

Minutes of the Regular Meeting
of the Planning Commission
Tuesday, October 24, 2017

1. Call to Order

Chairman Tom Germayne called the regular meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Chairman Tom Germayne led the Pledge of Allegiance.

3. Roll Call

Present: Chairman Tom Germayne, Vice-Chairman Stu Davis, Mayor Walt Bargaen, John Lengemann (at 7:09 p.m.), and Mike Romine

Absent: Ted Sadler and Jason Schwab

Also Present: City Manager Tom Youatt

4. Approval of Agenda

Moved by Bargaen, seconded by Romine, to approve the agenda as presented. **Motion Carried 4 – yeas; 0 - nays**

5. Approval of Minutes

Moved by Davis, seconded by Romine, to approve the minutes of the Regular Meeting held Monday, July 24, 2017. **Motion Carried 4 – yeas; 0 – nays**

6. Citizens From the Floor - None

7. Old Business

A. Capital Improvement Plan

City Manager Tom Youatt presented the form used by Department Heads to submit project proposals for the development of a Capital Improvement Plan (CIP) for the City. Youatt noted that 19 project proposals had been submitted and announced the Policy Group for the CIP would meet on October 30, 2017 from 10:00 a.m. to 2:00 p.m. to review and score the project proposals. Youatt stated that the Policy Group includes himself, the Department Heads, Mayor Bargaen, Commissioner Al Ramirez, and Commissioner Mike Romine. Youatt reiterated that a CIP is required for eligibility to receive CDBG funds and requires Planning Commission approval. Youatt reported that the CIP would be presented to the Planning Commission in November, for a recommendation to the City Commission in December.

Some discussion took place regarding attraction of industrial businesses, the lack of available land suitable for industrial activities, the LDC inventory of available industrial property, and potential siting of the Vietnam Traveling Memorial Wall.

B. M-53 Gateway

City Manager Tom Youatt outlined the M-53 Gateway Project consisting of an approximately 400' median installed in the center lane of M-53 north of I-69 and an iconic Gateway Sign to the City. Youatt noted the median will include brick pavers, landscaping and decorative lighting along the outer rights-of-way, and the Gateway Sign will incorporate the same brick used in the median. Youatt reported that the project will be bid out this winter with construction planned for spring 2018.

8. New Business

A. DNR Property

City Manager Tom Youatt reported that the City Commission had approved a Land Transaction Agreement with the DNR to purchase the Imlay City Field Office at a total cost of \$189,400.00. Youatt noted that the 2.66 acre parcel has frontage on Borland Road and Morrice Boulevard, and the City will likely be successful in securing a traffic light at Borland should a fire hall be constructed there.

Commissioner Lengemann inquired as to whether this presented the highest and best use of the property given its prime location. City Manager Tom Youatt responded that the property provides the best location for a new fire hall.

Commissioner Lengemann inquired as to future plans for the property where the current fire hall is, should a new fire hall be constructed. Some discussion took place regarding the Old Sign Shop building and its environmental status.

City Manager Tom Youatt updated the Planning Commission on the Capac Road Project, stating that the addition of bike lanes had been well received and the goal of traffic calming is being achieved. Youatt reported that the south half of Cheney Street will be resurfaced by the end of October, and East Capac Road from M-53 east to the bridge will be resurfaced in 2018 through an MDOT Rural Task Force Grant. Some discussion took place regarding the prioritization of street improvements. Youatt added that cable boring work on the Polly Ann Trail Lighting Project continues.

9. Adjournment

Moved by Lengemann, seconded by Bargaen, to adjourn the meeting at 7:45 p.m. **Motion Carried 5 – yeas; 0 - nays**

Respectfully Submitted by:

Nicole F. Frost, City Clerk/Treasurer

Approved: November 28, 2017