

**CITY OF MT. MORRIS  
PLANNING COMMISSION AGENDA  
February 20<sup>th</sup>, 2023  
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** Vice-Chairperson, Chris Vogt.
2. **SWEARING IN OF MEMBERS:** Eric Calcut, term ending 12/2024
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES:** Approval of January 17<sup>th</sup>, 2023 regular meeting minutes.
6. **COMMUNICATIONS:**  
None.
7. **PUBLIC COMMENT:**
11. **UNFINISHED BUSINESS:**
  - a. None
12. **NEW BUSINESS:**
  - a. **Public Hearing: Amending the Zoning Ordinance by the addition of machine shop to the conditional uses permitted within “C-R” Zoning**
  - b. **Action on zoning ordinance amendment.**
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  
January 17<sup>th</sup>, 2023**

At **6:34 p.m.**, City Clerk Spencer Lewis called the Planning Commission Meeting to Order.

**PRESENT:** Yusef Harrold, Melissa Neuwirth, Chris Vogt, City Manager/Treasurer Vicki Corlew, & Mayor Sara Dubey.

**ABSENT:** Kenneth Andrews, Sara Black, and Andrew Sorensen.

**OTHERS:** City Clerk Spencer Lewis

**SWEARING IN OF MEMBERS:** Melissa Neuwirth, term ending December 2024 and Yusef Harrold, term ending December 2025.

**ELECTION OF CHAIRMAN AND OATH OF OFFICE:**

City Clerk Spencer Lewis opened the floor for nominations for the Election of Chairman to the Planning Commission at 6:35 p.m.

A motion was made by Mayor Dubey, and seconded by Yusef Harrold to nominate Sara Black as Chairperson to the Planning Commission.

With no further nominations the floor was closed for nominations for the Election of Chairman at 6:35 p.m.

Vote for the Election of Sara Black as Chairperson to the Planning Commission:

All Ayes.

Motion Carried.

**ELECTION OF VICE-CHAIRMAN AND OATH OF OFFICE:**

City Clerk Spencer Lewis opened the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:36 p.m.

A motion was made by City Manger/Treasurer Vicki Corlew, seconded by Mayor Dubey to nominate Chris Vogt as Vice-Chairperson to the Planning Commission.

With no further nominations, City Clerk Spencer Lewis closed the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:36 p.m.

Vote for the Election of Chris Vogt as Vice-Chairman to the Planning Commission.

All ayes.

Motion carried.

Chris Vogt was sworn in as Vice-Chairperson of the Planning Commission for 2023 by City Clerk Spencer Lewis.

**ELECTION OF SECRETARY AND OATH OF OFFICE:**

City Clerk Spencer Lewis opened the floor for nominations for the Election of Secretary to the Planning Commission at 6:38 p.m.

A motion was made by Chris Vogt, seconded by City Manager/Treasurer Vicki Corlew to nominate Yusef Harrold as Secretary to the Planning Commission.

With no further nominations City Clerk Spencer Lewis closed the floor for nominations for the Election of Secretary at 6:38 p.m.

Vote for Election of Yusef Harrold as Secretary to the Planning Commission.

Planning Commission

January 17<sup>th</sup>, 2023.

Page Two.

All ayes.

Motion carried.

Yusef Harrold was sworn in as Secretary to the Planning Commission for 2023 by City Clerk Spencer Lewis.

**APPROVAL OF AGENDA:**

A motion was made by City Manager/Treasurer Vicki Corlew, seconded by Mayor Dubey to approve the agenda.

All Ayes.

Motion Carried.

**APPROVAL OF MINUTES:**

A motion was made by City Manager/Treasurer Vicki Corlew, seconded by Yusef Harrold to approve the minutes of the regular meeting held on October 17<sup>th</sup>, 2022.

All ayes.

Motion carried.

**COMMUNICATIONS:**

None.

**PUBLIC COMMENT:**

None.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**a. RESOLUTION 23-01A: Planning Commission Meeting Dates for 2023.**

A motion was made by Mayor Dubey, and seconded by City Manager/Treasurer Vicki Corlew to approve RESOLUTION 23-01A: Planning Commission Meeting Dates for 2023.

All ayes.

Motion carried.

**b. Discussion on zoning ordinance amendment, Conditional Use Permit for 11718 N. Saginaw.**

City Clerk Spencer Lewis stated that the applicant had turned in a rezoning application, and we had contacted Rowe to get their opinion on the rezoning. Jason Ball from Rowe stated that it could be possible to rezone, but that a better route to take would be to simply change the zoning ordinance to allow a machine shop in the current C-R district as a permitted use requiring a conditional use permit.

City Manager/Treasurer Vicki Corlew stated that if we were to rezone the parcel to "C" commercial, it could open that parcel up to all other uses listed under the commercial district.

A motion was made by Chris Vogt, seconded by Yusef Harrold to set the public hearing for the planning commission meeting in February.

All ayes.

Motion carried.

Planning Commission  
January 17<sup>th</sup>, 2023.  
Page Three.

**PUBLIC COMMENT:**

None.

**UPDATE:**

None.

**PLANNING COMMISSION COMMENTS:**

Yusef Harrold stated that he is happy to be back, and wished a happy new year to everyone.

**ADJOURNMENT:**

With no further business, the meeting was adjourned at **6:58 p.m.**

---

Spencer Lewis, City Clerk

**CITY OF MT. MORRIS  
PLANNING COMMISSION NOTICE  
HEARING ON PROPOSED ZONING TEXT AMENDMENT**

The City of Mt. Morris Planning Commission will be holding a hearing on Monday February 20<sup>th</sup>, 2023 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 Planning Commission shall consider the following zoning text amendments for recommendation to the City Council at this time:

1. AN ORDINANCE AMENDING THE MT. MORRIS CITY ZONING CODE OF ORDINANCES (APPENDIX D) BY THE ADDITION OF MACHINE SHOP TO THE CONDITIONAL USES PERMITTED UNDER 6.11(2)(B)

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 February 20<sup>th</sup>. A copy of the proposed amendment is available for inspection at City Hall.

Spencer Lewis  
City Clerk

Hi Spencer,

I did a quick review of this request and here are my thoughts. If you all would like us to write up a formal review like we did for the last one please let me know. We can have that ready in a week or so.

1. The parcel appears to be identified as “commercial-retail” in the future land use map, which relates to the Commercial Retail Zoning district, not the “C” commercial as requested in the rezoning.
2. The parcel is on the edge of a transition between the “C Commercial” and “CR Commercial Retail” zoning district and future land uses, so it would not be out of the question to have a shift of boundaries based on changing conditions.
3. The downside of a rezoning, as you all know is that you are opening the parcel up to all of the “C” uses, not just a machine shop. The applicant can offer conditions as part of a rezoning that, for example, would limit the use to manufacturing or office businesses and not gas stations or other uses that could conflict with pedestrian uses. However, this has to be the applicant’s decision alone, the city cannot require them to do this.
4. Another option would be to consider changing the list of allowable uses in the CR district to permit small manufacturing operations that do not have exterior impacts (noise, outdoor storage, etc.). This is a better solution assuming it also works for the applicant. However, this process takes a little longer. It would require the planning commission to initiate the amendment, hold a public hearing, make a recommendation to council, and then council has final authority.
5. Lastly, in the C district, the version of the ordinance that I have lists a Machine shop as “Machine shops, incidental to a permitted use”. So there would have to be some other primary use, that just so happens to include a machine shop.

I hope that helps. Let me know if you would like us to do more.

Best,  
-Jason



**Jason Ball, AICP | Senior Planner**  
ROWE Professional Services Company

---

**CITY OF MT. MORRIS  
COUNTY OF GENESEE, MICHIGAN**

**ORDINANCE 2023 – 02.**

AN ORDINANCE AMENDING THE MT. MORRIS CITY  
ZONING CODE OF ORDINANCES (APPENDIX D) BY  
THE ADDITION OF MACHINE SHOP TO THE  
CONDITIONAL USES PERMITTED UNDER 6.11(2)(B)

**THE CITY OF MT. MORRIS HEREBY ORDAINS:**

**SECTION I**

The Mt. Morris City Zoning Ordinance, APPENDIX D, the Zoning Ordinance, Section 6.11(2)(b) is hereby amended by the addition of “machine shop” to the conditional uses permitted as follows:

- 6.11 Commercial “C-R” (commercial-retail) district.**
- 2. Conditional uses permitted.**
    - b. Other uses:**
      - **Machine Shop**

**SECTION II**

All other provisions of this Chapter shall be and are hereby ratified.

**SECTION III - SEVERABILITY**

If any part of this ordinance shall be determined to be unenforceable by a court of competent jurisdiction, that part shall be deemed to be severed and removed from the body of this ordinance, and the rest shall remain in full force and effect.

**SECTION IV – PRIOR ORDINANCES**

All City ordinances and resolutions or a part thereof, insofar as the same may be in conflict herewith, are hereby repealed.

**SECTION V**

This Ordinance shall be published in a newspaper of general circulation within the City of Mt. Morris, Genesee County, Michigan, and shall become effective on the 7<sup>th</sup> day after publication.

**SECTION VI**

A copy of this Ordinance may be inspected at the City Hall, 11649 N. Saginaw St., Mt. Morris, Michigan, during regular business hours.

CITY OF MT. MORRIS,

---

By: SARA DUBEY, MAYOR

---

By: SPENCER LEWIS, CITY CLERK

Ordinance introduced on:

Second Reading:

Publication date:

Effective date: