

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JUNE 25, 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, Mayor Joi Kempf, James Blount, Frank Demske, John Lengemann

Absent: Bob Tanis

Also Present: City Manager Craig Horton, Attorney Robert Seibert, Zoning Administrator Lonnie Hayes, Professional Planner Caitlyn Habben, Clerk/Treasurer Dawn Sawicki-Franz and public.

4. APPROVAL OF AGENDA

MOTION by Kempf seconded by Demske to approve the agenda as presented
MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES

Clerk/Treasurer Sawicki-Franz pointed out a clerical error in the minutes from May 28, 2024 to be addressed when approving the minutes.

MOTION by Demske seconded by Germayne to approve the regular meeting minutes of May 28, 2024 with corrections

MOTION CARRIED UNANIMOUSLY

6. FINANCIAL REPORT ENDING – MAY 2024

Chairman Bargaen asked if there were any questions or comments regarding the Planning Commission May 2024 financial report and then accepted them as presented.

7. CITIZENS FROM THE FLOOR

Chairman Bargaen explained the rules for the public participated time and added that the Public Hearing for the Special Land Use on the agenda was at the last Planning Commission meeting held on May, 28, 2024.

Many citizens spoke regarding the Special Land Use – 572 N Cedar Street

8. UNFINISHED BUSINESS

A. SPECIAL LAND USE-JOE SHULL ON BEHALF OF THE AMORI GROUP-572 N CEDAR STREET- PARCEL ID (old) #119-76-600-000-00 (new) #119-76-600-001-00

Professional Planning Consultant Caitlyn Habben reiterated that the Public Hearing was held at the last month Planning Commission meeting regarding this site plan special land use and we had asked the applicant to provide additional information to help this board make an educated decision. The applicant has provided these revised drawings, which is included in the packet this week, to provide additional insight on the operation.

J & A Architectural Engineering presented their revised drawings and the new submitted information regarding the Special Land Use, based on the request of the Planning Commission from the prior Planning Commission meeting and Public Hearing that was held on Tuesday, May 28, 2024. The Planning Commission had general discussion over the application.

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MOTION by Lengemann seconded by Kempf to deny this special land use request for outdoor auto storage facility because it does not meet standards A, B, and D of Section 5.51 of the Zoning Ordinance as follows: Standard A. Not compatible to the developments in the area adjacent to the property: residential home to the East, restaurant to the North, public strip mall the West, and a pharmacy on the South. Standard B. I am concerned about the fluids; gasoline, oil and other things leaking from that place and running into the Belle River and I don't think you can avoid that. I counted over 500 slots, that's over 500 vehicles on that property and there is a real risk of fluids going into the Belle River. On standard D. I have a couple of concerns-one is the general practice of dealing with flammables is unclear: gasoline, oil and others are flammable and hazardous materials, and runoff into the Belle River-which is a public safety and health concern. Noise, smoke, dust and other things are public nuisance and located on a State highway (M-53). Those three standards A, B, & D are not met and are a sound basis for this Commission to denying this special land use.

ROLL CALL VOTE

Ayes: Lengemann, Kempf, Blount, Demske, Germaine, Bargaen

Nays: None

Absent: Tanis

MOTION CARRIED UNANIMOUSLY

9. NEW BUSINESS:

A. PUBLIC PARTICIPATION PLAN

Habben noted that as part of the Master Plan Update there is a scheduled **Community Vision Workshop** with the City of Imlay City and Imlay Township at the Imlay City Fire Hall, 571 Borland Road, on Thursday, July 11, 2024 at 7 PM to 9 PM and invited all to attend.

Habben presented the City of Imlay City Public Participation Plan with proposed revisions from the current plan that was approved by City Commission on January 16, 2018. This update is part of the Redevelopment Ready Community (RRC) Program as a mandatory document that communities are required to develop to maintain best practices with the public.

Discussion: Comments were noted and questions were answered.

MOTION by Lengemann seconded by Germaine to recommend to the City Commission to adopt the City of Imlay City Public Participation Plan with proposed revisions from the current plan and leaving in the annual public hearing requirement.

MOTION CARRIED UNANIMOUSLY

10. CITIZENS FROM THE FLOOR

Several citizens spoke regarding agenda and non-agenda items.

11. ADJOURNMENT

MOTION by Lengemann seconded by Germaine to adjourn the meeting at 8:10 PM.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by:

Dawn Sawicki-Franz, City Clerk/Treasurer

Approved by Planning Commission: July 23, 2024

Approved by City Commission: August 08, 2024