

**Minutes of Planning Commission,
Village of Mt. Morris, Village Board Room
105 W. Lincoln St.
July 01, 2024**

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

7 members answered present. Chm. Jeff Bold, Sec. Sylvia Saunders, Kris Wachs, Sterling Taylor, Melissa Bauer, Salley Wessels, Jon Murray

Visitors: Damon and Joyce Lewis

Minutes: June 3, 2024 Minutes approved. Will be filed as written.

ADMINISTRATION: Reported a request for 3 parcels adjacent to a property to be annexed into the Village. No action at present.

OLD BUSINESS:

1. **Variance request: Lewis, 104 S. Mulberry Ave.**
Addressed "Variance for 104 Mulberry."
****Public Hearing notice to be published. (August 5)**
2. **Storage Building in C-2 Zoning, add a Special Use "self-service storage facilities" to be allowed by special use permit.**
Storage Building in C-2 Zoning
**** Public Hearing notice to be published. (August 5)**
3. **Zoning review Commercial C-4 modifications from C-1 based on June 3rd discussion, regarding commercial re-zoning in residential areas.**

Re: DLR and Ch. of the Brethren zoning – zoning modifications that may be required depending on commercial use of properties...which were originally zoned as residential. "Special use" Struck "multi-tenant" verbiage.
Reviewed C-1, C-4 Zoning. Revised and will be presented to Attorney.

4. **Stakeholder Status in 2025 Comprehensive Plan**
Pending.

Motion to adjourn. Wessels/Wachs. Approved. 8:17PM.
Next meeting August 5 6:45PM

Sylvia Saunders, Sec.

Jeff Bold, Chmn.