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**CITY OF MT. MORRIS  
PLANNING COMMISSION AGENDA  
ZOOM MEETING  
June 15, 2020  
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** Chairman Marc Gauze.
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES:** Approval of February 17<sup>th</sup>, 2020 regular meeting minutes.
5. **COMMUNICATIONS:**
  - a. None.
6. **PUBLIC COMMENT:**
7. **OLD BUSINESS:**
  - a. None.
8. **NEW BUSINESS:**
  - a. Discussion on Roadside Stands Ordinance.
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  
February 17, 2020**

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

**PRESENT:** Marc Gauze, Lillian Bigelow, Jeff Roth, Kenneth Andrews, Yusef Harrold, City Manager/Treasure Vicki Fishell, and Mayor Duane K. Dunkel

**ABSENT:** None.

**ROLL CALL:**

All Members Present.

**OTHERS:** Deputy City Clerk April Smith.

**APPROVAL OF AGENDA:**

A motion was made by Mayor Duane Dunkel, seconded by Jeff Roth to approve the agenda.

All Ayes  
Motion carried.

**APPROVAL OF MINUTES:**

A motion was made by Lillian Bigelow seconded by Mayor Duane Dunkel to approve the minutes of the Special meeting minutes of January 15<sup>th</sup>, 2020 and January 20<sup>th</sup>, 2020 regular meeting minutes.

All Ayes  
Motion carried.

**COMMUNICATIONS:**

City Manager/Treasure Vicki Fishell stated that she is still working on a date that works for everyone for the public hearing for the Marijuana Ordinance.

Marc Gauze stated he will be unavailable February 25<sup>th</sup> thru March 3<sup>rd</sup>.

**PUBLIC COMMENT:**

**James McNalley 11401 Saginaw St.** – Questioned the status of the Marijuana Ordinance.

**OLD BUSINESS:**

a. None.

**NEW BUSINESS:**

**a. Master Plan.**

Alan Bean from Spicer's came in and gave Planning Commission a draft of a Future Land Use Map. Mr. Bean explained the changes that were made to the map and went over it with the Planning Commission. The next meeting with Mr. Bean will be in April 20<sup>th</sup>, at 6:30.

**b. RESOLUTION 20-01A:** Approval of 2020 Planning Commission meeting dates.

A motion was made by Lillian Bigelow, seconded by Mayor Duane Dunckel to approve Resolution 20-01A: Approval of 2020 Planning Commission Meeting dates.

All Ayes  
Motion carried.

**PUBLIC COMMENT:**

None.

**UPDATES:**

None.

**PLANNING COMMISSION COMMENTS:**

Marc Gauze welcomed Yusef Harrold to Planning Commission.

Lillian Bigelow welcomed Yusef Harrold.

Mayor Duane Dunckel welcomed Yusef Harrold and thanked him for accepting the position.

**ADJOURNMENT:**

With no further business, the meeting was adjourned at 7:12 p.m.

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Deputy City Clerk, April Smith

## ROADSIDE STANDS

### § 18-84 DEFINITIONS.

For the purpose of this ordinance, the following definition shall apply unless the context clearly indicates or requires a different meaning.

**ROADSIDE STAND.** Shall not be construed to include temporary stands where merchandise is sold at, or near, the entrance door of businesses in the community with the permission of that business and not closer than 50 feet from the public road.

**PERMANENT ROADSIDE STAND.** Includes any structure permanently affixed to the land and assessable as part of the real estate, but which is open for the sale of merchandise.

**TEMPORARY ROADSIDE STAND.** Includes any stand, truck, motor vehicle, trailer, tent, or other enclosure not permanently affixed to the land and not assessable as a part of the real estate, and from which enclosure merchandise is sold or held for sale to the public.

### § 18-85 PARKING.

No roadside stand shall be built, erected, or operated on the highway right-of-way nor so close thereto as to encourage or promote the use of the highway right-of-way for parking or standing of customers. All roadside stands shall provide adequate off-street parking areas which shall be readily accessible from the highway abutting thereto.

### § 18-86 SANITARY CONDITIONS.

No roadside stand shall be permitted unless a running water supply for the cleaning of merchandise is provided and unless a sewage and waste disposal system approved by the County Health Department is provided for the disposal of waste and sewage. All spoiled or discarded vegetables, meats, or other spoilage shall be regularly disposed of and not allowed to accumulate on the property, and covered waterproof containers suitable for the temporary disposal of spoilage shall be maintained at all times. The premises shall be kept in a clean and sanitary condition at all times. Roadside stands situated upon the land of the owner or occupant and operated by the owner or occupant or members of his or her family, where the merchandise held for sale is grown or raised on the same land and where the residence of the owner or occupant is likewise situated, shall not be required to furnish running water and sewage disposal system at the location of the roadside stand.

### § 18-87 SITE PLAN APPROVAL.

All roadside stands shall obtain a permit from the city's Department of Public Works upon submission of an application for such a permit and upon obtaining administrative site plan approval.

### § 18-88 PERMITS AND FEES.

- (1) Applications for roadside stand permits must be submitted on a form approved by the Department of Public Works not less than 15 days prior to the set up of the Roadside Stand.

(2) A permit fee in the amount as set by the City Council, and amended by resolution from time to time shall be paid at the time of the submission of the application, and a clean-up fee in the amount as set by the City Council, and amended by resolution from time to time shall be paid at the time of approval of the permit. The clean-up fee shall be refundable in whole or in part in the event the permittee returns the premises to its original condition at the conclusion of roadside sale activities. The fees established in this subsection may be amended from time to time by resolution of the City Council.

**§ 18-89 EXCEPTIONS.**

Any roadside stand built, erected, or operated solely for the purpose of a City Council Sponsored or Approved event, and only during the hours of that event, shall be exempt from the requirements of this section but shall nonetheless require City Manager approval in writing.

**§ 18-90 APPEAL.**

Any person, firm or organization may appeal either the necessity of posting a bond, or the amount of the bond required by the city's Department of Public works directly to the Mt. Morris City Council, which shall have the authority to reduce or eliminate the bond upon good cause shown.

Then we'll have to create a permit – time limits, etc.