

IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, November 22, 2022
6:00 PM

1. CALL TO ORDER

Chairman Tom Germayne called the Regular meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

Chairman Germayne led the Pledge of Allegiance

3. ROLL CALL

Present: Chairman Tom Germayne, Vice-Chairman Walt Bargen, Mayor Joi Kempf, James Blount, Ryan Cinader, John Lengemann, Bob Tanis

Absent: None

Also Present: City Manager Craig Horton, Zoning Administrator Lonnie Hayes, CIB Director of Planning Kelly McIntyre, Clerk/Treasurer Dawn Sawicki-Franz and Public.

4. APPROVAL OF AGENDA

MOTION by Bargen seconded by Tanis to approve the agenda as presented.

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES

MOTION by Bargen seconded by Kempf to approve the regular meeting minutes of October 25, 2022 as presented.

MOTION CARRIED UNANIMOUSLY

6. CITIZENS FROM THE FLOOR

None

7. PUBLIC HEARING

A. SPECIAL LANE USE - INSPIRE CAPITAL PARTNERS LLC, V/L S. CEDAR STREET, PARCEL ID #I19-83-207-100-20

i. NOTICES AND PUBLICATIONS TO RECORD

MOTION by Bargen seconded by Kempf for Notices and Publications for this public hearing be made part of the record.

MOTION CARRIED UNANIMOUSLY

ii. PUBLIC HEARING OPEN

Chairman Germayne Opened the Public Hearing at 6:03 PM.

The public had the opportunity to speak and ask questions if they wished.

iii. PUBLIC HEARING CLOSED

Chairman Germayne Closed the Public Hearing at 6:04 PM

8. NEW BUSINESS

A. SPECIAL LAND USE – INSPIRE CAPITAL PARTNERS LLC, V/L S. CEDAR STREET, PARCEL ID #I19-83-207-100-20

Discussion by Planning Commission members regarding Arby's proposed restaurant with a drive thru window as a special land use for review.

MOTION by Bargen seconded by Tanis to approve the special land use for a drive-up facility at the proposed South Cedar Street property.

ROLL CALL VOTE

Ayes: Bargen, Tanis, Kempf, Blount, Cinader, Lengemann, Germayne

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

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B. SITE PLAN REVIEW APPLICATION - INSPIRE CAPITAL PARTNERS LLC, V/L S. CEDAR STREET, PARCEL ID #119-83-207-100-20

No representative of the project is present to answer questions.

MOTION by Bargen seconded by Kempf to table the site plan review for this property since the applicant is not available for answering questions.

MOTION CARRIED UNANIMOUSLY

9. PUBLIC HEARING

A. ZONING ORDINANCE AND MAP – UPDATE AND REFORMAT

- i. Notices and Publications to record

MOTION by Bargen seconded by Tanis to enter Notices and Publications for the next public hearing be entered as part of the record.

MOTION CARRIED UNANIMOUSLY

- ii. Chairman Germayne Opened the public hearing at 6:13 PM.

The public had the opportunity to speak and ask questions if they wished. Two residents and one other spoke regarding the Zoning Ordinance and Map update.

- iii. Chairman Germayne Closed the public hearing at 6:21 PM.

10. UNFINISHED BUSINESS

A. ZONING ORDINANCE AND MAP – UPDATE AND REFORMAT

CIB Director of Planning Kelly McIntyre highlighted the changes to the zoning ordinance and answered any questions that were presented by the Commission.

MOTION by Bargen and seconded by Lengemann to support the recommendation of the draft City of Imlay City Zoning Ordinance update and reformat to the City Commission for their approval.

ROLL CALL VOTE

Ayes: Bargen, Lengemann, Tanis, Kempf, Blount, Cinader, Germayne

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

One gentleman arrived at 6:59 from Arby's and was not prepared to answer the questions of the board and had no information regarding the list of items that were on the form from Spicer.

MOTION by Bargen and seconded by Lengemann to postpone site plan review – South Cedar Street property ID #119-83-207-100-20 for more information from Spicer at a later date.

MOTION CARRIED UNANIMOUSLY

11. CITIZENS FROM THE FLOOR

One resident spoke.

12. ADJOURNMENT

MOTION by Kempf supported by Blount to adjourn the meeting at 7:12 PM.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by:

Dawn Sawicki-Franz, City Clerk/Treasurer

Approved by Planning Commission: January 24, 2023

Approved by City Commission: February 07, 2023