

**CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA
January 21st, 2025
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** City Clerk, Spencer Lewis.
2. **SWEARING IN OF NEW MEMBERS:** Sara Black, Melissa Neuwirth, and Wayne Walter, terms ending 12/2027
3. **ELECTION OF CHAIRPERSON AND OATH OF OFFICE**
4. **ELECTION OF VICE CHAIRPERSON AND OATH OF OFFICE**
5. **ELECTION OF SECRETARY AND OATH OF OFFICE**
6. **ROLL CALL**
7. **APPROVAL OF AGENDA**
8. **APPROVAL OF MINUTES:** Approval of July 15th, 2024 regular meeting minutes.
9. **COMMUNICATIONS:**
None.
10. **PUBLIC COMMENT:**
11. **UNFINISHED BUSINESS:**
 - a. None
12. **NEW BUSINESS:**
 - a. **RESOLUTION 25-01A: 2025 meeting dates**
 - b. **Public Hearing: A request to rezone 11741 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
July 15th, 2024**

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

PRESENT: Sara Black, Yusef Harrold, City Manager/Clerk Spencer Lewis, Mayor Sara Dubey, and Melissa Neuwirth.

ABSENT: Andrew Sorensen.

OTHERS: None.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Mayor Sara Dubey, seconded by City Manager/Clerk Spencer Lewis to approve the agenda.

All Ayes.

Motion Carried.

APPROVAL OF MINUTES:

A motion was made by City Manager/Clerk Spencer Lewis, seconded by Mayor Sara Dubey to approve the minutes of the regular meeting held on June 17th, 2024.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

a. Public Hearing: 643 Walker St. Conditional Use Permit

A motion was made by City Manager/Clerk Spencer Lewis, seconded by Mayor Sara Dubey to open the public hearing at 6:34 p.m.

All Ayes.

Motion Carried.

A motion was made by City Manager/Clerk Spencer Lewis, seconded by Sara Black to close the public hearing at 6:35 p.m.

All Ayes.

Motion Carried.

Planning Commission

July 15th, 2024.

Page Three.

Roll call: ___ 5 ___ Ayes

 ___ 0 ___ Nays

 ___ 1 ___ Absent
(Sorensen)

Motion Carried.

PUBLIC COMMENT:

Mac Irwin, 7370 Red Maple Dr. – Mac questioned why Yusef Harrold didn't have a packet? He also questioned on if this was the same property that was approved and discussed a couple years back?

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Yusef Harrold stated that hearing that commencement of the project will be starting next week is reassuring.

Mayor Sara Dubey stated that she is excited to see and hear about the project moving forward.

ADJOURNMENT:

With no further business, the meeting was adjourned at **7:07 p.m.**

Spencer Lewis, City Clerk

**CITY OF MT. MORRIS
PLANNING COMMISSION
RESOLUTION 25-01A**

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 2025 shall be:

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

*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 Tuesday, January 21, 2025, at 6:30 p.m.

_____ Yeas _____ Nays _____ Absent

Sara Dubey, Mayor

Spencer Lewis, City Clerk

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

NAME Namir Shango
ADDRESS 11741 N. SAGINAW
PHONE (home) _____ PHONE (work) 810. 869. 6416
Tax Parcel # of Lot 57-12-526-002 Application Fee \$ 300.00

Amendment Request Classification:

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

X By an owner of interest in the parcel

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

Current Zoning Classification C-2

Proposed Zoning Classification C

Proposed Use Gas Station / P.O.S.

Namir Shango
Applicant's Signature

11.14.2024
Date

Date Notice Published 1.1.2025

Date Notice mailed to all owners of property in area in question and all property owners within 300' of property in question 12.30.2024

Date notice sent to adjacent township (if within 500' of property line) —

Date of Public Hearing by Planning Commission 1.21.2025

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 _____

Shoot for January Meeting.
2025

Inv. #1680

← This is a rezoning checklist that was used for a different rezoning, but the actual checklist still applies.

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

Rezoning Checklist		Yes	No
* The use requested shall be consistent with and promote the intent and purpose of this ordinance.			
Findings of Fact: <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. 			
Findings in Support The site is currently vacant, and the addition of a new business will benefit the city.			
Findings in Opposition 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.			
Notes:			



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

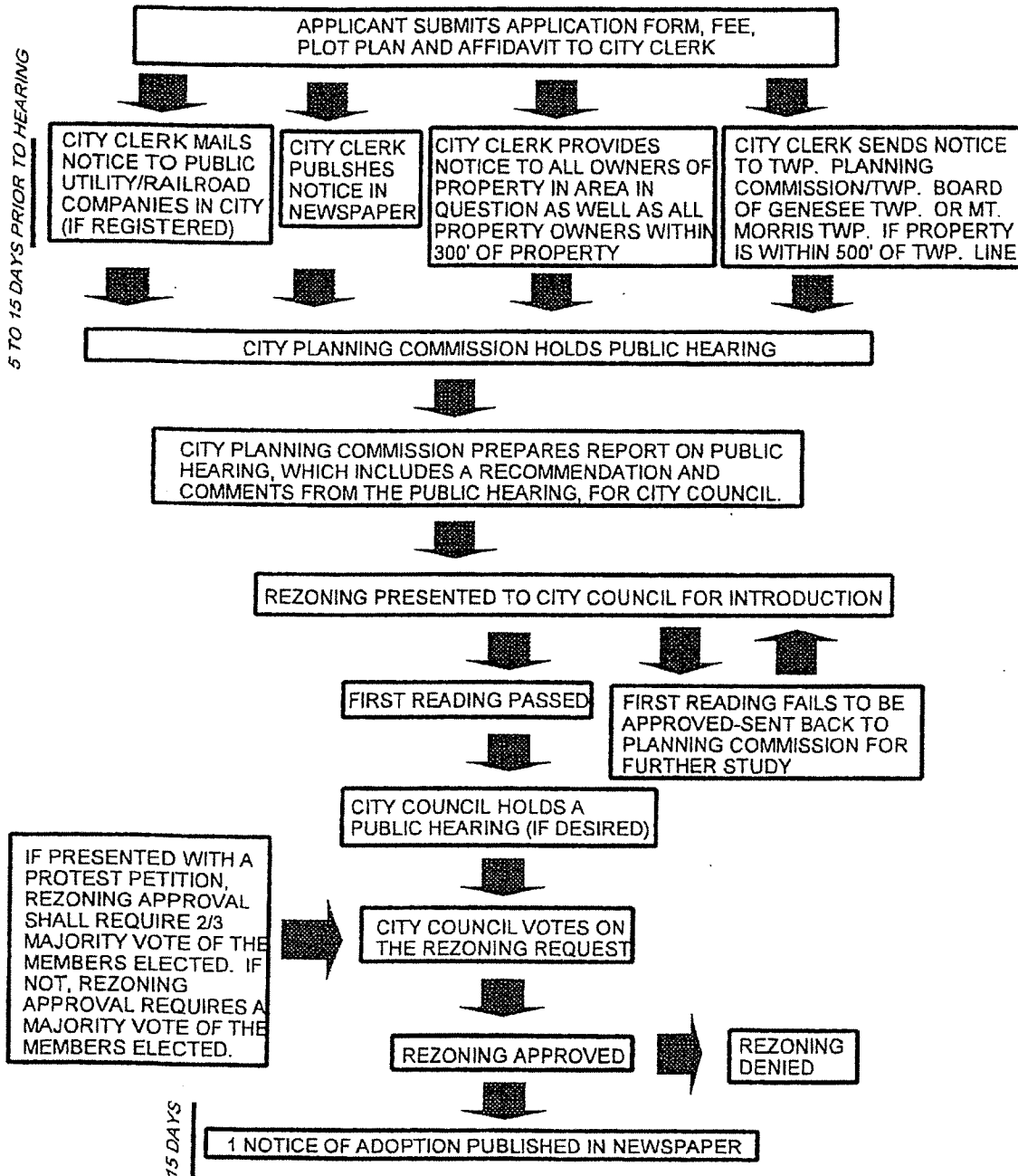
Findings in Opposition

Notes:



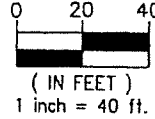
The purpose use is consistent with the City Master Plan or a determination that the plan is not applicable due to a mistake in the plan, changes in relevant conditions or changes in the relevant plan policies.		
Findings of Fact <ol style="list-style-type: none">1. The Master Plan identifies the property 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."		
Findings in Support <p>The property owner is proposing new investment in Mt. Morris' Downtown area.</p>		
Findings in Opposition <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.		
Note:		

