

**IMLAY CITY PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
TUESDAY, May 8, 2018  
7:00 P.M.**

**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

Chairman Germayne led the Pledge of Allegiance

**3. ROLL CALL**

Present: Chairman Tom Germayne                      Commissioner Ted Sadler  
Vice Chairman Stu Davis (arrived 7:06 pm)    Mayor Walt Bargaen

Absent: Commissioner Mike Romine and Commissioner John Lengemann

Also Present: City Manager Tom Youatt; Deputy Clerk Anne McAvoy; Eastern Michigan Fair, Fair Manager Ian Kempf; and three members of the Eastern Michigan Fair board.

**4. APPROVAL OF AGENDA**

**Motion** by Bargaen, seconded by Davis to approve the Agenda as presented.

**Motion Carried Unanimously**

**5. APPROVAL OF MINUTES**

**Motion** by Davis, seconded by Bargaen to approve the Regular Meeting Minutes of April 24, 2018

**Motion Carried Unanimously**

**6. CITIZENS FROM THE FLOOR**

None

**7. OLD BUSINESS**

None

**8. NEW BUSINESS**

**A. Site Plan Review – Lapeer County Ag. Society (Eastern Michigan Fairgrounds), 195 Midway Parcel ID # 119-84-400-000-00**

City Manager Tom Youatt wanted it noted that the City Planner at Spicer Group Lori Ettema reviewed the plans and sent an email with her recommendation and any concerns she has. Mayor Bargaen stated the only concerns Lori Ettema from Spicer Group had were in regards to the size of the existing slab and if they were going to add to the existing slab and what the elevation would be due to concerns about drainage and water ponding inside the building. Fair Manager Ian Kempf explained that the location they are proposing to build the new barn is where an old barn was. As to the concerns of Lori Ettema, they will be milling up the asphalt pad that is there and will be using the milled asphalt as the base for a new concrete slab. The new slab will be the size of the

proposed barn. The new barn will be 2" lower than the Walker barn, which is next to the proposed site. The elevation slopes down to the Bigelow Drain. It will be higher than the existing grade but lower than the Walker barn. They had to make the grade lower than the Walker barn due to making the entrance of the new barn ADA compliant, otherwise the entrance would have been at too steep of an incline. The Commission inquired as to what the barn was going to be used for. Mr. Kempf stated the barn would be used like the current one is used, for storage in the winter and as the FAA barn for the fair. Mr. Kempf stated there will be four egress doors, meeting the 75' exit requirement along with 14 x 14 roll up doors on each end and 2' below the roof line there will be a clear polycarbonate, meaning there will not be any windows.

**Motion** by Bargaen, seconded by Sadler to approve the Site Plan Review – Lapeer County Ag. Society (Eastern Michigan Fairgrounds), 195 Midway Parcel ID # 119-84-400-000-00 for 50' x 172' barn, as presented.

**ROLL CALL VOTE**

**AYES:** Bargaen, Davis, Sadler, Germaine

**NAYS:** None

**Absent:** Lengemann and Romine

**MOTION CARRIED UNANIMOUSLY**

**9. ADJOURNMENT**

**Motion** by Bargaen, seconded by Sadler, to adjourn the meeting at 7:10 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted by: \_\_\_\_\_

Anne McAvoy, Deputy Clerk/Utility Billing Clerk

Approved: