

**IMLAY CITY PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**Tuesday, January 29, 2019**  
**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 Germayne  
Commissioner Walt Bargaen  
Commissioner Bob Tanis

Mayor Joi Kempf  
Commissioner Ian Kempf

Absent: Commissioner Ted Sadler, Commissioner John Lengemann

Also Present: City Clerk/Treasurer Lynn Eutsler and 2 members of the Community.

**4. APPROVAL OF AGENDA**

**Motion** by Mayor Kempf, seconded by Bargaen, to approve the Agenda with the addition of Old Business 8.A. Proposed City Ordinance Revisions to Article 23 Landscape Standards and removal of New Business 9.A. Site Plan Review – Springfield Industries as amended.

**Motion Carried Unanimously**

**5. APPROVAL OF MINUTES**

**Motion** by Ian Kempf, seconded by Tanis, to approve the December 27, 2018, Regular Meeting Minutes as presented.

**Motion Carried Unanimously**

**6. CITIZENS FROM THE FLOOR**

Stu Davis – Mr. Davis stated that it has been 15 months since he asked for restoration reform to be placed on the agenda. Stated that a system is needed so that the business owners understand what their liabilities are, what the time frame is. We need regulations to stop them from leaving the business's in bad condition. The City needs an ordinance to address these issues.

Mayor Kempf stated that there was discussion on this issue at the last City Commission meeting. Ian Kempf read the minutes to Mr. Davis. Kempf suggested we look for sample ordinances. He also questioned why our City Planner is not at the meetings so that these issues could be discussed with them. He would like to see a planner at every meeting. The rate to have the Planner at the meetings could be built into the fees or have an hourly rate.

Mr. Davis suggested we hire an engineer for discussion about this issue to the City Commissioners. Mayor Kempf will speak with the City Manager about the City Planner being in attendance.

**7. PUBLIC HEARING**

Tom Germayne opened the Public Hearing at 7:11 p.m.

**Motion** by Bargaen, seconded by I. Kempf, that all notices and applications are entered into the record.  
**MOTION CARRIED UNANIMOUSLY**

**A. Special Land Use Request – 546 N. Cedar Street – I19-74-100-000-00**

Mike Batrus, owner of the Marathon Station at Van Dyke and Imlay City Rd, stated that Phase 1 is to convert the carwash to a mechanics shop and needs the 6 parking spaces previously approved, to be relocated to allow access to the shop from the back and front. He also stated that vehicles at the back are not seen by passersby. He would like to add 10 parking spots at the rear Southwest corner of his lot and 10 parking spots in the front Northwest corner of his lot. He stated if the front 10 parking spots were a concern, he would withdraw the request for those.

Tom Germayne Closed the Public Hearing at 7:35 p.m.

**Motion** by I. Kempf , seconded by Tanis, to approve the application to allow the use of 10 parking spaces on the SE side of the dumpster as illustrated on Plan B and to eliminate 6 spaces on the east side of the Car Wash Building.

**ROLL CALL VOTE**

Ayes: Mayor Kempf, Bargaen, I. Kempf, Bob Tanis, Germayne

Nays: None

Absent: Tanis and Lengemann

**Motion Carried Unanimously**

**8. OLD BUSINESS**

**A. Zoning Ordinance – Proposed Revisions to Article 23 – Landscape Standards & Tree Replacement**

**Motion** by Bargaen, seconded by I. Kempf to move forward with a Public Hearing concerning the Proposed Zoning Ordinance Revisions to Article 23 – Landscape Standards & Tree Replacement at the next scheduled Planning Commission Meeting February 26, 2019 as presented.

**9. NEW BUSINESS - NONE**

**10. ADJOURNMENT**

**Motion** by Bargaen, seconded by Mayor Kempf, to adjourn the meeting at 8:05 p.m.

**MOTION CARRIED UNANIMOUSLY**

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

Lynn Eutsler, City Clerk/Treasurer

Approved: