

**IMLAY CITY ZONING BOARD OF APPEALS
150 N MAIN STREET
IMLAY CITY MI 48444**

**REGULAR MEETING
Thursday, September 24, 2020
7:00PM**

1. CALL TO ORDER

Chairman John Lengemann called the meeting to order at 7:00pm

2. PLEDGE OF ALLEGIANCE

Chairman Lengemann led the Pledge of Allegiance.

3. ROLL CALL

Present: Chairman John Lengemann	Board Member Ryan Cinader
Board Member Earl Gass	Board Member Teresa Richey
Board Member Bob Tanis	Board Member Barb Yockey

Absent: Board Member Tom Blount

Also present: Zoning Administrator Jerry Edwards, City Manager Craig Horton, Mayor Joi Kempf, Clerk Dawn Sawicki-Franz and Greg Dennis.

4. APPROVAL OF AGENDA

MOTION by Gass supported by Cinader to approve the agenda as presented
MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES

January 24, 2019

MOTION by Gass supported by Yockey to approve the minutes of the January 24, 2019 regular zoning meeting as presented

MOTION CARRIED UNANIMOUSLY

August 22, 2019

MOTION by Yockey supported by Tanis to approve the minutes of the August 22, 2019 regular zoning meeting as presented

MOTION CARRIED UNANIMOUSLY

6. CITIZENS FROM THE FLOOR

None

7. PUBLIC HEARINGS

A. Chairman Lengemann opened the Public Hearing at 7:02pm

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Rehearing-due to not having a quorum present at the August 22, 2019 Zoning Board of Appeals Meeting therefore, causing any decisions at that meeting to be null and void.

**VARIANCE REQUEST – Indigo Lavender Farms – 613 N. Cedar, Imlay City, MI 48444
Article 21 (Parking & Loading Standards) Section 21.6(B) (1)
Parcel I20-27-609-040-00, I20-27-607-040-00, I20-27-608-040-00**

Greg Dennis presented his request as before for a variance to allow a gravel parking area on the Van Dyke frontage of Parcel I20-27-608-040-00 and I20-27-607-040-002, for the handling of overflow parking. The Lavender Farm is a 5-6 week seasonal operation. They currently have paved parking on the adjacent Township Parcel that has 30 parking spaces and on a day to day basis can handle their parking needs. The need for the additional parking is for larger functions such as the Lavender Fest and the Fair.

Chairman Lengemann closed the Public Hearing at 7:07pm

MOTION by Yockey supported by Richey to allow asphalt millings in lieu of hard surface for the location of the two parcels for parking due to hardship as presented.

ROLL CALL VOTE

Ayes: Yockey, Richey, Gass, Tanis, Cinader

Nays: Lengemann

MOTION CARRIED

B. Chairman Lengemann opened the Public Hearing at 7:23pm

**VARIANCE REQUEST - Adam Investment Group #2 LLC 7 Folk Ct.
Parcel ID # I19-83-021-019-70**

1. Section 21.6.D - Parking Lot Setbacks. Site plan proposes a maneuvering lane for the parking lot within the required front yard setback.

2. Section 21.6.F - Dimensions. Parking spaces are proposed to be 10'x20' instead of the required 10'x22'.

3. Section 21.8.D.1 - Location of loading docks. Site plan proposes the loading docks in the front yard and on the front of the building facing a public street which is prohibited per this section.

4. Section 23 - Landscaping. The front yard setback green belt landscaping is a little short of the required one tree and 6 shrubs per forty feet- with 240' of frontage, 6 trees are required (we have room for 5) and 36 shrubs are required (we have room for 24). The width of the greenbelt is also reduced due to the parking lot encroaching into the front yard setback. The planning commission does have the ability to waive (or I would assume to approve something less than the required) so I am not sure if we should seek a variance at this time or not.

Chairman Lengemann closed the Public Hearing at 7:45pm

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MOTION by Richey supported by Tanis to grant all four variances to Adam Investment Group #2 LLC, 7 Folk Court, Parcel ID #I19-83-021-019-70 as presented due to presented hardships.

ROLL CALL VOTE

Ayes: Richey, Tanis, Yockey, Cinader, Gass, Lengemann

Nays: None

MOTION CARRIED UNANIMOUSLY

8. OLD BUSINESS

None

9. NEW BUSINESS

None

10. ADJOURNMENT

MOTION by Tanis supported by Gass to adjourn at 7:49pm

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by: _____
Dawn Sawicki-Franz, Clerk/Treasurer

Approved: November 25, 2020