

**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, MARCH 26, 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, James Blount, Frank Demske, John Lengemann (arrived at 6:06 PM), Bob Tanis,

**Absent:** Mayor Joi Kempf, City Manager Craig Horton, Zoning Administrator Lonnie Hayes,

**Also Present:** Administrative Assistant Leah Mills, Professional Planner Caitlyn Habben and Clerk/Treasurer Dawn Sawicki-Franz.

**4. APPROVAL OF AGENDA**

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

**MOTION CARRIED UNANIMOUSLY**

**5. APPROVAL OF MINUTES**

**MOTION** by Germayne seconded by Demske to approve the special joint meeting minutes of February 20, 2024 and the regular meeting minutes of February 21, 2024 as presented

**MOTION CARRIED UNANIMOUSLY**

**6. CITIZENS FROM THE FLOOR**

None

**7. UNFINISHED BUSINESS**

**A. MASTER PLAN UPDATE**

Professional Planner Caitlyn Habben presented the next phase of the Master Plan including: Identification of Focus Groups, review of the Community Survey, the Demographic Chapter, and Natural Features Chapter, in addition answered the Planning Commission members' questions and discussed comments regarding this plan.

**PRESENTATION AND DISCUSSION ONLY, NO MOTION**

**B. 425 AGREEMENT ZONING OPTION DISCUSSION**

Habben called attention to the Imlay Township zoning map in the Planning Commission board packet for the properties included in the Imlay Township/Imlay City 425 Agreement then reviewed two options for zoning these properties in the City. Option 2, as recommended, all properties come in as R-1 Single Family Residential because that is the closest zoning district classification to the Township, then it is on the developer to submit and pay for the process of a rezoning to industrial. This option shows all property as R-1 in the 425 Agreement and would require a public hearing and the same process as usual per any rezoning.

**MOTION** by Lengemann seconded by Demske to adopt Option 2 as recommended by the Professional Planner.

**ROLL CALL VOTE**

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

Nays: None

Absent: Kempf

**MOTION CARRIED UNANIMOUSLY**

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**8. NEW BUSINESS:**

**A. SITE PLAN REVIEW-NEWARK REAL ESTATE, BELLS AND BIRDS INC, LLC  
119-85-251-040-01 N CEDAR STREET, IMLAY CITY, MI**

- i. Notices and Publications to record  
**MOTION** by Germayne seconded by Tanis to enter all notices and publications to record.  
**MOTION CARRIED UNANIMOUSLY**
- ii. Public Hearing Open  
Chairman Barga Opened the Public Hearing at 6:47 PM.  
John Urbain, Engineer with Landtech Engineering & Surveying representing Bells and Birds, spoke regarding the proposed Kentucky Fried Chicken fast food restaurant on M-53 for Bells and Birds on a 2-acre parcel and their intentions to build in Imlay City. Urbain stated that they are still waiting the approval from M-DOT for the curb cut on M-53 and are currently in discussion with M-DOT.
- iii. Public Hearing Closed  
Chairman Barga Closed the Public Hearing at 7:22 PM
- iv. **MOTION** by Lengemann seconded by Germayne to postpone the decision for this request to the next meeting and have the City Engineer Spicer meet with the applicant to discuss and resolve these things presented on this list from Spicer and bring their recommendation back to the next meeting so that we can make an informed decision.  
**MOTION CARRIED UNANIMOUSLY**

**B. PLANNING COMMISSION BYLAWS**

Administrative Assistant Mills discussed the bylaws that were included in the board packet for Commission Review.

**NO MOTION, DISCUSSION ONLY**

**9. CITIZENS FROM THE FLOOR**

Colin Giles spoke regarding the Kentucky Fried Chicken fast food restaurant and likened the footprint for this build to the Burger King that is just down the road.

**10. ADJOURNMENT**

**MOTION** by Lengemann seconded by Demske to adjourn the meeting at 7:37 PM.  
**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted by:

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Dawn Sawicki-Franz, City Clerk/Treasurer

**Approved by Planning Commission: April 23, 2024**

**Approved by City Commission: May 07, 2024**