REZONING (ZONING MAP AMENDMENT) PROCESS



PARCEL RE-ZONING CHANGE EXHIBIT

GRAPHIC SCALE

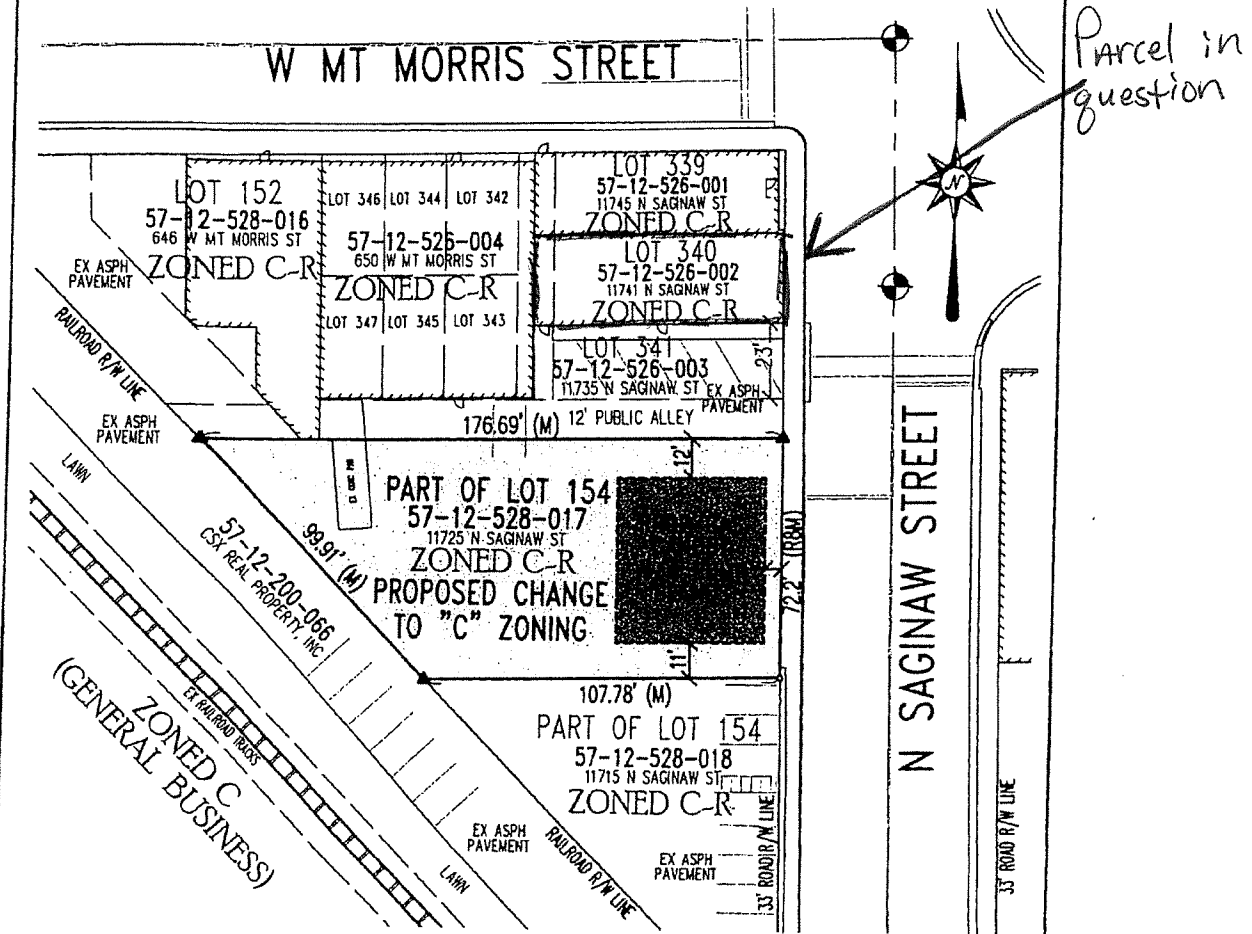


PROPERTY DESCRIPTIONS:

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	



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