

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

Village of Mt. Morris, Village Board Room

105 W. Lincoln St.

January 6, 2024

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

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

Absent: Salley Wessels (excused)

Visitors: Brion Brooks (Hillstreet Project), Mark Llanas (Fehr-Graham rep)

Minutes: December 2, 2024, 2024 Approved with correction. Murray/Melissa 2nd

ADMINISTRATION: Distribution of 2024 Annual Report of Planning Commission.
Members will review. On agenda for February.

BUSINESS

1. "Hill Street" project plat.. Fehr-Graham and Village of Progress.
Discussion and Approval.

Report by Brion Brooks re: a meeting was held with the following persons: the Architect; Rob Hough, Fire chief; Mark Llanas, Fehr-Graham; Brion Brooks, Village of Progress; and representative from Kreider Services to discuss layout and key changes for the Hill Street neighborhood project. Existing Hill Street will be extended to 30 feet wide to accommodate equipment turns.. Propose a duplex on Lot 7 moved slightly northward to facilitate future extension to Peterson. Also parking for the community building be moved to the south side of the driveway for easier access. Rob Hough, Fire Chief, was satisfied with these turn-around plans for equipment.

*** Motion to accept revised plan as proposed for the subdivision of the Hill Street neighborhood and submit to the Village of Mt. Morris for their approval.

Moved by Sterling Taylor/2nd Jon Murray.

Roll call vote- Aye. Jeff Bold, Sterling Taylor, Jon Murray, Kris Wachs,

Melissa Bauer

Abstain-Sylvia Saunders

2. Storage buildings in C-2 Zoning, add a Special Use “self-service storage facilities” to be allowed by special use permit. Working changes to include “self-service vehicle storage” addition requested by Village board.

No action. List has been forwarded to Attorney.

3. Zoning review Commercial C-4 modifications from C-1 based on previous discussions, regarding commercial re-zoning in residential areas.

No action. Forwarded to Attorney

4. Stakeholder status in Comprehensive Plan 2035.

Continue to review.

Vote to adjourn. Unanimous. 7:30PM

Sylvia Saunders, Rec. Sec.

Jeff Bold, Chmn.
