

**Minutes of Planning Commission,  
Village of Mt. Morris, Village Board Room**

**105 W. Lincoln St.**

**June 3, 2024**

Meeting called to order at 6:45pm by Board Chair, Jeff Bold.

5 members answered present. Chm. Jeff Bold, Sec. Sylvia Saunders, Kris Wachs, Sterling Taylor, Melissa Bauer (new member)

Absent: Salley Wessels, Jon Murray

Minutes: May 6, 2024 Minutes approved. Will be filed as written.

**Administration**: Chmn. Bold gave a brief update on the variance request: 104 Mulberry. Casper advised the occupants to obtain permission from neighbor.

**R-1 Zoning discussion regarding Brethren Church and MMHS/DLR**

R-1 & C-1 Zoning. Chapter 11, Signs., Chapter 12, Off-street parking

**Zoning discussion Commercial similar to C-1 with very limited residential, potential for C-4**

Discussion re: signage, off -street parking, limited residential. Discussion other parts to keep/change, special use.

What is appropriate for C-4 bordering a residential area. C-1 usage reviewed. Add daycare?, schools? Taverns, definition?

Definitions: C-1 = General Commercial (businesses uptown)

C-2 = (highway businesses, setbacks)

Chmn. Bold to review "General Business District (C-1)" for items to retain/delete as discussed, with Attorney LeSage

**Storage buildings in C-2 Zoning, wording similar to I-1**

Definition of "warehouses". Suggest use the concept of "self-service storage facilities" Conveys a different concept than "warehouse or "storage facility." per Attrny. LeSage To review text for C-2 storage buildings with Attorney LeSage.

**"Stakeholder" status in Comprehensive Plan 2035**

Pending. To review projects now completed, etc.

No further business. Motion to adjourn. Chris/Melissa. Approved.

Next meeting, July 1, 2024. 6:45P