

**IMLAY CITY COMMISSION
150 N. MAIN STREET
IMLAY CITY, MI 48444**

**REGULAR MEETING
TUESDAY, FEBRUARY 17, 2026**

7:00 P.M.

**BARBARA YOCKEY, MAYOR
BOB TANIS, MAYOR PRO-TEM
JOE DELUCA
STU DAVIS
AL RAMIREZ**

**TOM BLOUNT
LUKE STEMPIEN
CRAIG HORTON, CITY MANAGER
DAWN SAWICKI-FRANZ, CITY CLERK
ROBERT SEIBERT, CITY ATTORNEY**

NOTICE OF PUBLIC PARTICIPATION

Welcome to the Imlay City Commission meeting. We are pleased that you are expressing your interest in issues to come before the commission by attending our meeting.

To facilitate quality discussion and input, please observe the following rules for public participation that have been adopted by the Imlay City Commission.

- The Public may only address the Commission during Agenda item **Citizens from the Floor**, and you may include comments for both agenda and non-agenda items.
- The mayor will recognize every person who wishes to speak and when it's your turn, please step to the podium and state your name and address before presenting your concern.
- When addressing the Commission, please address all questions and comments to the Mayor.
- Although a specific time limit will not be strictly enforced, a 5-minute limit is recommended for comments. All comments are to be made with one single visit to the podium.
- Please keep in mind that we are very interested in hearing your views, and we ask that you observe common courtesy and respect for all participants at our meeting. Please do not address the commission from your seat before or after you have made your comments at the podium.
- All items listed under the Consent Agenda are considered routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission Member requests this.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF CONSENT AGENDA ITEMS

A. Approval of Minutes February 03, 2026 – Regular Minutes

B. Other Minutes January 12, 2025 – DDA Regular Meeting

C. Payment of Bills in the amount of:	General Fund Checking	\$	219,483.71
	Tax Account	\$	151,030.97
	HRA Account	\$	440.60
	Total	\$	<u>370,955.28</u>

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7:00 P.M.

6. CITIZENS FROM THE FLOOR
7. GUEST SPEAKER – AS NEEDED
8. DEPARTMENT HEAD – AS NEEDED
9. UNFINISHED BUSINESS
 - A. City-Owned Properties
 1. Community Center
 - 2.
 - B.
10. NEW BUSINESS
 - A. ZBA Bylaws **pp. 17-22**
 - B. Resolution 2026-01 2026 Property Tax Poverty Exemption **pp. 23,24**
 - C. First Reading Zoning Ordinance Amendment 6.1.7 **pp. 25-33**
 - D. Board of Review - Information Only **pp. 34**
 - E.
11. CITIZENS FROM THE FLOOR
12. CLOSED SESSION – AS NEEDED
13. COMMISSIONER TIME
14. ADJOURNMENT

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TUESDAY, FEBRUARY 03, 2026
7:00 PM

1. **CALL TO ORDER**

Mayor Barbara Yockey called the meeting to order at 7:00 PM

2. **PLEDGE OF ALLEGIANCE**

Mayor Yockey led the Pledge of Allegiance

3. **ROLL CALL**

Present: Mayor Barbara Yockey, Mayor Pro Tem Bob Tanis, Commissioner Tom Blount, Commissioner Stu Davis, Commissioner Joe DeLuca, Commissioner Al Ramirez, Commissioner Luke Stempien

Absent: None

Also Present: City Manager Craig Horton, Interim Police Chief Charles Rushton, DDA Director Chuck Bennett, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

MOTION by Davis seconded by Blount to approve the agenda as presented

MOTION CARRIED UNANIMOUSLY

5. **APPROVAL OF CONSENT AGENDA**

MOTION by Davis seconded by Tanis to approve the consent agenda to include:

- A. **APPROVAL OF MINUTES** January 20, 2026 – City Commission Regular Meeting
January 27, 2026 – City Commission Special Meeting

- B. **OTHER MINUTES** November 25, 2025 – Planning Commission Regular Meeting

C. **PAYMENT OF THE BILLS IN THE AMOUNT OF:**

General Fund Checking	\$	417,084.69
Tax Account	\$	261,126.63
HRA Account	\$	252.49
Total	\$	<u>678,463.81</u>

ROLL CALL VOTE

Ayes: Davis, Tanis, Blount, DeLuca, Ramirez, Stempien, Yockey

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

6. **CITIZENS FROM THE FLOOR**

One member of the public spoke.

7. **GUEST SPEAKERS – AS NEEDED**

None

8. **DEPARTMENT HEAD REPORT– AS NEEDED**

None

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9. UNFINISHED BUSINESS
A. CITY OWNED PROPERTIES

1. COMMUNITY CENTER

DDA Director Bennett shared with the Commission the project cost breakdown with the main reason to inform on the request for an additional \$50,000.00 and what these additional funds would pay for. Bennett elaborated on the list and the cost overruns from the project to this point and then gave a step-by-step breakdown of what needs to take place to finish the building and ready for public uses in the near future.

Mayor Yockey also elaborated on the project as Mayor Yockey has been on the project building committee and has been involved since the inception of this project.

Bennett continued stating that the larger furnaces installed and some of the other additions, will assist in qualifying for future grants for a possible city warming center designation and the future Farmer's Market for Imlay City.

MOTION by DeLuca seconded by Davis to allow Commissioner Tanis to recuse himself from the next step in this process regarding the Community Center.

ROLL CALL VOTE

Ayes: DeLuca, Davis, Blount, Stempien, Ramirez, Yockey

Nays: None

Absent: None

Abstain: Tanis

MOTION CARRIED

Commissioner Tanis left the Commission Chambers.

MOTION by Davis seconded by DeLuca to commit \$25,000.00 additional funding to the Imlay City Community Center project pending DDA's (Downtown Development Authority) approval of matching funds at \$25,000.00.

ROLL CALL VOTE

Ayes: Davis, DeLuca, Ramirez, Stempien, Blount, Yockey

Nays: None

Absent: None

Abstain: Tanis

MOTION CARRIED

Commissioner Tanis returned to the Commission Chambers.

10. NEW BUSINESS
A. 2026-2032 CAPITAL IMPROVEMENT PLAN

City Manager Horton explained that the Capital Improvement Plan is required as part of the RRC (Redevelopment Ready Communities) and is a helpful budgeting tool to aid in planning for the next six-years for equipment and infrastructure that need replacing and upgrading. Horton continued clarifying that the department heads each submitted desires and wishes to the City and the scoring committee evaluated and scored each request as a team. This plan was then presented to the Planning Commission for their review at their last meeting held on January 27th and the Planning Commission has approved the plan that is before you, and recommended to send this plan on to the City Commission for their approval.

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TUESDAY, FEBRUARY 03, 2026
7:00 PM

MOTION by Davis seconded by Blount to approve the 2026-2032 CIP on page 27-76 of our board packet.

ROLL CALL VOTE

Ayes: Davis, Blount, Tanis, Stempien, Ramirez, DeLuca, Yockey

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

B. PLANNING COMMISSION ANNUAL REPORT

City Manager Horton presented the 2025 Annual Planning Commission Report to the City Commission and explained that this report was prepared by our planner and Administrative Assistant Leah May.

MOTION by Blount seconded by Ramirez to accept the 2025 Annual Planning Commission Report page 77-84 in our board packet

ROLL CALL VOTE

Ayes: Blount, Ramirez, DeLuca, Tanis, Stempien, Davis, Yockey

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

11. CITIZENS FROM THE FLOOR

None

12. CLOSED SESSION – AS NEEDED

None

City Manager Horton shared to the City Commission that on the table before you, there is a memo from Great Lakes Water Authority regarding their 7% proposed rate increase for the next year for water rates to the City.

