

**Minutes of Planning Commission
/Zoning Board of Appeals,**

**Village of Mt. Morris, Village Board Room
105 W. Lincoln St.**

August 5, 2024

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

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

Visitor: Joyce Lewis

Minutes: July 1, 2024 Minutes approved. Will be filed as written.

ADMINISTRATION: Updates on current ongoing building progress in MM.

Also: Village Fire Dept.Chief has conferred with architect re: future Hill Street Project street plans to make access and exit more functional..

Adjourn regular meeting..

PUBLIC HEARING: 7PM

For Purpose of VARIANCE APPLIATION FROM DAMON AND JOYCE LEWIS FROM THE VILLAGE'S SET-BACK PROVISIONS UNDER VILLAGE CODE SECTIONS 10-4-3 C AND 10-4-3 FOR PURPOSES OF RECONSTRUCTION OF AN EXISTING BACK PATIO, RECONSTRUCTION OF AN EXISTING DRIVEWAY, AND CONSTRUCTION OF NEW GARAGE AT ITS FORMER LOCATION . THIS LOCATION BEING, 104 S. MULBERRY ST., MT. MORRIS.

Discussion: Construction will meet proper and approved stipulations.

Move to approve Variance Request: Sterling Taylor, 2nd Melissa Bower.

Roll call vote unanimous. 7:10PM

RETURN TO REGULAR MEETING

Chm. Bold: Return to regular meeting.

Per Chmn. Bold “ Variance Request, (per Public Hearing above) approved by Planning Commission, and will submitted to Village Board.”

OLD BUSINESS:

1. Storage Buildings in C-2 Zoning, add a Special Use “self-service storage facilities” to be allowed by special use Permit.

Has been given to Attny.

2. Zoning review Commercial C-4 modifications from C-1 based on June 3rd discussion, regarding commercial re-zoning in residential area.

Discussion: Review of permitted commercial uses in residential areas for potential C-4 usage

3. “Stakeholder” status in Comprehensive Plan 2035.
On hold.

NEW BUSINESS:

No further business.

Motion to adjourn: Sylvia Saunders/2nd Kris Wachs. Approved. 7:30P.

Next meeting: September 9, 2024 6:45PM

Sylvia Saunders, Sec.

Jeff Bold, Chmn.
