

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, September 24, 2019
7:00 P.M.**

1. CALL TO ORDER

Chairman Germayne called the Regular meeting to order at 7:14 p.m.

2. PLEDGE OF ALLEGIANCE

Chairman Germayne led the Pledge of Allegiance

3. ROLL CALL

Present: Chairman Germayne Commissioner Bob Tanis
Commissioner Ted Sadler Commissioner Walt Bargaen

Absent: Commissioner John Lengemann, Ian Kempf, Mayor Joi Kempf

Also Present: City Clerk/Treasurer Lynn Eutsler, City Planner Representative Alan Bean, and 4 members of the Community.

4. APPROVAL OF AGENDA

Motion by Bargaen, seconded by Tanis to approve the Agenda as presented.
MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES

Motion by Bargaen, seconded by Tanis, to approve the August 27, 2019, Regular Meeting Minutes as presented.
MOTION CARRIED UNANIMOUSLY

6. CITIZENS FROM THE FLOOR

None

7. OLD BUSINESS

None

8. NEW BUSINESS

A. Site Plan Review – 2093 S Cedar St - Parcel # I19-85-258-040-00, LaLonde Chrysler, Dodge, Jeep, Ram Dealership

Alan Bean, City Planning Representative stated that after reviewing the site plan, there were 11 items to be addressed as listed:

1) **Overhead doors shall not face a public street or residential district**

This can be modified if there is no reasonable alternative and the poor visual impact will be diminished by landscaping beyond that required in Article 23.

2) **Building materials on west facade**

Must be constructed with brick, split-faced block, cut or cast stone, patterned pre-cast concrete.

3) **Adequate number of parking spaces would be 53**

The applicant has provided 59 customer parking spaces, however, eight of those spaces are in the service. They need to make necessary adjustment to allow for adequate customer parking.

4) **Parking aisle width for customers**

Aisles adjacent to the customer parking spaces are currently 24' wide. They are required to be 26'.

5) **Parking lot islands need to be 2' shorter than an adjacent parking space**

Currently they are the same depth as the adjacent parking space.

6) **Plant species need to be identified**

The CKF species that is called out on the plans is not identified in the legend

7) **Landscaping on the South property line**

8) **Excessive lighting intensity**

9) **Quantity of wall signs**

10) **Utilities, Drainage, and Grading**

11) **Ingress/Egress**

Motion by Bargaen, seconded by Tanis to approve the Site Plan subject to administrative review and listing items agreed upon tonight including egress on property to the sign.

ROLL CALL VOTE

Ayes: Bargaen, Sadler, Tanis, Germaine

Nays: None

Absent: Lengemannm I. Kempf, Mayor J. Kempf

MOTION CARRIED UNANIMOUSLY

9. ADJOURNMENT

Motion by Bargaen, seconded by Tanis, to adjourn the meeting at 7:46 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by: _____

Lynn Eutsler, City Clerk/Treasurer
Approved: