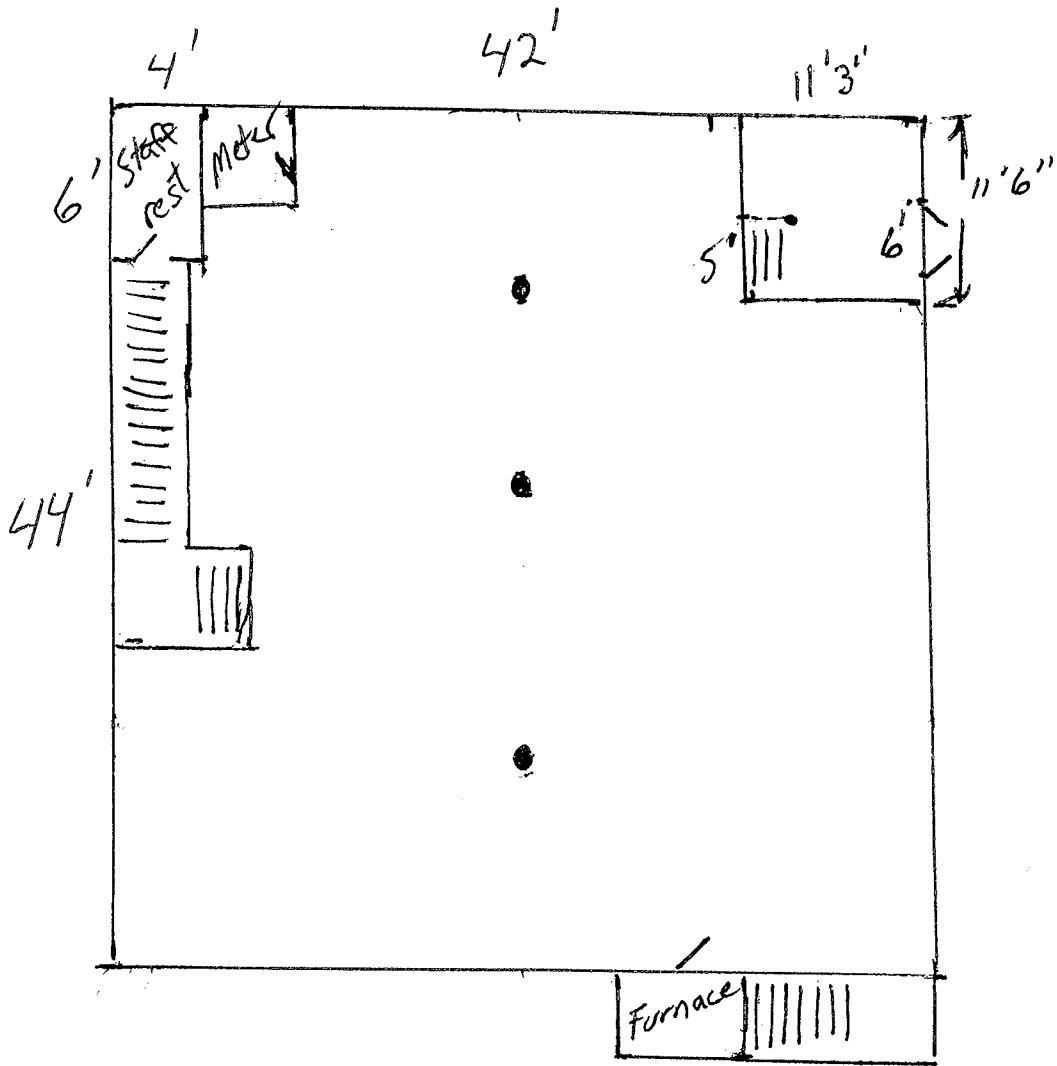
An additional thirteen (13) copies of the site plan to be provided to the City Clerk.

Sent to Consultant Yes _____ No X

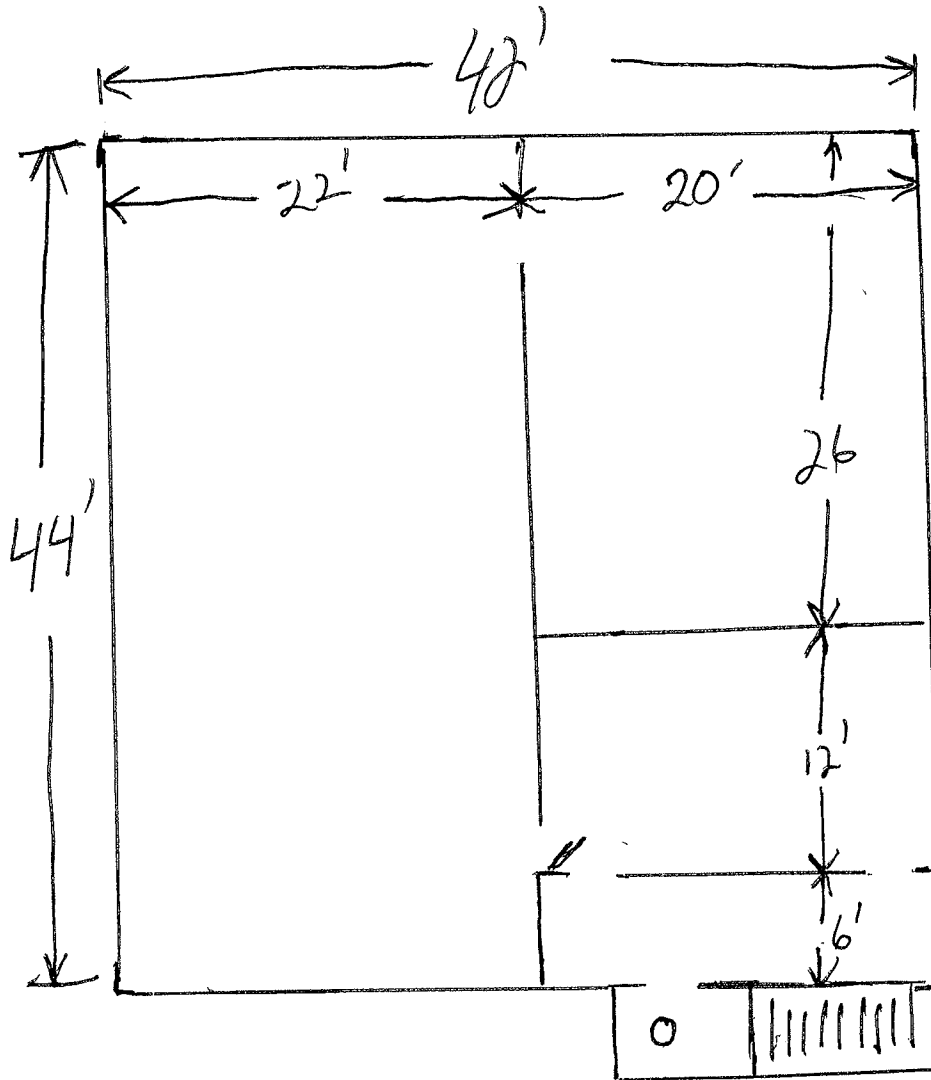
Estimated Cost of Consultant \$ N/A

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. NO External Construction will Be happening. AND NO Affect will Be MADE to the District in A Negative Manner.
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. We Are Not A CONGREGATIONAL Church so NO Additional Parking is NEEDED AND NO Additional TRAFFIC Will occur.
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. There will Be None.
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. It is A existing structure that will Not Be Changed.



700 E Mount Morris St
Main Floor



700 E Mount Morris St
Upper Floor

**CITY OF MT MORRIS
PLANNING COMMISSION NOTICE
HEARING ON CONDITIONAL USE PERMIT REQUEST**

The City of Mt. Morris Planning Commission will be holding a hearing on January 21st, 2019 at 6:30 p.m. The meeting will be held at the Mt. Morris City Hall at 11649 N. Saginaw Street, Mt. Morris, Michigan. The following Conditional Use Permit will be considered at that time:

A Conditional Use Permit to allow a Non-Congregational Church located at 700 E. Mt. Morris Street.

Any member of the public that is interested in this Conditional Use Permit is invited to attend the hearing.

For those unable to attend the hearing written comments may be sent to the Mt. Morris Planning Commission at 11649 N. Saginaw Street, Mt. Morris, Michigan 48458 prior to January 21st, 2019. A copy of the application is available for inspection at City Hall.