

**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, FEBRUARY 21, 2024  
6:00 PM**

**1. CALL TO ORDER**

Chairman Walt Bargaen called the Regular meeting to order at 6:00 PM.

**2. PLEDGE OF ALLEGIANCE**

Chairman Bargaen led the Pledge of Allegiance

**3. ROLL CALL**

**Present:** Chairman Walt Bargaen, Vice-Chairman Tom Germayne (arrived at 6:04), James Blount, Frank Demske, Mayor Joi Kempf, Bob Tanis

**Absent:** John Lengemann, Zoning Administrator Lonnie Hayes

**Also Present:** City Manager Craig Horton, John Urbain Engineer with Landtech Engineering & Surveying representing Bells and Birds and Clerk/Treasurer Dawn Sawicki-Franz.

**4. APPROVAL OF AGENDA**

**MOTION** by Kempf seconded by Tanis to approve the agenda as presented

**MOTION CARRIED UNANIMOUSLY**

**5. APPROVAL OF MINUTES**

**MOTION** by Demske seconded by Tanis to approve the regular meeting minutes of November 28, 2023 as presented.

**MOTION CARRIED UNANIMOUSLY**

**6. CITIZENS FROM THE FLOOR**

None

**7. UNFINISHED BUSINESS**

None

**8. NEW BUSINESS:**

**A. SPECIAL LAND USE-NEWARK REAL ESTATE LLC I19-85-251-040-01 N CEDAR STREET**

1. Notice and Publications to record

**MOTION** by Kempf seconded by Tanis to enter all notice and publications to record

**MOTION CARRIED UNANIMOUSLY**

2. Public Hearing – OPEN

Chairman Walt Bargaen opened the Public Hearing at 6:03 PM

John Urbain Engineer with Landtech Engineering & Surveying representing Bells and Birds presenting a special land use for a drive thru at a proposed KFC between the orthodontist and Choice One Bank introduced himself and explained the intentions of the applicant. Discussion, comments and questions by all involved.

3. Public Hearing – CLOSED

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4. Action

**MOTION** by Tanis seconded by Demske to approve the special land use be approved with the with the condition that the City receive a copy of the MDOT approval for access to the site.

**ROLL CALL VOTE**

Ayes: Tanis, Demske, Germayne, Kempf, Blount, Bargaen

Nays: None

Absent: Lengemann

**MOTION CARRIED UNANIMOUSLY**

9. **CITIZENS FROM THE FLOOR**

None

10. **ADJOURNMENT**

**MOTION** by Demske supported by Germayne to adjourn the meeting at 6:18 PM.

**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted by:

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Dawn Sawicki-Franz, City Clerk/Treasurer

**Approved by Planning Commission: March 26, 2024**

**Approved by City Commission: April 02, 2024**