

**CITY OF MT. MORRIS
CITY COUNCIL AGENDA
11649 N. Saginaw Street
Mt. Morris, MI 48458
October 13th, 2025
7:00 P.M.**

1. MEETING CALLED TO ORDER: Mayor Sara Dubey

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

- a. Approval of regular meeting minutes from September 22nd, 2025.

6. COMMUNICATIONS:

None.

7. APPROVAL OF WARRANT: Approval of Warrant #25-22 in the amount of \$132,800.75

8. PUBLIC COMMENT (Agenda Items Only /Five Minute Time Limit).

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

- a. **ORDINANCE 2025-06: Rezoning parcels 57-06-553-041 & 57-06-553-042 from R-2
“Residential-medium density” to RB “multiple family” (first reading)**

11. PUBLIC COMMENT (Five Minute Time Limit).

12. COUNCIL MEMBER AND STAFF COMMENTS

13. ADJOURNMENT

PLEASE SILENCE ALL CELL PHONES AND OTHER ELECTRONIC DEVICES PRIOR TO THE MEETING.

**CITY OF MT. MORRIS
CITY COUNCIL – REGULAR MEETING
September 22nd, 2025**

At 7:00 p.m., Mayor Sara Dubey called the Regular Council Meeting to order.

PRESENT: Smith, Darisaw, Walter, Vance, and Dubey.

ABSENT: Withey and Templeton

OTHERS: City Manager/Clerk Spencer Lewis, Police Chief Kevin Mihailoff, and City Attorney Amanda Odette.

The Pledge of Allegiance.

ROLL CALL:

A motion was made by Councilmember Vance, and seconded by Councilmember Smith to approve absent members Withey and Templeton.

All ayes.

Motion carried.

APPROVAL OF AGENDA:

A motion was made by Councilmember Walter, and seconded by Councilmember Darisaw to approve the agenda.

All ayes.

Motion carried.

APPROVAL OF MINUTES:

A motion was made by Councilmember Smith, and seconded by Councilmember Vance to approve the regular meeting minutes from September 8th, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

City Manager/Clerk Spencer Lewis stated that with the resignation of Fire Chief Young, and posting the job opening internally, he has promoted Lieutenant Ken Taylor to Fire Chief effective as of October 1st.

APPROVAL OF WARRANT:

A motion was made by Councilmember Walter, and seconded by Councilmember Darisaw to approve **Pre-Warrant #25-20 in the amount of \$53,388.00 and Warrant #25-21 in the amount of \$79,835.92.**

Councilmember Walter questioned what the repair was to the police department door was?

Police Chief Mihailoff stated that the front entry-way door handle was all bent up, and needed to be replaced for security reasons.

Roll call: 5 Ayes 0 Nays 2 Absent
 (Withey)
 (Templeton)

Motion Carried.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. Set Halloween Trick-or-Treating Hours, Friday October 31st, 5-8 p.m.

A motion was made by Councilmember Vance, and seconded by Councilmember Smith to approve the Halloween Trick-or-Treating Hours for Friday, October 31st.

Councilmember Smith questioned if this was the same as last year?

City Manager/Clerk Spencer Lewis states yes, that is correct.

All ayes.

Motion carried.

b. MML Board of Directors election

A motion was made by Councilmember Darisaw, and seconded by Councilmember Walter to approve the ballot for the MML Board of Directors election.

All ayes.

Motion carried.

PUBLIC COMMENT:

Rodney Wier, 810 North – Rodney spoke upon the North Street flooding, and the Masonic Lodge west parking lot.

Trisha Swinehart, 387 Wilson – Trisha spoke upon code violations regarding dogs at her house.

Charles Helms, Mt. Morris City Fire Department – Charles inquired about the juvenile program with the police department and the local school district, along with insurance for the fire department.

COUNCIL MEMBER AND STAFF COMMENTS:

Councilmember Walter offered his congratulations to newly appointed Fire Chief Ken Taylor. He also thanked former Fire Chief James Young for coming in when we needed him, and thanked Police Chief Mihailoff along with City Manager/Clerk Spencer Lewis.

Councilmembers Darisaw, Smith, Vance, and Mayor Dubey thanked everyone for coming in tonight, and congratulated Ken Taylor.

Police Chief Mihailoff congratulated Ken Taylor and touched on the police department's activity over the past couple of weeks.

City Manager/Clerk Spencer Lewis spoke upon some election updates for the future, including possibly consolidating both precincts into just one for the entire city, along with equipment upgrades.

ADJOURNMENT:

With no further business, the council meeting was adjourned at **7:16 p.m.**

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF MT MORRIS
EXP CHECK RUN DATES 10/14/2025 - 10/14/2025
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID
WARRANT 25-22

Page: 1/5

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 000					
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	MICHIGAN MUNICIPAL UNEMP	UNEMPLOYMENT QUARTERLY CONTRIBUTION	2.86	
101-000-066.000	UNDISTRIBUTED FRINGE BENEFITS	STANDARD INSURANCE COMPA	DIS/LIFE INSURANCE OCT. 2025	1,017.12	
101-000-256.000	DEPOSITS PAYABLE	MATT GUNN	COMM. ROOM DEPOSIT REFUND	75.00	
Total For Dept 000				1,094.98	
Dept 215 ADMINISTRATION					
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	CHECK ENDORSEMENT STAMP	39.90	
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	OFFICE SUPPLIES	73.97	
101-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	ADOBE	19.99	
101-215-825.000	MAINTENANCE AGREEMENTS	SOLUCIENT SECURITY SYSTE	SERVICE FEES 10.1.25-12.31.25	121.90	
101-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	89.52	
101-215-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	163.20	
101-215-991.000	COPIER	US BANK EQUIPMENT FINANC	COPIER	78.43	
Total For Dept 215 ADMINISTRATION				586.91	
Dept 253 TREASURER					
101-253-740.000	OPERATING EXPENSE	PLANTE & MORAN	CAP. ASSETS, ACT 51, GASB 101	2,825.00	
101-253-740.000	OPERATING EXPENSE	VC3, INC	COMPUTER MONITOR	157.00	
101-253-915.000	MEMBERSHIP & DUES	MICHIGAN MUNICIPAL TREAS	MMTA 2026 MEMBERSHIP	99.00	
Total For Dept 253 TREASURER				3,081.00	
Dept 257 ASSESSOR					
101-257-801.000	PROFESSIONAL SERVICES	LEGACY ASSESSING SERVICE	ASSESSING SERVICES 2ND QUARTER	3,500.00	
Total For Dept 257 ASSESSOR				3,500.00	
Dept 265 CITY HALL & GROUNDS					
101-265-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	9.84	
101-265-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	14.24	
101-265-801.000	PROFESSIONAL SERVICES	CURBCO	STREET SWEEPING	335.00	
101-265-920.000	PUBLIC UTILITIES	CITY OF MT. MORRIS	WATER BILLS	36.63	
Total For Dept 265 CITY HALL & GROUNDS				395.71	
Dept 266 ATTORNEY					
101-266-801.000	PROFESSIONAL SERVICES	AMANDA ODETTE	ATTORNEY SEP. 2025	2,910.00	
Total For Dept 266 ATTORNEY				2,910.00	
Dept 305 POLICE DEPARTMENT					
101-305-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	OFFICE SUPPLIES	10.78	
101-305-740.000	OPERATING EXPENSE	STATE OF MICHIGAN	MUNICIPAL PLATE FOR PD	13.00	
101-305-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	623.93	
101-305-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	432.81	
101-305-825.000	MAINTENANCE AGREEMENTS	SOLUCIENT SECURITY SYSTE	SERVICE FEES 10.1.25-12.31.25	121.90	
101-305-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	51.16	
101-305-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	93.28	
101-305-850.000	COMMUNICATIONS	VERIZON	PHONES	81.38	
101-305-991.000	DEBT SERVICE - PRIN	US BANK EQUIPMENT FINANC	COPIER P.D.	133.00	
Total For Dept 305 POLICE DEPARTMENT				1,561.24	
Dept 336 FIRE DEPARTMENT					
101-336-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	50.38	
101-336-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	29.96	
101-336-745.000	GAS & FUEL	WEBSTER & GARNER	DIESEL	155.69	
101-336-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	20.79	

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WARRANT 25-22

Page: 2/5

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General					
Dept 336 FIRE DEPARTMENT					
101-336-825.000	MAINTENANCE AGREEMENTS	SOLUCIENT SECURITY SYSTE	SERVICE FEES 10.1.25-12.31.25	121.90	
101-336-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	25.57	
101-336-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	46.67	
101-336-850.000	COMMUNICATIONS	VERIZON	PHONES	40.69	
101-336-915.000	MEMBERSHIP & DUES	100 CLUB OF GSL COUNTIES	100 CLUB MEMBERSHIP	150.00	
101-336-932.000	REPAIR & MAINTENANCE - VEHICL	FRONTLINE SERVICES INC.	ENGINE 12 - BATTERY REPAIR	660.00	
Total For Dept 336 FIRE DEPARTMENT				1,301.65	
Dept 371 CODES & ENFORCEMENT					
101-371-801.000	PROFESSIONAL SERVICES	JERROD LOCASCIO	3RD QUARTER ELEC. INSPECTOR	220.00	
101-371-801.000	PROFESSIONAL SERVICES	ROB KEHOE	BLDG INSPEC. SEP. 2025	583.33	
Total For Dept 371 CODES & ENFORCEMENT				803.33	
Dept 441 PUBLIC WORKS					
101-441-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	OFFICE SUPPLIES	142.97	
101-441-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	5.99	
101-441-740.000	OPERATING EXPENSE	MENARDS - CLIO	SUPPLIES	5.85	
101-441-740.000	OPERATING EXPENSE	ZODIAC ENTERPRISES, LLC	POLE BANNER / 3" YELLOW NUMBERS	15.00	
101-441-745.000	GAS & FUEL	WEBSTER & GARNER	DIESEL	48.53	
101-441-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX DPW	75.85	
101-441-850.000		VERIZON	PHONES	36.72	
101-441-920.000	PUBLIC UTILITIES	CITY OF MT. MORRIS	WATER BILLS	55.79	
101-441-922.000	STREET LIGHTING	CONSUMERS ENERGY	STREET LIGHTS	671.03	
101-441-922.000	STREET LIGHTING	CONSUMERS ENERGY	LED LIGHTS	3,022.30	
Total For Dept 441 PUBLIC WORKS				4,080.03	
Dept 528 TRASH COLLECTION					
101-528-801.000	PROFESSIONAL SERVICES	WM CORPORATE SERVICES, I	GARBAGE OCT. 2025	19,250.40	
Total For Dept 528 TRASH COLLECTION				19,250.40	
Dept 529 WEED & BRUSH CONTROL					
101-529-801.000	PROFESSIONAL SERVICES	TAMMY'S LANDSCAPING	SEPTEMBER 2025 MOWING	3,200.00	
Total For Dept 529 WEED & BRUSH CONTROL				3,200.00	
Dept 567 CEMETERY					
101-567-801.000	PROFESSIONAL SERVICES	TAMMY'S LANDSCAPING	SEPTEMBER 2025 MOWING	1,300.00	
Total For Dept 567 CEMETERY				1,300.00	
Dept 701 PLANNING COMMISSION					
101-701-740.000	OPERATING EXPENSE	GENESEE COUNTY HERALD	PUBLIC HEARING NOTICE 10.20.2025	78.90	
Total For Dept 701 PLANNING COMMISSION				78.90	
Dept 790 LIBRARY					
101-790-801.000	PROFESSIONAL SERVICES	SHERWOOD PROFESSIONAL CL	LIBRARY CLEANING SEP. 2025	240.00	
101-790-920.000	PUBLIC UTILITIES	CITY OF MT. MORRIS	WATER BILLS	42.61	
Total For Dept 790 LIBRARY				282.61	
Dept 904 CAPITAL OUTLAY					
101-904-970.200	POLICE EQUIP CAPITAL OUTLAY	AUTO PRIDE COLLISION	GRAPHICS FOR NEW TAHOE - 104	475.00	
101-904-970.600	CAPITAL OUTLAY-GENERAL ADMIN	DIAMOND EXCAVATING, LLC.	RETAINAGE FROM ADA RAMP/PARKINGLOT	3,500.00	
Total For Dept 904 CAPITAL OUTLAY				3,975.00	
Total For Fund 101 General				47,401.76	

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WARRANT 25-22

Page: 3/5

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 202 Major Street					
Dept 463 STREET ROUTINE MAINTENANCE					
202-463-740.000	OPERATING EXPENSE	VERIZON	PHONES	73.44	
202-463-801.000	PROFESSIONAL SERVICES	CURBCO	STREET SWEEPING	1,875.00	
Total For Dept 463 STREET ROUTINE MAINTENANCE				1,948.44	
Dept 474 TRAFFIC SERVICES					
202-474-740.000	OPERATING EXPENSE	ACTION MUNICIPAL SUPPLY	NEW ROAD SIGNS	1,909.29	
202-474-740.000	OPERATING EXPENSE	MID STATES BOLT & SCREW	SIGN AND HYDRANT BOLTS	121.11	
202-474-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	TRAFFIC LIGHTS	212.98	
Total For Dept 474 TRAFFIC SERVICES				2,243.38	
Total For Fund 202 Major Street				4,191.82	
Fund 203 Local Street					
Dept 463 STREET ROUTINE MAINTENANCE					
203-463-801.000	PROFESSIONAL SERVICES	CURBCO	STREET SWEEPING	1,475.00	
Total For Dept 463 STREET ROUTINE MAINTENANCE				1,475.00	
Dept 474 TRAFFIC SERVICES					
203-474-740.000	OPERATING EXPENSE	ACTION MUNICIPAL SUPPLY	NEW ROAD SIGNS	636.44	
203-474-740.000	OPERATING EXPENSE	MID STATES BOLT & SCREW	SIGN AND HYDRANT BOLTS	121.11	
Total For Dept 474 TRAFFIC SERVICES				757.55	
Total For Fund 203 Local Street				2,232.55	
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY					
Dept 103 AUTHORITY BOARD					
248-103-740.000	OPERATING EXPENSE	ZODIAC ENTERPRISES, LLC	POLE BANNER / 3" YELLOW NUMBERS	80.00	
Total For Dept 103 AUTHORITY BOARD				80.00	
Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY				80.00	
Fund 590 SEWER FUND					
Dept 215 ADMINISTRATION					
590-215-740.000	OPERATING EXPENSE	MT. MORRIS POSTMASTER	WATER BILL POSTAGE	2,250.00	
590-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	38.37	
590-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX DPW	75.86	
590-215-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	69.97	
590-215-850.000	COMMUNICATIONS	VERIZON	PHONES	36.72	
590-215-991.000	COPIER	US BANK EQUIPMENT FINANC	COPIER	78.44	
Total For Dept 215 ADMINISTRATION				2,549.36	
Dept 536 SEWER DISTRIBUTION					
590-536-740.000	OPERATING EXPENSE	AUTO - WARES GROUP	GLOVES FOR SEWER CLEANING	18.59	
590-536-740.000	OPERATING EXPENSE	AUTO - WARES GROUP	GLOVES FOR SEWER CLEANING	11.99	
590-536-740.000	OPERATING EXPENSE	B&B PLUMBING AND HEATING	SEWER JETTER SLED REPAIR	19.94	
590-536-745.000	GAS & FUEL	WEBSTER & GARNER	DIESEL	129.41	
590-536-921.000	COST OF SEWER	GENESEE COUNTY DRAIN COM	SEWER AUGUST 2025	21,718.65	
Total For Dept 536 SEWER DISTRIBUTION				21,898.58	
Total For Fund 590 SEWER FUND				24,447.94	
Fund 591 Water Fund					
Dept 000					
591-000-255.000	WATER DEPOSITS PAYABLE	CITY OF MT. MORRIS	WATER DEP. 634 VANBUREN	239.61	

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WARRANT 25-22

Page: 4/5

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Fund 591 Water Fund					
Dept 000					
591-000-255.000	WATER DEPOSITS PAYABLE	CITY OF MT. MORRIS	WATER DEP. 11630 TEMPERANCE	250.00	
591-000-255.000	WATER DEPOSITS PAYABLE	MICHAEL EDDY	WATER DEPOSIT REFUND-634 VANBUREN	10.39	
Total For Dept 000				500.00	
Dept 215 ADMINISTRATION					
591-215-740.000	OPERATING EXPENSE	HUNTINGTON NATIONAL BANK	CHRIS CRUMP S3 WATER TEST	70.00	
591-215-740.000	OPERATING EXPENSE	MT. MORRIS POSTMASTER	WATER BILL POSTAGE	2,250.00	
591-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX	51.16	
591-215-850.000	COMMUNICATIONS	COMCAST	INTERNET/FAX DPW	75.86	
591-215-850.000	COMMUNICATIONS	SANGOMA US INC.	PHONES	93.29	
591-215-850.000	COMMUNICATIONS	VERIZON	PHONES	36.73	
591-215-991.000	COPIER	US BANK EQUIPMENT FINANC	COPIER	78.43	
Total For Dept 215 ADMINISTRATION				2,655.47	
Dept 537 WATER DISTRIBUTION					
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	47.65	
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	47.65	
591-537-725.000	FRINGE BENEFIT-NON PAYROLL	CINTAS CORP	UNIFORMS	47.65	
591-537-740.000	OPERATING EXPENSE	BADGER METER	CELLULAR SERVICE PROJECTION INTO 2026	1,228.59	
591-537-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	227.36	
591-537-745.000	GAS & FUEL	WEBSTER & GARNER	DIESEL	677.36	
591-537-745.000	GAS & FUEL	WEBSTER & GARNER	UNLEADED GAS	157.72	
591-537-921.000	COST OF WATER	GENESEE COUNTY DRAIN COM	WATER AUGUST 2025	47,820.91	
Total For Dept 537 WATER DISTRIBUTION				50,254.89	
Dept 539 WATER REPAIR					
591-539-740.000	OPERATING EXPENSE	AJAX MATERIALS CORP	WASHINGTON AVE MAIN BREAK STREET REPA	265.35	
591-539-740.000	OPERATING EXPENSE	AJAX MATERIALS CORP	WASHINGTON AVE MAIN BREAK STREET REPA	641.42	
591-539-740.000	OPERATING EXPENSE	MID STATES BOLT & SCREW	SIGN AND HYDRANT BOLTS	129.55	
Total For Dept 539 WATER REPAIR				1,036.32	
Total For Fund 591 Water Fund				54,446.68	

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Page: 5/5

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
			Fund Totals:		
			Fund 101 General	47,401.76	
			Fund 202 Major Street	4,191.82	
			Fund 203 Local Street	2,232.55	
			Fund 248 DOWNTOWN DEVE	80.00	
			Fund 590 SEWER FUND	24,447.94	
			Fund 591 Water Fund	54,446.68	
			Total For All Funds:	<u>132,800.75</u>	

**CITY OF MT. MORRIS
ORDINANCE 2025-06**

**An ordinance to amend the Zoning Ordinance, Appendix D, and
Zoning Map, of the Code of Ordinances, City of Mt. Morris, Michigan,
by the rezoning of certain property as hereinafter set forth:**

THE CITY OF MT. MORRIS ORDAINS:

SECTION I

The Mt. Morris Code of Ordinances, Appendix D, the Zoning Ordinance and the Zoning Map is hereby amended pursuant to Art.11, Zoning Ordinance Amendments, as follows:

Parcel no. 57-06-553-041, legally described as S 106.50 FT OF LOT 135 WALTER WISNER ADDITION, currently zoned R-2 “Residential – Medium Density” is hereby rezoned to RB “Residential – Multiple Family.”

Parcel no. 57-06-553-042, legally described as N 42 FT OF LOT 135 WALTER WISNER ADDITION & A PARCEL OF LAND BEG AT NE COR OF LOT 135 WALTER WISNER ADD TH N 33 FT TH W 99 FT TH S 33 FT TH E 99 FT TO PLACE OF BEG SEC 6 T8N R7E OWNED & OCCUPIED AS ONE PARCEL, currently zoned R-2 “Residential – Medium Density” is hereby rezoned to RB “Residential – Multiple Family.”

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 7th 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.

We the undersigned Mayor and Clerk of the City of Mt. Morris, do hereby certify that the above ordinance was adopted by the City Council at a regular meeting on the ____ day of October, 2025.

Sara Dubey, Mayor

Spencer Lewis, City Clerk

Ordinance Introduced on: 10/13/2025

Second Reading:

Publication Date:

Effective Date:

**CITY OF MT MORRIS
PLANNING COMMISSION
September 29th, 2025**

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

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

ABSENT: None.

OTHERS: None.

ROLL CALL:

None.

APPROVAL OF AGENDA:

A motion was made by Wayne Walter, seconded by Melissa Neuwirth to approve the agenda.

All ayes.

Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Mayor Sara Dubey, seconded by Andrew Sorensen to approve the minutes of the regular meeting held on August 18th, 2025.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a. Public Hearing: A request to rezone 923 North Street (57-06-553-041) & parcel 57-06-553-042 from R-2 to RB.**

A motion was made by City Manager/Clerk Spencer Lewis and seconded by Wayne Walter to open the public hearing at 6:34 p.m.

All ayes.

Motion carried.

Brian Kidlinger, 11955 Walter – Brian spoke upon receiving a letter in the mail stating that this was going to affect his property, so he decided to come and see what the public hearing was all about.

City Manager/Clerk Spencer Lewis stated that the letter he received in the mail was due to his property being located within 300 feet of this rezoning request properties, and per procedure, everyone within 300 feet of the property must be notified of the rezoning request.

Carol Ferguson, 11935 Walter – Carol questioned how many multi-family complexes were planning on being these two lots? She also stated that she was not enthused being the neighbor of these properties, to see 5 more

Planning Commission
September 29th, 2025.
Page Two.

families adding to the noise, traffic, and congestion at the stop sign on the corner of Walter and North Streets.

Bradley LaBrie, rezoning applicant – Brad spoke upon owning Shears Salon here in Mt. Morris, along with Destiny Ridge Apartments down across from McDonalds, which has recently been renovated. Stated he is looking to keep the building already present at 923 North Street, and using it as a duplex, which is already set up as on the interior. He would simply just renovate the building including new exterior and a new interior.

Mayor Sara Dubey questioned if the new proposed building would also be a duplex, or an apartment style building, and if so, how many units?

Bradley answered that it would potentially be a newly constructed apartment style complex, but only with probably 3 units, including 1 bedroom and 1 bathroom with walk-in showers, and aimed towards elderly people looking for affordable housing in the area.

A motion was made by Melissa Neuwirth, seconded by Yusef Harrold to close the public hearing at 6:40 p.m.

All ayes.

Motion carried.

a. Action on rezoning request

A motion was made by Mayor Sara Dubey, and seconded by Andrew Sorensen to recommend City Council to approve the rezoning request, to rezone 923 North St. (57-06-553-041) & parcel 57-06-553-042.

Roll call: ____7____ Ayes ____0____ Nays ____0____ Absent

Motion Carried.

PUBLIC COMMENT:

None.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Yusef Harrold stated that he believes this is a great idea, as the current property seems to be a blighted building.

Wayne Walter, Andrew Sorensen, and Mayor Sara Dubey echoed the same thoughts as Yusef Harrold, and thanked the public for coming in tonight.

Chairperson Sara Black spoke upon researching previous projects from Mr. LaBrie, and they all look great and looking forward to hopefully having some more buildings in the City renovated by him.

ADJOURNMENT:

With no further business, the meeting was adjourned at **6:51 p.m.**

Spencer Lewis, Clerk

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

NAME Destiny Ridge Apartments LLC
ADDRESS 923 North St, Mount Morris
PHONE (home) 810 441 7958 PHONE (work) —
Tax Parcel # of Lot 57-06-553-042 and Application Fee \$ 300
57-06-553-041

Amendment Request Classification:

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

✓ By an owner of interest in the parcel

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

Current Zoning Classification ~~R-2~~ R-2

Proposed Zoning Classification Multi Family (RB)

Proposed Use This building was once used as a Commercial
Space as well as a duplex. I want to use this as a
apartment and request Multi Family zoning on both parcels.

[Signature]
Applicant's Signature

8-27-2025
Date

Date Notice Published 9.10.2025

Date Notice mailed to all owners of property in area in question and
all property owners within 300' of property in question 9.2.2025
~~9.2.2025~~

Date notice sent to adjacent township (if within 500' of property line) N/A

Date of Public Hearing by Planning Commission 9.29.2025

Recommendation of Planning Commission(attach report and public
comments) Approve

Date of First Reading by City Council 10.13.2025

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

SITE PLAN

923 North St

Mt Morris, MI 48458

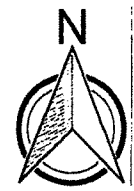
Parcel ID 1: 57-06-553-042

Lot area 1: 0.17 Acres

Parcel ID 2: 57-06-553-041

Lot area 2: 0.24 Acres

Paper Size: 11"x17"



scale 1"=20'