City Manager Horton also noted that Planet Fitness is open and Family Farm and Home is opening soon and then reported the good news that the SPARKS Grant has expanded our grant request for an additional \$79,000.00 for an asphalt waking path to be approved, that was in the original park grant request.

City Manager Horton also stated that the Rite Aid building on M-21 and M-53 has sold to Extra Credit Union with other locations in Warren and Washington Township.

13. COMMISSIONER TIME

Commissioner DeLuca asked if the City had received any more NIA board applications and then asked for an update on the Arby's.

Mayor Yockey informed the Commission that meetings have been held regarding a proposed municipal authority concerning Polly Ann Trail. The municipalities include Dryden Township, Village of Dryden, Imlay Township, Imlay City, Attica Township, Arcadia Township, Lapeer County, as well as the DNR. This authority would be similar to the authority in Oakland County where they all work together for grants and have a trail manager to improve the trail. The DNR has received a \$500,000.00 grant for engineering for the entire trail which is located in both Oakland and Lapeer County and the DNR is working on getting additional grant funding for engineering for the entire trail which may cost up to \$1,000,000.00. After the engineering is done, it should assist in gaining other grants to accomplish the work that will need to be done in the future. The discussion has been that if each of the municipalities provided approximately \$7,000.00 each year, then we would be able to support this municipality authority in the future.

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14. **ADJOURNMENT**
MOTION by Davis seconded by DeLuca to adjourn at 7:26 PM
MOTION CARRIED UNANIMOUSLY

Next Regular City Commission Meeting Date: Tuesday, February 17, 2026 at 7:00 PM

Respectfully submitted by: _____
Dawn Sawicki-Franz, City Clerk/Treasurer

APPROVED:

DRAFT

IMLAY CITY
DOWNTOWN DEVELOPMENT AUTHORITY

JANUARY 12, 2026
REGULAR MEETING MINUTES

A regular meeting of the Downtown Development Authority was held on Monday, January 12, 2026, at 5:35 PM in the Imlay City Municipal Offices, 150 N. Main Street, Imlay City, MI 48444 as was posted.

1. **CALL TO ORDER**

Chair Walter Barga called the meeting to order at 5:35 PM.

2. **PLEDGE OF ALLEGIANCE**

Pledge was led by Barga.

3. **ROLL CALL**

Present: Chair Walter Barga, Vice Chair Kim Jorgensen, Secretary Sheryl Davis,
Treasurer Stu Davis, Justin Shattuck, Mayor Barbara Yockey
Absent: Joi Kempf, Steve Robbins, Neil Docherty

Quorum Present

Also Present: DDA Director Charles Bennett, Recording Secretary Katrina Morrow, and public.

4. **CONSENT AGENDA**

MOTION by Stu Davis, seconded by Jorgensen, to approve the agenda with two modifications: add 9.b. Boost Program and 10.f. WindowWorks.

ALL IN FAVOR 6/0

MOTION CARRIED 6/0

APPROVAL OF MINUTES

MOTION by Stu Davis, seconded by Shattuck, to approval meeting minutes from Special Meeting December 22, 2025.

ALL IN FAVOR 6/0

MOTION CARRIED 6/0

5. **CORRESPONDENCE** – none.

6. **SPECIAL PRESENTATION** – none.

7. **COMMITTEE REPORTS** – none.

IMLAY CITY
DOWNTOWN DEVELOPMENT AUTHORITY

JANUARY 12, 2026
REGULAR MEETING MINUTES

8. **PUBLIC PARTICIPATION** – none.

9. **UNFINISHED BUSINESS**

a. **Façade Grants**

Board discussed differentiating between “routine maintenance” and “property improvements” when it comes to approval for DDA façade grants. Bennett will create a definition and guidelines to be reviewed and approved as an amendment for future façade grant applications.

b. **Boost Program**

This is a business interior grant program already approved within the DDA’s budget. Bennett did an overview of the program and will be bringing an outline, rules, and official application to a future meeting for board approval so that the Boost Program can be added to the website and promoted to local businesses.

10. **NEW BUSINESS**

a. **Kringle Market Review**

Bennett gave a review on how the event was received by vendors and public, the revenue, costs, and donations made, as well as suggested improvements for next year’s event.

b. **DDA Billboard**

Board gave clarification about participant rules and who has priority for future billboard use. Bennett also will be making a proposal for new business billboard incentives.

c. **Glamour Paws Request**

Glamour Paws Pet Grooming requested to paint puppy paws on the public sidewalk leading from their business to the nearby grass patch to better improve their customers’ experience. As long as The Pincushion (the only other storefront these paws would intersect) agrees, the board has no objections.

IMLAY CITY
DOWNTOWN DEVELOPMENT AUTHORITY

JANUARY 12, 2026
REGULAR MEETING MINUTES

d. EV Charger Grant Update

The previous grant process for the EV Charger has changed hands; it is now through MDOT direct-to-contractor payment. A new application has been submitted through a contractor, and if awarded, DDA will oversee the improvements made. Bennett is confident in completing the new grant process.

e. 2026 Calendar of Events

Bennett and Board discussed DDA hosted events to focus on for the new year.

f. WindowWorks

Information about a new program involving matched grant funds to improved the window visuals of DDA businesses. Board was interested. Bennett will be reviewing potential funds to make a budget line item and then create an official proposal.

11. **CLOSED SESSION** – none.

12. EXECUTIVE DIRECTOR'S REPORT

Bennett gave updates on local meetings and business improvements made in the district.

13. **PUBLIC PARTICATION** – none.

14. **BOARD MEMBER COMMENTS** – none.

15. ADJOURNMENT

Quorum lost during course of meeting. Adjourned at 6:31 PM.

NEXT REGULAR DDA BOARD MEETING DATE: Monday, February 9, 2026

Respectfully submitted by: _____
Katrina Morrow, Recording Secretary

DDA APPROVED: February 9, 2026

CITY COMMISSION APPROVED:

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CHECK REGISTER FOR CITY OF IMLAY CITY
 CHECK DATE FROM 02/01/2026 - 02/14/2026

02/12/2026 02:53 PM
 User: RENE
 DB: Imlay City

Check Date	Bank	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank HRA HRA 2406						
02/05/2026	HRA	1800	LEATHERS, SEAN	LEATHERS, SEAN	MEDICAL/OPTICAL	440.60
HRA TOTALS:						
Total of 1 Checks:						440.60
Less 0 Void Checks:						0.00
Total of 1 Disbursements:						440.60
Bank T&A TAX 3124						
02/05/2026	T&A	103095	CITY OF IMLAY CITY	CITY OF IMLAY CITY	2025 TAX DISBURS 01/15/26-01/	12,212.62
02/05/2026	T&A	103096	CITY OF IMLAY CITY	CITY OF IMLAY CITY	2025 Win Tax Refund I20-26-70	245.70
02/05/2026	T&A	103097	IMLAY CITY COMMUNITY SCHOO	IMLAY CITY COMMUNITY SCHOO	2025 TAX DISBURS 01/15/26-01/	5,543.54
02/05/2026	T&A	103098	IMLAY CITY INDOOR STORAGE	IMLAY CITY INDOOR STORAGE	2025 Win Tax Refund I19-58-80	1,368.79
02/05/2026	T&A	103099	LAPEER COUNTY INTERMEDIATE	LAPEER COUNTY INTERMEDIATE	2025 TAX DISBURS 01/15/26-01/	49,375.69
02/05/2026	T&A	103100	LAPEER COUNTY TREASURER	LAPEER COUNTY TREASURER	2025 TAX DISBURS 01/15/26-01/	62,626.98
02/05/2026	T&A	103101	RUTH HUGHES MEMORIAL LIBRA	RUTH HUGHES MEMORIAL LIBRA	2025 TAX DISBURS 01/15/26-01/	19,048.65
02/11/2026	T&A	103102	CITY OF IMLAY CITY	CITY OF IMLAY CITY	MAPLE GROVE JAN 26 TR TAX	101.50
02/11/2026	T&A	103103	LAPEER COUNTY TREASURER	LAPEER COUNTY TREASURER	MAPLE GROVE JAN 26 TR TAX	507.50
T&A TOTALS:						151,030.97
Total of 9 Checks:						0.00
Less 0 Void Checks:						
Total of 9 Disbursements:						151,030.97
Bank TRI GENERAL FUND						
02/02/2026	TRI	88388	CONSUMERS ENERGY	CONSUMERS ENERGY	406 E THIRD GAS UTILITY INSTA	3,477.53
02/05/2026	TRI	88392	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	JAN 2026 PURCHASES	1,616.00
02/05/2026	TRI	88393	BAKER TILLY MUNICIPAL ADVI	BAKER TILLY MUNICIPAL ADVI	SERVICE WITH BOND CLIENT # 15	1,000.00
02/05/2026	TRI	88394	CHARTER COMMUNICATIONS	CHARTER COMMUNICATIONS	TV INTERNET FD	401.75
02/05/2026	TRI	88395	CINTAS CORPORATION #308	CINTAS CORPORATION #308	UNIFORMS DPW	83.14
02/05/2026	TRI	88396	CONTRACTORS CONNECTION	CONTRACTORS CONNECTION	FAST MELT	312.50
02/05/2026	TRI	88397	DANIEL G. KAMIN	DANIEL G. KAMIN	BARRICADES	1,575.80
02/05/2026	TRI	88398	DODGES NAPA AUTO PARTS	DODGES NAPA AUTO PARTS	UB refund for account: CED1-0	1,888.30
02/05/2026	TRI	88398	DODGES NAPA AUTO PARTS	DODGES NAPA AUTO PARTS	GREASE AMD DEF	60.41
02/05/2026	TRI	88398	DODGES NAPA AUTO PARTS	DODGES NAPA AUTO PARTS	TUBE CONNECTOR AND ROTELLA OI	42.21
02/05/2026	TRI	88398	DODGES NAPA AUTO PARTS	DODGES NAPA AUTO PARTS	OIL 15 X 40	88.45
02/05/2026	TRI	88398	DODGES NAPA AUTO PARTS	DODGES NAPA AUTO PARTS	GREASE	35.98
02/05/2026	TRI	88398	DODGES NAPA AUTO PARTS	DODGES NAPA AUTO PARTS	SLD/TERM TUBING HEAT SHRINK	29.16
02/05/2026	TRI	88398	DODGES NAPA AUTO PARTS	DODGES NAPA AUTO PARTS		38.00
TOTALS:						233.80
02/05/2026	TRI	88399	DORNBOSS SIGN & SAFETY INC.	DORNBOSS SIGN & SAFETY INC.	SIGNS	1,203.72
02/05/2026	TRI	88400	FASTENAL COMPANY	FASTENAL COMPANY	BOLTS AND HEX NUTS	84.69
02/05/2026	TRI	88401	FIRST NATIONAL BANK OF OMA	FIRST NATIONAL BANK OF OMA	CLERK/TREASURER MAILINGS, CON	182.40
02/05/2026	TRI	88402	FIRST NATIONAL BANK OF OMA	FIRST NATIONAL BANK OF OMA	DPW PARTS	322.90
02/05/2026	TRI	88403	FIRST NATIONAL BANK OF OMA	FIRST NATIONAL BANK OF OMA	WTP TOOLS AND CONFERENCE	405.75
02/05/2026	TRI	88404	FIRST NATIONAL BANK OF OMA	FIRST NATIONAL BANK OF OMA	FD MAILINGS, OPERATING SUPPL	816.12
02/05/2026	TRI	88405	FIRST NATIONAL BANK OF OMA	FIRST NATIONAL BANK OF OMA	PD SUPPLIES AND TRAINING	978.57
02/05/2026	TRI	88406	FRONTIER	FRONTIER	DPW	59.99

Check Date	Bank	Check	Vendor Name	Invoice Vendor	Description	Amount
02/05/2026	TRI	88407	IMLAY CITY AUTO REPAIR	IMLAY CITY AUTO REPAIR	2022 DODGE DURNAGO RADIATOR H	128.09
02/05/2026	TRI	88408	KIM BOLIN	KIM BOLIN	SWIM SUPPLIES	230.80
02/05/2026	TRI	88409	LCMCA	LCMCA	MEMBERSHIP FEE 2026	25.00
02/05/2026	TRI	88410	LINCK, CASEY	LINCK, CASEY	BOOT ALLOWANCE	201.39
02/05/2026	TRI	88411	MES SERVICE COMPANY	MES SERVICE COMPANY	SAFETY GLOVE FD	50.77
					E SPOT LITE BOX FD	660.24
						<u>711.01</u>
02/05/2026	TRI	88412	ON DUTY GEAR	ON DUTY GEAR	PD SHIRTS YOUNG AND VELASCO	444.94
02/05/2026	TRI	88413	PARSCH'S AUTOMOTIVE SERVIC	PARSCH'S AUTOMOTIVE SERVIC	2024 DODGE DURANGO 3.6 TIRE M	1,158.76
02/05/2026	TRI	88414	PARSH OIL AND PROPANE	PARSH OIL AND PROPANE	WWTP GAS PURCHASE	69.83
02/05/2026	TRI	88415	PETTY CASH	PETTY CASH	PD MAILINGS USPS FORGE & BUIL	32.83
02/05/2026	TRI	88416	QUALITY CLEANING SERVICES	QUALITY CLEANING SERVICES	CITY HALL 1/16 - 1/23/2026	190.00
					CLEAN PD 1/16 AND 1/23/2026	210.00
						<u>400.00</u>
02/05/2026	TRI	88417	REYES, ANDRERAS	REYES, ANDRERAS	UB refund for account: FOU2-0	10.30
02/05/2026	TRI	88418	RICOH USA, INC.	RICOH USA, INC.	COPIER -1/01/-1/31/	271.33
02/05/2026	TRI	88419	SEIBERT AND DLOSKI	SEIBERT AND DLOSKI	LEGAL PD	435.00
					TRAFFIC AND CODE LEGAL	1,072.50
						<u>1,507.50</u>
02/05/2026	TRI	88420	SHIFMAN FOURNIER	SHIFMAN FOURNIER	LEGAL	6,715.50
02/05/2026	TRI	88421	T-MOBILE USA	T-MOBILE USA	DDA FARMERS MARKET TABLET	21.57
02/05/2026	TRI	88422	THE PRINT SHOP	THE PRINT SHOP	POSTERS SRO	317.00
02/05/2026	TRI	88423	TRUCK & TRAILER SPECIALTIE	TRUCK & TRAILER SPECIALTIE	WIRE MARKER ETC	94.70
02/05/2026	TRI	88424	UIS SCADA	UIS SCADA	PROVIDE SCADA CRUISE SUBSCRIP	1,941.00
02/05/2026	TRI	88425	WELLS FARGO VENDOR	WELLS FARGO VENDOR	PD COPIER	82.52
02/05/2026	TRI	88426	WILKINSON CORPORATION	WILKINSON CORPORATION	LCC28 BULK TRUCK LOADS BRINE	1,350.00
02/11/2026	TRI	88428	CHARLES BENNETT	CHARLES BENNETT	MILEAGE BROWNFIELD TRAINING M	18.85
02/11/2026	TRI	88429	CINTAS CORPORATION #308	CINTAS CORPORATION #308	CABINET SUPPLIES	65.29
					UNIFORMS WWTP	90.96
						<u>156.25</u>
02/11/2026	TRI	88430	DETROIT SALT COMPANY LLC	DETROIT SALT COMPANY LLC	ROCK SALT	3,372.45
02/11/2026	TRI	88431	DTE ENERGY	DTE ENERGY	ELECTRIC- CITY LIGHTS	10,641.64
02/11/2026	TRI	88432	DTE ENERGY	DTE ENERGY	ELECTRIC- FH	759.86
02/11/2026	TRI	88433	FLEX ADMINISTRATORS	FLEX ADMINISTRATORS	COBRA 1/01/2026-1/31/2026	50.00
02/11/2026	TRI	88434	FLINT WELDING SUPPLY	FLINT WELDING SUPPLY	WELDING SUPPLIES	81.00
02/11/2026	TRI	88435	FORGE BUILD LLC	FORGE BUILD LLC	SEMI GLOSS CLEAR BASE GALLON	59.99
					LINER, 9"COVER	23.93
						<u>83.92</u>
02/11/2026	TRI	88436	GRAINGER	GRAINGER	BUSHING WWTP	400.01
02/11/2026	TRI	88437	J.T. EXPRESS, LTD.	J.T. EXPRESS, LTD.	SAND	490.75
02/11/2026	TRI	88438	JAMES BLOUNT	JAMES BLOUNT	JANUARY 2026 MEETINGS	10.00
02/11/2026	TRI	88439	JAS STEEL COMPANY	JAS STEEL COMPANY	3/16" X 1" 19W2 3-15/16 X 35-	399.60
02/11/2026	TRI	88440	LAPEER COUNTY COMPUTER OPE	LAPEER COUNTY COMPUTER OPE	QUARTERLY FEE JAN - MARCH 202	540.00
02/11/2026	TRI	88441	MIDWEST COMMERCIAL	MIDWEST COMMERCIAL	30A MOBILE MECHANIC 100725 RE	200.00
02/11/2026	TRI	88442	OUTFRONT	OUTFRONT	BILLBOARD DDA	802.00
02/11/2026	TRI	88443	PMG SM HOLDINGS LLC	PMG SM HOLDINGS LLC	MA10 MELTER	1,348.99
02/11/2026	TRI	88444	R & R FIRE TRUCK REPAIR IN	R & R FIRE TRUCK REPAIR IN	SHOP SUPPLIES ONLY	8.00
02/11/2026	TRI	88445	RICOH USA, INC.	RICOH USA, INC.	COPIER - POLICE STATION 14523	108.76

Check Date	Bank	Check	Vendor Name	Invoice Vendor	Description	Amount
02/11/2026	TRI	88446	SPENCER OIL COMPANY	SPENCER OIL COMPANY	FUEL- DPW	306.06
					FUEL- DPW	2,839.11
					FUEL- FD	113.81
					FUEL- PD	2,056.21
						<u>5,315.19</u>
02/11/2026	TRI	88447	SPICER GROUP, INC.	SPICER GROUP, INC.	CITY HALL UPDATES	3,526.00
02/11/2026	TRI	88448	STAPLES	STAPLES	KNIFE TONER ERASE BOARD	130.61
					CABLES	31.28
						<u>161.89</u>
02/11/2026	TRI	88449	STATE OF MICHIGAN	STATE OF MICHIGAN	BIOSOLIDS LAND APPLICATION FE	443.71
02/11/2026	TRI	88450	STUART DAVIS	STUART DAVIS	JANUARY 2026 MEETINGS	45.00
02/11/2026	TRI	88451	TANIS BUILDER	TANIS BUILDER	COMMUNITY CENTER HEATING AND	18,100.00
02/11/2026	TRI	88452	TRI-CITY TIMES	TRI-CITY TIMES	ADVERTISING	982.90
02/11/2026	TRI	88453	TRUCK & TRAILER SPECIALTIE	TRUCK & TRAILER SPECIALTIE	PIN WELDMENT MTG BLOCK	157.52
02/11/2026	TRI	88454	VIEW NEWSPAPER GROUP	VIEW NEWSPAPER GROUP	ADVERTISING	624.00
02/11/2026	TRI	88455	WELLS FARGO VENDOR	WELLS FARGO VENDOR	CITY COPIER	224.55

TRI TOTALS:

Total of 64 Checks: 77,581.98
 Less 0 Void Checks: 0.00
 Total of 64 Disbursements: 77,581.98

REPORT TOTALS:

Total of 74 Checks: 229,053.55
 Less 0 Void Checks: 0.00
 Total of 74 Disbursements: 229,053.55

City of Imlay City
ZONING BOARD OF APPEALS
By-Laws

Article 1
Purpose and Duties

Section 1.1 Purpose

The purpose of the Zoning Board of Appeals, sometimes referred to as the "board," or ZBA, is to provide for the orderly development of the City of Imlay City while protecting the public health, safety, and general welfare of the City of Imlay City as required by the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended).

Section 1.2 Duties

The Duties and Responsibilities of the ZBA are the same as established in Section 6.34 of the City of Imlay City Zoning Ordinance, as amended.

Article 2
Membership

Section 2.1 Membership

Provisions regarding membership of the ZBA are the same as established in Section 6.31 of the City of Imlay City Zoning Ordinance, as amended.

Section 2.2 Qualifications

The Qualifications of the ZBA are the same as established in Section 6.32 of the City of Imlay City Zoning Ordinance, as amended.

Section 2.3 Compensation

Members shall be compensated for their services and reimbursed for expenses as provided by the City Commission. The City Commission sets the rate for services for all meetings. Reimbursement is on a case-by-case basis.

Section 2.4 Training

Education and training are critical to the planning and development of the City of Imlay City. At a minimum, the Zoning Board of Appeals requires one training course a year.

Section 2.5 Attendance

It is expected that ZBA members attend regular and special meetings as declared. Upon a ZBA member being unable to attend a meeting, prior notice shall be provided to Imlay City staff. Providing notice of an absence shall be considered an excused absence. Not providing notice prior to the ZBA meeting shall be considered an unexcused absence.

Section 2.6 Conflict of Interest

Members shall avoid conflicts of interest and exercise fair, honest, and independent judgment in all deliberations and decisions. A conflict of interest may be considered any of the following situations:

- a) A direct relative or other family member is involved in any request for which the ZBA is asked to make a decision;

City of Imlay City
ZONING BOARD OF APPEALS
By-Laws

- b) Issuing, deliberating on, voting on, or reviewing a case involving a corporation, company, partnership, or any other entity in which he or she is a part owner, or any other relationship where he or she may stand to have a financial gain or loss.
- c) Issuing, deliberating on, voting on, or reviewing a case concerning work on land owned by him or her or which is adjacent to land owned by him or her.
- d) There is a reasonable appearance of a conflict of interest, as determined by the ZBA member declaring such conflict.

If a member is concerned about a conflict of interest, that member shall declare a potential conflict of interest before any discussion of the item on the agenda. Upon the member identifying a potential conflict of interest, a vote among members of the ZBA shall be conducted to review if the member has a conflict of interest. The majority will determine if the ZBA member may proceed. The member with the potential conflict of interest shall abstain from the vote.

Upon finding there is a conflict of interest, the ZBA member shall abstain from all conversation regarding the agenda item. The member may choose to leave the table.

Upon determining there is no conflict of interest, the ZBA member shall participate in the discussion and voting of the agenda item as they see fit.

Section 2.7 Member in Bad Standings

The behavior and commitment of each ZBA shall display a certain level of decorum. Below is a list of factors that can result in being considered a member in bad standings:

- a) Three (3) or more unexcused absences by the member
- b) Exercising bad judgment regarding potential or real conflict of interest.
- c) Constantly not fulfilling the required annual training.
- d) Malfeasance, which is acting in a wrongful, dishonest, or illegal way in his/her capacity as a ZBA member.
- e) Misfeasance, which is acting in a legal but harmful way as a ZBA member.
- f) Nonfeasance, which is abstaining from voting where no conflict of interest exists.

The ZBA at any meeting may take a vote if a member in bad standing is declared. The ZBA will take a majority vote to see if it recommends the removal of that member from the ZBA. The City Commission may then consider removing a member of the ZBA.

**City of Imlay City
ZONING BOARD OF APPEALS
By-Laws**

**Article 3
Officers**

Section 3.1 Positions

The officers of the ZBA are the Chair, Vice-Chair, and Secretary. Officers are to be elected annually at the July meeting. Ex-officio members of the Board are not eligible to serve as Chair or Vice Chair.

Section 3.2 Chair

Duties of the Chair are to preside at all meetings following parliamentary procedure as Stated in Robert's Rules of Order and represent the ZBA at local governmental levels.

Section 3.3 Vice Chair

Duties of the Vice-Chair are to act as Chair with all powers and duties of that office, in Chair's absence.

Section 3.4 Secretary

Duties of the Secretary are:

- a) Provide, or cause to be provided, notice to the public and members of the Board of all regular and special meetings, according to the Open Meetings Act.
- b) Keep, or cause to be kept, minutes of each meeting.
- c) Act as Chair when the Chair and Vice Chair are absent.
- d) The ZBA may allow other persons to act as Secretary. This may include the City Clerk, Deputy Clerk, or any other City employee whom the City Clerk appoints.

**Article 4
Meetings**

Section 4.1 Meeting Periods

Regular meetings of the Zoning Board of Appeals (ZBA) shall be held on the fourth Thursday of every month at 6:00 PM in City Hall, unless otherwise noted, and are open to the public.

Notice of meetings shall be given according to the provisions of the Michigan Open Meeting Act. Public hearings and meeting notices shall be available on the City of Imlay City website, the front window of City Hall, and/or published in the local circulating newspaper.

Section 4.2 Special Meetings

Special meetings may be called by the Chair or by any two (2) members of the ZBA. All procedural rules of regular meetings apply to special meetings.

**City of Imlay City
ZONING BOARD OF APPEALS
By-Laws**

Section 4.3 Quorum

Quorum for the ZBA is the same as established in Section 6.31 of the City of Imlay City Zoning Ordinance, as amended.

Section 4.4 Procedure

Rules of procedure for meetings shall be according to Robert's Rules of Order.

Section 4.5 Public Comment

A time for public comment shall be provided at each meeting. The Chair may limit the time to three (3) minutes for each person to comment, to provide for an orderly and timely meeting.

Section 4.6 Voting

Voting shall be by voice and shall be recorded as passing or failing. A roll call vote may be requested by any member of the ZBA and shall be recorded as Ayes or Nays or Abstain.

Any member of the ZBA shall avoid situations where they are sitting in judgment and voting on a decision that they had a part in making. As used here, sitting in judgment and voting on a decision which they had a part in making, at a minimum, shall include, but not necessarily be limited to, the following:

- a) When the appeal is an administrative or other decision by the Planning Commission, and the member of the Board sits on both the Commission and the ZBA.
- b) When the appeal is an administrative or other decision by any committee of the Commission sits both on the committee and the ZBA or both on the Commission and ZBA.

Section 4.7 Passing Motions

On all procedural motions, a simple majority vote in the affirmative is necessary for adoption. Adoption of motions relating to variance requests by an applicant requires the majority vote as described in Section 6.35 of the City of Imlay City Zoning Ordinances, as amended. Voting by proxy is not allowed unless otherwise authorized by the Michigan Open Meeting Act, M.C.L. 15.261 et seq.

Section 4.8 Documentation

All meeting minutes are posted on the City of Imlay City's website under the ZBA tab or are available at City Hall for viewing. ZBA agendas are on the calendar.

Section 4.9 Open Meetings Act

All meetings and records of the ZBA shall be open to the public. The ZBA shall make proposed minutes available for public inspection within eight (8) business days after the meeting to which the minutes refer. The ZBA shall make approved minutes available for public inspection within five (5) business days after the meeting at which the minutes are approved by the public body.

**City of Imlay City
ZONING BOARD OF APPEALS
By-Laws**

Section 4.10 Agenda

The normal order of business.

- a) CALL TO ORDER
- b) PLEDGE OF ALLEGIANCE
- c) ROLL CALL
- d) APPROVAL OF AGENDA
- e) APPROVAL OF MINUTES
- f) CITIZENS FROM THE FLOOR
- g) PUBLIC HEARING (as needed)
- h) UNFINISHED BUSINESS
- i) NEW BUSINESS
- j) CITIZENS FROM THE FLOOR
- k) OTHER
- l) ADJOURNMENT

The ZBA reserves the right to modify the standard agenda based on the needs of the community.

Section 4.11 Recess

The Chair may suspend the ZBA's business and evaluate the remaining items on its agenda due to the length of the meeting. The Chair may establish a break for a certain amount of time. The ZBA can decide to finish that meeting's agenda, may act to continue the meeting on another day (fix the time at which to adjourn), or complete some agenda items and continue the meeting on another day to complete other agenda items or postpone certain agenda items to the next meeting.

If applicable, such action shall include the time, day, month, date, year, and location the ZBA will reconvene. If more than eighteen (18) hours pass before the reconvened ZBA, public notice shall be given to comply with P.A. 267 of 1976, as amended, (being the Michigan Open Meeting Act M.C.L. 15.261 et seq.).

Upon reconvening, a roll call of attendance shall be the first item of business before proceeding with the same agenda. The ZBA shall resume with the same meeting agenda, proceeding at the same point where they left off, without the addition of additional business.

Article 5
Amendments

Section 5.1 Amendments

Amendments to these bylaws may be proposed at any meeting of the ZBA.

Section 5.2 Conflicting Regulation

The City of Imlay City Zoning Ordinance supersedes the provisions of the ZBA bylaws, and if any of the bylaws are found in conflict with the City of Imlay City Zoning Ordinance, upon finding a conflict, the members should amend the bylaws to coincide with the Zoning Ordinance.

**City of Imlay City
ZONING BOARD OF APPEALS
By-Laws**

Adoption

The undersigned Zoning Board of Appeals (ZBA) Chair of the Zoning Board of Appeals (ZBA) of the City of Imlay City hereby certifies that these bylaws, as presented, were duly adopted by the Zoning Board of Appeals (ZBA) at a meeting held on the 18th day of December, 2025.

Ted Sadler, Zoning Board of Appeals Chair

The undersigned City Clerk of the City of Imlay City hereby certifies that these bylaws were approved by the City Commission of the City of Imlay City at a regular meeting held on the _____ day of _____, 2025.

Dawn E. Sawicki-Franz, City Clerk

**CITY OF IMLAY CITY
2026 PROPERTY TAX POVERTY EXEMPTION
RESOLUTION 2026-01**

At a regular meeting of the Imlay City Commission, held on February 17, 2026 at 7:00 PM in the Imlay City Chambers, 150 N Main Street, Imlay City, Lapeer County, Michigan, the following resolution was offered by Commissioner _____ and seconded by Commissioner _____.

WHEREAS, MCL 211.7u requires the City to adopt guidelines for poverty exemptions; and

WHEREAS, the principal residence of persons, who the Assessor and Board of Review determine by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994; and

WHEREAS, the Imlay City Commission wishes to establish a uniform and fair policy for the consideration of such requests; and

THEREFORE, BE IT RESOLVED, that the City of Imlay City, Lapeer County, Michigan adopts the following guidelines for the Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year;

1. Be an owner of and occupy as a principal residence the property for which an exemption is requested. No other types of property shall be eligible for consideration.
2. All requests for exemption or partial exemption shall be applied for in writing on forms provided by the City. No request shall be considered unless all required information is properly filled out and presented to the City. The Board of Review shall require documentation to prove claims made on an application.
3. Meet the federal poverty income guidelines as defined and determined annually by the United States Department of Health and Human Services. The City of Imlay City or alternative guidelines adopted by the governing body providing the alternative guidelines do no provide eligibility requirements less than the federal guidelines.
4. An application for exemption or partial exemption from property taxes shall be filed after January 1 but one day prior to the last day of the March Board of Review. The Filing of this claim constitutes an appearance before the Board of Review for the purpose of preserving the right of appeal to the Michigan Tax Tribunal.
5. A poverty exemption shall not be granted for any household whose members have a total net worth in excess of \$75,000.

**CITY OF IMLAY CITY
2026 PROPERTY TAX POVERTY EXEMPTION
RESOLUTION 2026-01**

The following are the 2026 federal poverty income guidelines which are updated annually by the United State Department of Health and Human Services along with the income guidelines adopted by the City of Imlay City:

Size of family/household	2026 Federal Guidelines	2026 City of Imlay City Guidelines 125%
1	\$ 15,660	\$ 19,563
2	\$ 21,150	\$ 26,438
3	\$ 26,650	\$ 33,313
4	\$ 32,150	\$ 40,188
5	\$ 37,650	\$ 47,063
6	\$ 43,150	\$ 53,938
7	\$ 48,650	\$ 60,813
8	\$ 54,150	\$ 67,688
Additional persons	\$ 5,500 each	\$ 6,875 each

BE IT FURTHER RESOLVED that the foregoing resolution was voted with a roll call vote.

Upon a roll call vote, the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

DATE RESOLUTION ADOPTED:

CERTIFICATION

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Imlay City, Lapeer County, Michigan at a regular meeting held on Tuesday, February 17, 2026. The original of which resolution is on file in my office. I further certify that notice of said meeting was given in full compliance with the Open Meetings Act.

Dated:

Barbara L. Yockey, Mayor
City of Imlay City

Dawn E. Sawicki-Franz, Clerk/Treasurer
City of Imlay City



Wade Trim, Inc.
555 S. Saginaw Street, Suite 201 • Flint, MI 48502
810.235.2555 • www.wadetrim.com

February 2, 2026

City of Imlay City
150 N. Main Street
Imlay City, MI 48444

Attention: Craig Horton
City Manager

Re: Text Amendment – Office and Business District Table of Uses

Dear Craig Horton:

The proposed text amendment to the City of Imlay City Zoning Ordinance was initiated by the Planning Commission based on a pre-application meeting regarding allowing a drive-thru AMT in the business zoning district. To minimize the need for future revisions, Wade Trim looked at all other definitions in the zoning ordinance to evaluate if there are any additional gaps. The Planning Commission held the public hearing on January 27, 2026. There were no public comments. Below is a summary of the changes being requested by Section:

1. **Definitions:** Removal of wind energy-related definitions as this use would not have an appropriate location in the City.
2. **Table of Uses for Office and Commercial Districts:** Various uses that are defined in the zoning ordinance and are appropriate in office and commercial zoning districts were given a clear location to be located. All changes to the original sections are shown in **red**. If the column is blank that means the use is not permitted in that zoning district. If the column has a P it stands for Permitted, CLU Conditional Land Use, and SLU Special Land Use.
3. **Conditional Land Uses:** With the addition of restaurant food trucks, a minor amendment was made to clarify they would require a peddler license with the City Clerk's Office to operate.

The process for adoption of the text amendment is to conduct the 1st and 2nd readings.

Very truly yours,

Wade Trim, Inc.

A handwritten signature in black ink that reads 'Caitlyn Habben'.

Caitlyn Habben AICP
Professional Planner

CLH:fmr
IMC600025F
[20260202_IMC- Business Text Amendment Ltr.docx](#)

cc: City Commission

**CITY OF IMLAY CITY
LAPEER COUNTY
STATE OF MICHIGAN
ORDINANCE NO. 6.1.7**

An ordinance to amend Articles 1, 2, and 5 of the City of Imlay City Zoning Ordinance to modify regulation regarding the regulation of various uses to be permitted, conditional land use, or special land use in the business zoning districts, specific requirement for restaurant food trucks, and removal of wind energy related definitions.

THE CITY OF IMLAY CITY HEREBY ORDAINS:

Section 1 Amendments to Article 1, Division 2 Definitions.

1. Amendments to Article 1, Division 2 Definitions of the City Zoning Ordinance is to remove the provisions shown in strike thru text.

Article 1 Introduction - Division 2: Definitions

Section 1.22 Definitions W - Z

~~*Wind Energy System, Large:* a tower mounted wind energy system that converts wind energy into electricity through the use of equipment which includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system.~~

~~*Wind Energy System, Medium:* is a tower mounted wind energy system that converts wind energy into electricity through the use of equipment which includes any includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system and does not exceed two hundred fifty (250) kilowatts. The total height does not exceed one hundred fifty (150) feet.~~

~~*Wind Energy System, Small:* is a tower mounted wind energy system that converts wind energy into electricity through the use of equipment which includes any includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system. It does not exceed thirty (30) kilowatts. The total height does not exceed one hundred twenty (120) feet.~~

Section 2 Amendments to Article 2 Districts, Division 3 Office and Commercial Districts

1. Amendments to Article 2, Division 3 Office and Commercial Districts of the City Zoning Ordinance is to modify the provisions as follows, the strike thru text shall be removed, while the colored font shall be added.

Article 2 Districts - Division 3: Office and Commercial Districts

Section 2.25 Permitted Uses

	Office	Commercial			
Residential	OS-1	B-1	B-2	B-3	Use Standards
Senior Housing (independent)		P		P	
Senior Housing (dependent care)		P		P	
Retail Uses	OS-1	B-1	B-2	B-3	Use Standards
Nursery				P	

Pawn Shop			P	P	
Wholesale Sales				P	
Office and Service Uses	OS-1	B-1	B-2	B-3	Use Standards
Bank, Financial Institution with drive-up ATM	SLU P	SLU P		P	Section 5.57(a)(5)
Small Scale Production Facility			P	P	
Medical Uses	OS-1	B-1	B-2	B-3	Use Standards
Urgent care center			SLU-P	SLU P	
Food and Drink Establishments	OS-1	B-1	B-2	B-3	Use Standards
Restaurant, Carry-Out		P	P	P	
Restaurant, Drive-In				P	
Restaurant, Food Trucks			CLU	CLU	Section 5.44(b)(11)
Restaurant, Open Front Window		P	P	P	
Animals & Agriculture	OS-1	B-1	B-2	B-3	Use Standards
Animal Grooming		SLU	P	P	
Recreation and Entertainment Uses	OS-1	B-1	B-2	B-3	Use Standards
Adult Entertainment Regulated Uses				SLU	Section 5.57(a)(1)
RV Park				SLU	
Video Arcade		P	P	P	
Institutional, Educational, and Assembly Uses	OS-1	B-1	B-2	B-3	Use Standards
Temporary Uses		CLU	CLU	CLU	Section 3.67
Warehousing, Storage, & Energy	OS-1	B-1	B-2	B-3	Use Standards
Landscaping Establishments				P	Section 5.57(a)(10)
Skilled Trade Showroom/Office	SLU	SLU	P	P	
Warehouses			SLU	P	
Mini- or Self-Storage Warehouse or Facility				P	Section 5.44(b)(8)

Section 3 Amendments to Article 5 Approval Procedures, Division 3 Conditional Land Use.

1. Amendments to Article 5, Division 3 Conditional Land Use of the City Zoning Ordinance is to modify the provisions as follows **colored font** shall be added.

Article 5 Approval Procedures Division 3: Conditional Land Use

Section 5.44 Conditional Land Use Specific Requirements

- b. The following are conditional land uses with specific site and/or use standards which are described:

11. Restaurant Food Trucks

- a) The operators shall obtain the required Peddler license through the City Clerk's Office.

Section 4. Severability.

This Ordinance and its various sections, paragraphs and clauses are hereby declared to be severable. If any section, paragraph, or clause is adjudged unconstitutional or invalid, the remainder of this amendatory ordinance shall not be affected thereby.

Section 5. Conflict.

If any part of this Ordinance is found to be in conflict with any other Ordinance or with any other part of this Ordinance, the most restrictive or highest standard shall prevail. If any part of this Ordinance is explicitly prohibited by federal or state statute, that part shall not be enforced.

Section 6. Publication, Recording and Filing.

This ordinance shall be published once after its adoption in full in the Tri-City Times, a newspaper of general circulation in the City of Imlay City and the City Clerk shall file a certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.

Section 7. Effective Date.

This ordinance shall take effect immediately upon publication.

CERTIFICATION OF MAYOR AND CITY COMMISSION

We hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Commission of the City of Imlay City, Lapeer County, Michigan, at a meeting held on the **XXX, 2026.**

We hereby further certify that the following City Commission Members were present at the meeting: _____
_____.

We further certify that Commissioner _____ moved for the adoption of the Ordinance, and that motion was supported by Commissioner _____.

We further certify that the following City Commission Members voted for the adoption of the Ordinance:

ROLL CALL VOTE

Ayes:

Nays:

Absent:

MOTION CARRIED

Barbara L. Yockey, Mayor
City of Imlay City

Dawn E. Sawicki-Franz, Clerk/Treasurer
City of Imlay City

First Reading:

Second Reading:

Date of Publication:

CITY OF IMLAY CITY

LAPEER COUNTY, MICHIGAN

ORDINANCE NO. 6.1.7

**AMENDMENT OF CITY OF IMLAY CITY
ZONING ORDINANCE**

Title

AN ORDINANCE to secure the public health, safety and general welfare of the residents and property owners of the City of Imlay City, Lapeer County, Michigan by deleting the definition of wind energy system; modifying regulations regarding various permitted uses; conditional land uses and special land uses in the office and commercial districts; adding restaurant food trucks as a conditional land use within the B-2 and B-3 commercial districts, and repealing all Ordinances and/or Resolutions in conflict therewith.

**THE CITY OF IMLAY CITY, COUNTY OF LAPEER, MICHIGAN
ORDAINS:**

SECTION 1. AMENDMENTS

Subsection 1.1. Article I (Introduction), Division 2 (Definitions), Section 1.22 (Definitions W-Z) shall have the definitions of wind energy system, large, wind energy system, medium and wind energy system, small deleted therefrom.

Subsection 1.2 Article II (Districts), Division 3 (Office and Commercial) Section 2.25 (Permitted Uses) – the table set forth therein shall be revised to reflect the following changes and additions:

	Office	Commercial			
Residential	OS-1	B-1	B-2	B-3	Use Standards
Senior Housing (independent)		P		P	
Senior Housing (dependent care)		P		P	
Retail Uses	OS-1	B-1	B-2	B-3	Use Standards
Nursery				P	
Pawn Shop			P	P	
Wholesale Sales				P	
Office and Service Uses	OS-1	B-1	B-2	B-3	Use Standards
Bank, Financial Institution with drive-up ATM	P	P		P	Section 5.57(a)(5)

Small Scale Production Facility			P	P	
Medical Uses	OS-1	B-1	B-2	B-3	Use Standards
Urgent care center			P	P	
Food and Drink Establishments	OS-1	B-1	B-2	B-3	Use Standards
Restaurant, Carry-Out		P	P	P	
Restaurant, Drive-In				P	
Restaurant, Food Trucks			CLU	CLU	Section 5.44(b)(11)
Restaurant, Open Front Window		P	P	P	
Animals & Agriculture	OS-1	B-1	B-2	B-3	Use Standards
Animal Grooming		SLU	P	P	
Recreation and Entertainment Uses	OS-1	B-1	B-2	B-3	Use Standards
Adult Entertainment Regulated Uses				SLU	Section 5.57(a)(1)
RV Park				SLU	
Video Arcade		P	P	P	
Institutional, Educational, and Assembly Uses	OS-1	B-1	B-2	B-3	Use Standards
Temporary Uses		CLU	CLU	CLU	Section 3.67
Warehousing, Storage, & Energy	OS-1	B-1	B-2	B-3	Use Standards
Landscaping Establishments				P	Section 5.57(a)(10)
Skilled Trade Showroom/Office	SLU	SLU	P	P	
Warehouses			SLU	P	
Mini- or Self-Storage Warehouse or Facility				P	Section 5.44(b)(8)

Any use, standard or revision not modified as indicated above shall remain as set forth in the table, unaltered.

Subsection 1.3 Article 5 (Approval Procedures) Division 3 (Conditional Land Use), Section 5.44.B shall have the following use added thereto:

11. Restaurant Food Trucks
 - A) The operators shall obtain required Peddler license through the City Clerk's Office.

SECTION 2. REPEAL OF CONFLICTING PROVISIONS

All resolutions, ordinances, or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 3. SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4. PUBLICATION

This Ordinance, or a summary thereof, shall be published in a newspaper of general circulation within the City of Imlay City within fifteen (15) days after adoption.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect seven (7) days from and after the date of publication of this Ordinance or a summary thereof as set forth in Section 4.

CERTIFICATE OF MAYOR AND CITY CLERK

We hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Commission of the City of Imlay City, Lapeer County, Michigan, at a meeting held on the ____ day of _____, 2026.

We hereby further certify that the following City Commission Members were present at the meeting: _____
and the following City Commission Members were absent: _____

We further certify that Member _____ moved for the adoption of the Ordinance, and that motion was supported by Member _____.

We further certify that the following City Commission Members voted for the adoption of the Ordinance: _____
and that the following City Commission Members voted against adoption of the Ordinance: _____.

Barbara L. Yockey, Mayor
City of Imlay City

Dawn E. Sawicki-Franz, Clerk
City of Imlay City

First Reading: _____
Second Reading: _____
Date of Publication: _____

CERTIFICATE OF PUBLICATION

I, Dawn Sawicki-Franz, the Clerk of the City of Imlay City do hereby certify that this Ordinance or a summary thereof was published in the Tri-City Times on _____.

Dawn Sawicki-Franz, Clerk
City of Imlay City

CITY OF IMLAY CITY

2026 MARCH BOARD OF REVIEW

The March Board of Review will meet on Tuesday, March 10, 2026 at 8:00 AM for its Organizational Meeting at City Hall, located at 150 N Main St., Imlay City, MI 48444.

The March Board of Review will hold hearings pertaining to assessments on:

Monday, March 16, 2026 • 3:00 PM-9:00 PM

Tuesday, March 17, 2026 • 9:00 AM-3:00 PM

The tentative ratios and estimated multipliers necessary to compute individual state equalized values are as follows:

<u>CLASS</u>	<u>RATIO</u>	<u>MULTIPLIER</u>
AGRICULTURAL	43.54%	1.14837
COMMERCIAL	48.57%	1.02944
INDUSTRIAL	48.93%	1.02187
RESIDENTIAL	47.97%	1.04232
PERSONAL PROPERTY	50.00%	1.00000

For those residents and non-residents that are unavailable for personal appearance to the review board, written appeals will be accepted. Written appeals should be mailed to: March Board of Review, 150 N Main St, Imlay City, MI 48444, and must be received by the Board of Review at City Hall by 12:00 PM on Tuesday, March 17, 2026.

Americans with Disabilities Act: Individuals with disabilities requiring auxiliary aids or services should contact the City Clerk Dawn Sawicki-Franz by writing: City of Imlay City, 150 N Main St, Imlay City, MI 48444 or by calling (810) 724-2135. These meetings are open to all members of the public under Michigan's Open Meetings Act.

Dawn Sawicki-Franz
Imlay City Clerk

Published: 02/18/2026 & 03/04/2026

**CITY MANAGER'S REPORT
Month Ending January 2026**

DEPARTMENT OF PUBLIC WORKS:

Supervisor:	ED PRIEHS	Department Meetings:	Daily	
Full Time Employees:	5	Metered Water:	12.9	MG = Million gallons
Hours Worked:	677	Previous Month:	13	MG = Million gallons
Overtime:	99.5	New Water Hookup:	0	
PTO Hours:	210	New Sewer Hookup:	0	
Total Hours:	986.50			
Sewer Vactor Hours:	1			
Miles Driven:	3,495			

WASTE WATER TREATMENT PLANT:

Supervisor:	PATRICK RANKIN	Metered Sewage:	0.403	MGD
Full Time Employees:	3	Previous Month:	0.374	MGD
Hours Worked:	438	Electric Use:	74270	KH
Overtime:	12	Previous Month:	68985	KH
PTO Hours:	50			
Total Hours:	500			

FIRE DEPARTMENT:

Supervisor:	KEITH KOBLI	No. Of False Alarms:	2
No. Of Volunteers:	17	Department Meetings:	2
No. Of Fire Runs:	22	Work Detail Hours:	18
Training Hours:	96	Fire Prevention Hours	0

CITY = 11	TOWNSHIP= 8	ASSIST = 3
PIA x 4	Wires Down	Structure Fire - Almont
CO Alarm x 2	PIA x 5	Structure Fire - Almont
Citizen Assist	Auto Crash Notify	Structure Fire - Attica
Structure Fire	CO Alarm	
Fire Alarm x 2		
Illegal Burn		

ADMINISTRATIONS:

Supervisor:	Craig Horton	Building Permits Issued:	3
Dept Head Meetings:	1	Site Plan Reviews:	0
Full Time Employees:	6	Special Land Use Req.	0
Hours Worked:	634.75	Rezoning Request:	0
PTO Hours:	299.25	Variance Request:	0
Overtime Hours:	0.5		
Total Hours:	934.5		
Part Time Employees:	1		
Hours Worked:	48		
PTO Hours:	0		
Overtime Hours:	0		
Total Hours:	48		

Date	Complaint #	Type of Complaint	Street #	Street	Observance	Status Open/Closed
1/7/2026	260000066	Boat in Driveway	170	E. Borland Rd.	Boat in driveway in excess of 72 hrs.	Closed
1/8/2026	260000085	Un-platted Vehicle	201	E, 3rd St.	Unplatted vehicle in parking lot of GEM Jewelry Court	Open
1/14/2026						
1/15/2026	260000169	Trailer/Parked on Lawn	598	Metcalf St.	Jeep parked on lawn and trailer in driveway in excess of 72 hrs.	Closed
1/21/2026	260000231	Trailer/Garage Door	580	N. Almont Ave.	Trailer parked on lawn in excess of 72 hrs. Garage door damaged	Closed
1/22/2026	260000243	Inoperable Vehicle	155	W. 3rd St.	Inoperable vehicle parked in parking lot	Closed
1/22/2026	260000244	Vehicle on Lawn	555	S. Almont Ave.	Vehicle contiuously parked on lawn	Closed
1/26/2026	260000281	Parking/Snow Pile	2073	S. Almont Ave.	Snow pushed across road and parking where not permitted	Open
1/28/2026	260000299	Snow on Sidewalk	270	S. Cedar St.	Snow not removed from public sidewalk	Closed
1/28/2026	260000300	Snow on Sidewalk	310	S. Cedar St.	Snow not removed from public sidewalk	Closed
1/28/2026	260000301	Snow on Sidewalk	320	S. Cedar St.	Snow not removed from public sidewalk	Open
1/28/2026	260000302	Snow on Sidewalk	518	S. Cedar St.	Snow not removed from public sidewalk	Open
1/28/2026	260000303	Snow on Sidewalk	558	S. Cedar St.	Snow not removed from public sidewalk	Open
1/28/2026	260000304	Snow on Sidewalk	1824	S. Cedar St.	Snow not removed from public sidewalk	Open
1/28/2026	260000305	Snow on Sidewalk	1952	S. Cedar St.	Snow not removed from public sidewalk	Closed
1/28/2026	260000306	Snow on Sidewalk	1988	S. Cedar St.	Snow not removed from public sidewalk	Closed

CLEAR - Monthly Mashup - Scorecard
For Imlay City Police Department
January 2026



Calls received by Imlay City Police Department Dispatch For Service

Time Frame	911	PHONE
January 2025	50	102
January 2026	59	125

Total Calls for Service Primary Officer Top Five Officers

Officer	# of Incidents
SANCHEZJ	66
VELASCOR	58
YOUNGR	56
ECKHOUTA	54
SCIGELM	35

Field Initiated Calls For Service Top Five Officers

Officer	# of Incidents
SANCHEZJ	42
YOUNGR	32
VELASCOR	31
ECKHOUTA	27
HILLWIGJ	12

Arrests for January 2026 Top Five Officers

Officer	# of Arrests
SCIGELM	3
YOUNGR	3
ECKHOUTA	2
HADFIELDG	2

Arrests - Year to Date for 2026 Top Five Officers

Officer	# of Arrests
SCIGELM	3
YOUNGR	3
ECKHOUTA	2
HADFIELDG	2

Top Crash Locations - YTD Top Five Locations

Intersection	# of Crashes
E BORLAND RD & S CEDAR ST	2
1821 S CEDAR STREET	1
ATTICA RD & N BLACKS CORNERS RD	1
BORLAND RD & S BLACKS CORNERS	1
CEDAR ST	1
CEDAR ST & NEWARK RD	1
E BORLAND & S CEDAR ST	1
E CAPAC RD & N CEDAR ST	1
E FIFTH ST & MAIN ST	1
IMLAY CITY LUBE CENTER	1
N ALMONT AVE & E FOURTH ST	1
S BLACKS CORNERS RD & NEWARK RD	1
S CEDAR ST & NEWARK RD	1

Accidents Reported to Imlay City Police Department

Crash Type	January 2026	January 2025	YTD 2026
Property Damage	1	1	1
Unknown	13	5	13
Total Accidents	14	6	14

Violent Crimes

Type	January 2026	YTD 2026	YTD 2025	YTD % Change
Assault	5	6	3	100.00%
CSC	1	1	0	0%
Homicide	0	0	0	0%
Robbery	0	0	0	0%

Non-Violent Crimes

	January 2026	YTD 2026	2025 YTD	YTD % Change
Larceny	1	2	1	100.00%

Average Response Times for Imlay City Police Department

Time Frame	Avg Rec -> Disp	Avg Disp -> Arr
January 2026	0.87	0.79

CLEAR - Monthly Mashup - Scorecard
For Imlay City Police Department
January 2026



Citations - January 2026
Top Five Officers

Officer	# of Citations
EckhoutA	10
SanchezJ	8
HillwigJ	4
VelascoR	3
YoungR	3

Arrest Charges

January 2026

YTD 2026

0 0

OWI Arrests -
Top Five Officers

Officer

of Arrests

K-9 Activity

Citations - Year to Date for 2026
Top Five Officers

January
2026

YTD
2026

YTD %
Change

0 0 0 0%

Primary Officer Last Name	# of Citations
EckhoutA	10
SanchezJ	9
HillwigJ	4
VelascoR	4
YoungR	3

Citations - Issued by Imlay City Police Department

January 2026	YTD 2026	YTD 2025
33	35	445

Caseload By Detective for January 2026

Officer	# of Cases Assigned	# of Cases Unassigned	# of Open Cases Assigned YTD
	0	0	0
Total:	0	0	0