

**IMLAY CITY PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**Tuesday, October 25, 2022**  
**6:00 PM**

**1. CALL TO ORDER**

Chairman Tom Germayne called the Regular meeting to order at 6:00PM.

**2. PLEDGE OF ALLEGIANCE**

Chairman Germayne led the Pledge of Allegiance

**3. ROLL CALL**

**Present:** Chairman Tom Germayne, Mayor Joi Kempf, James Blount, Bob Tanis

**Absent:** Vice-Chairman Walt Bargaen, Ryan Cinader, John Lengemann

**Also Present:** City Manager Craig Horton, Zoning Administrator Lonnie Hayes, CIB Director of Planning Kelly McIntyre, Clerk/Treasurer Dawn Sawicki-Franz and Public.

Bob Tanis arrived 6:05PM

**4. APPROVAL OF AGENDA**

**MOTION** by Kempf seconded by Tanis to approve the agenda as presented.

**MOTION CARRIED UNANIMOUSLY**

**5. APPROVAL OF MINUTES**

**MOTION** by Kempf seconded by Tanis to approve the regular meeting minutes of August 23, 2022 as presented.

**MOTION CARRIED UNANIMOUSLY**

**6. CITIZENS FROM THE FLOOR**

None

**7. PUBLIC HEARING**

**A. NOTICES AND PUBLICATIONS TO RECORD**

**MOTION** by Tanis seconded by Kempf to enter Notices and Publications for this public hearing to record.

**MOTION CARRIED UNANIMOUSLY**

**B. PUBLIC HEARING OPEN**

Chairman Germayne Opened the Public Hearing at 6:07PM.

The public had the opportunity to speak and ask questions if they wished.

**C. PUBLIC HEARING CLOSED**

Chairman Germayne Closed the Public Hearing at 6:12PM

**8. NEW BUSINESS**

**A. REZONING APPLICATION-RYAN RHODES, 310 CEDAR STREET #19-81-400-000-00**

Discussion by Planning Commission members and the homeowner with input from Zoning Administrator Lonnie Hayes regarding the property identified.

**MOTION** by Kempf seconded by Tanis to rezone 310 N Cedar Street #19-81-400-000-00 Ryan Rhodes property to RM1 from B3 as requested by the homeowner Ryan Rhodes as presented.

**ROLL CALL VOTE**

Ayes: Kempf, Tanis, Blount, Germayne

Nays: None

Absent: Bargaen, Cinader, Lengemann

**MOTION CARRIED UNANIMOUSLY**

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**B. SITE PLAN REVIEW APPLICATION–NOVAK CONSTRUCTION–6966 NEWARK #119-85-260-040-00**

**MOTION** by Tanis seconded by Kempf to approve the site plan review for 6966 Newark Road #119-85-260-040-00 as presented with the following stipulations:

- Pines added by the east building
- Landscaping in front needs enhancing
- Fence detail
- Wall pack lighting detail
- Lapeer County Drain Commissioner approval
- Fire Department access
- Address needs checked on for correction
- Administrative review

**ROLL CALL VOTE**

Ayes: Tanis, Kempf, Blount, Germaine

Nays: None

Absent: Bargaen, Cinader, Lengemann

**MOTION CARRIED UNANIMOUSLY**

**9. UNFINISHED BUSINESS**

**A. ORDINANCE DISCUSSION**

McIntyre presented proposed draft updates necessary for the Marijuana Ordinance.

**NO MOTION, DISCUSSION ONLY**

**B. FINAL DRAFT ZONING ORDINANCE - CIB PLANNING - KELLY MCINTYRE**

McIntyre presented the updated revised zoning ordinance for review and answered questions from the Planning Commission.

**MOTION** by Kempf seconded by Tanis to set the public hearing for the updated revised Zoning Ordinance as presented for Tuesday, November 22, 2022 at 6:00PM at the regularly scheduled Planning Commission meeting.

**ROLL CALL VOTE**

Ayes: Kempf, Tanis, Blount, Germaine

Nays: None

Absent: Bargaen, Cinader, Lengemann

**MOTION CARRIED UNANIMOUSLY**

**10. CITIZENS FROM THE FLOOR**

Yockey spoke regarding the Marijuana zoning.

T. Blount spoke regarding the Marijuana ballot proposal

**11. ADJOURNMENT**

**MOTION** by Kempf supported by Blount to adjourn the meeting at 7:41PM.

**MOTION CARRIED UNANIMOUSLY**

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

Dawn Sawicki-Franz, City Clerk/Treasurer

**Approved by Planning Commission: November 22, 2022**

**Approved by City Commission: December 06, 2022**