

CITY OF MT. MORRIS
PLANNING COMMISSION AGENDA
April 15th, 2024
6:30 p.m.

1. **MEETING CALLED TO ORDER:** Chairperson Sara Black.
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES:** Approval of February 19th, 2023 regular meeting minutes.
5. **COMMUNICATIONS:**
None.
6. **PUBLIC COMMENT:**
7. **UNFINISHED BUSINESS:**
 - a. None
8. **NEW BUSINESS:**
 - a. **Public Hearing; Ordinance 2024-01:** Amending the zoning ordinance (appendix D) by the addition of definitions, repealing section 3.20, and amending section 3.21.
 - b. **Action on Ordinance 2024-01.**
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 19th, 2024**

At **6:30 p.m.**, City Manager/Clerk Spencer Lewis called the Planning Commission Meeting to Order.

PRESENT: Melissa Neuwirth, City Manager/Clerk Spencer Lewis, Sara Black, Andrew Sorensen, and Eric Calcut.

ABSENT: Yusef Harrold & Mayor Sara Dubey

OTHERS: None.

ROLL CALL:

A motion was made by Sara Black, seconded by Melissa Neuwirth to approve absent member Mayor Sara Dubey.

All Ayes.

Motion Carried.

ELECTION OF CHAIRMAN AND OATH OF OFFICE:

City Manager/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 Melissa Neuwirth, and seconded by Eric Calcut 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.

Sara Black was sworn in as Chairperson of the Planning Commission for 2024 by City Manager/Clerk Spencer Lewis.

ELECTION OF VICE-CHAIRMAN AND OATH OF OFFICE:

City Manager/Clerk Spencer Lewis opened the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:37 p.m.

A motion was made by Sara Black, seconded Melissa Neuwirth to nominate Eric Calcut as Vice-Chairperson to the Planning Commission.

With no further nominations, City Manager/Clerk Spencer Lewis closed the floor for nominations for the Election of Vice-Chairperson to the Planning Commission at 6:37 p.m.

Vote for the Election of Eric Calcut as Vice-Chairman to the Planning Commission.

All ayes.

Motion carried.

Eric Calcut was sworn in as Vice-Chairperson of the Planning Commission for 2024 by City Manager/Clerk Spencer Lewis.

ELECTION OF SECRETARY AND OATH OF OFFICE:

City Manager/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 Sara Black, seconded by Andrew Sorensen to nominate Melissa Neuwirth as Secretary to the Planning Commission.

With no further nominations City Manager/Clerk Spencer Lewis closed the floor for nominations for the Election of Secretary at 6:39 p.m.

Vote for Election of Melissa Neuwirth as Secretary to the Planning Commission.

All ayes.
Motion carried.

Melissa Neuwirth was sworn in as Secretary to the Planning Commission for 2024 by City Manager/Clerk Spencer Lewis.

APPROVAL OF AGENDA:

A motion was made by Melissa Neuwirth, seconded by Eric Calcut to approve the agenda.

All Ayes.
Motion Carried.

APPROVAL OF MINUTES:

A motion was made by Melissa Neuwirth, seconded by Eric Calcut to approve the minutes of the regular meeting held on October 16th, 2023.

All ayes.
Motion carried.

COMMUNICATIONS:

Chairperson Sara Black stated that Nate Shango was at last week's council meeting and it sounded like his intentions were to re-apply for rezoning the parcel where the old hotel is located next to the liquor store.

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

a. RESOLUTION 24-01A: Planning Commission Meeting Dates for 2024.

A motion was made by Melissa Neuwirth, and seconded by Andrew Sorensen to approve RESOLUTION 24-01A: Planning Commission Meeting Dates for 2024.

All ayes.
Motion carried.

b. Public Hearing: Ordinance 2024-01: Amending the zoning ordinance (Appendix D) by the addition of definitions, amending section 3.20.

A motion was made by Melissa Neuwirth, seconded by Eric Calcut to open the public hearing at 6:50 p.m.

All Ayes.
Motion Carried.

A motion was made by Eric Calcut, seconded by Melissa Neuwirth to close the public hearing at 6:51 p.m.

All Ayes.
Motion Carried.

**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 April 15th, 2024 at 6:30 p.m. The meeting will be held at the Mt. Morris City Council Chambers 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 DEFINITIONS THEREBY AMENDING ARTICLE 2; BY THE REPEALING OF SECTION 3.20; AND BY THE AMENDING OF SECTION 3.21 TO REGULATE RECREATIONAL AND COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS; AND PROVIDING THE PENALTIES FOR THE VIOLATION THEREOF

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 April 15th. A copy of the proposed amendment is available for inspection at City Hall.

Spencer Lewis
City Clerk

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

ORDINANCE 2024 – 01.

AN ORDINANCE AMENDING THE MT. MORRIS CITY ZONING CODE OF ORDINANCES (APPENDIX D) BY THE ADDITION OF DEFINITIONS THEREBY AMENDING ARTICLE 2; BY THE REPEALING OF SECTION 3.20; AND BY THE AMENDING OF SECTION 3.21 TO REGULATE RECREATIONAL AND COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS; AND PROVIDING THE PENALTIES FOR THE VIOLATION THEREOF

THE CITY OF MT. MORRIS HEREBY ORDAINS:

SECTION I

The Mt. Morris City Zoning Ordinance, Appendix D, Article 2 is hereby amended by the addition of definitions as follows:

Subsection 2.18.1 is hereby added:

2.18.1 Commercial Vehicle shall mean any vehicle or trailer that exceeds 1-ton in cargo carrying capacity, which includes vehicles or trailers used for the purpose of business or for private use.

Subsection 2.54.1 is hereby added:

2.54.1 Recreational Vehicle shall mean any motorized or non-motorized vehicle or trailer used for the purpose of recreation, which includes but not limited to travel trailers, motor homes, boats, snowmobiles, and vehicles designed and manufactured as off-road vehicles. Vehicles originally designed and manufactured for on-road use are not considered off-road vehicles.

Subsection 2.71.1 is hereby added:

2.71.1 Trailer shall mean any vehicle that is designed to be pulled or towed on a public way by a motorized vehicle, which includes but not limited to travel trailers, utility trailers and cargo trailers.

SECTION II

The Mt. Morris City Zoning Ordinance, Appendix D, Article 3 is hereby amended by the repealing of section 3.20 and the amendment of section 3.21 as follows:

Subsection 3.20 is hereby repealed and replaced with subsection 3.21 as amended.

Subsection 3.21 is hereby amended as follows:

3.21 Parking and Storage of Recreational Vehicles and Trailers in a Residential District; Commercial Vehicle Prohibited

A. In all residential zoning districts, the parking or storage of any commercial vehicle with a rated capacity exceeding one ton is prohibited; provided, however, that one such vehicle may be parked or stored within a building. The provisions of this section shall not prohibit the parking or storage of commercial vehicles in agricultural districts.

B. Recreational Vehicles and Trailers may be parked or kept on any lot or parcel in any residential zoning district, subject to the following requirements:

1. Recreational Vehicles parked or stored shall not have a fixed connection to electricity, gas, water, or sanitary sewer, and at no time shall such recreational vehicles be used for living or housekeeping purposes. A non-fixed electrical connection is allowed as a shoreline to maintain on board batteries and electrical systems.
2. Any recreational vehicle or trailer shall be parked or stored in the rear yard, side yard, or unrequired front yard provided that a minimum of five feet of side yard, or rear yard shall be maintained between the recreational vehicle or trailer and the lot line.
3. Recreational vehicles and trailers may be parked in the front yard for the purpose of loading and unloading for no more than 24 hours. The recreational vehicle or trailer must not obstruct the view of driveways or vehicular and pedestrian traffic of adjoining properties or public ways.
4. The storage of recreational vehicles and trailers on a residential lot or parcel shall be limited to only those vehicles and trailers owned by the, and currently licensed and registered to the occupant of the residential lot or parcel on which the recreational vehicle or trailer is stored. Recreational vehicles and trailers shall be maintained and kept mold and mildew free. Recreational vehicles and trailers designed and constructed to operate on public ways shall meet the requirements of the State of Michigan for safe use.

5. The storage of recreational vehicles and trailers shall be limited to a maximum of two recreational vehicles and or trailers combined per parcel. The storage of recreational vehicles and trailers shall be used as a factor in total lot maximum coverage as defined in section 6.13 Table of District Regulations.

SECTION III

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

SECTION IV - 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 V – PRIOR ORDINANCES

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

SECTION VI - PENALTY

Any person who violates any of the provisions of these sections shall be deemed guilty of a municipal civil infraction, as established by the Code of Ordinances of the City of Mt. Morris Section 1-14. Each act of violation and every day upon which any such violation shall occur shall constitute a new and separate offense. This remedy is not exclusive, and action in a court of equity may be utilized.

SECTION VII

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 30th day after publication.

SECTION VIII

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, DEPUTY CLERK

Ordinance introduced on:

Second Reading:

Publication date:

Effective date: