

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JUNE 27, 2023
6:00 PM**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairman Germayne led the Pledge of Allegiance

3. ROLL CALL

Present: Chairman Tom Germayne, Vice-Chairman Walt Bargaen, Mayor Joi Kempf, Bob Tanis

Absent: James Blount, Ryan Cinader, John Lengemann

Also Present: City Manager Craig Horton, Zoning Administrator Lonnie Hayes, DDA Director Christine Malzahn, Clerk/Treasurer Dawn Sawicki-Franz and Public.

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 Kempf to approve the regular meeting minutes of January 24, 2023 as presented.

MOTION CARRIED UNANIMOUSLY

6. CITIZENS FROM THE FLOOR

None

7. UNFINISHED BUSINESS

A. ZONING ORDINANCE DISCUSSION

City Manager Horton reported that Administrative Assistant Leah Mills is working together with CIB Director of Planning Kelly McIntyre to correct any oversights on the new zoning ordinance revision. Several subjects were discussed including the topic of marihuana facilities and in addition, wineries and the need for them to be included in the ordinance.

NO MOTION, DISCUSSION ONLY

8. NEW BUSINESS

A. REZONING OLD FIRE HALL - DISCUSSION

City Manager Horton shared the history of the three parcels that they were once together as one parcel and then split into three parcels. The Old Sign Shop and the DPW building are zoned B-3 and the Fire Hall was zoned office and is now zoned B-3 also.

NO MOTION, DISCUSSION ONLY

B. RRC DOCUMENTS - DISCUSSION

DDA Director Malzahn informed the Planning Commission that the DDA has been tasked with the RRC (Redevelopment Ready Community) Program and is working with MEDC through the process which is a very lengthy process. Currently the City of Imlay City is on the Essential Path and the next level is Certified. In order to qualify for the funds and assistance through MEDC, an entity needs to be engaged in one of those processes. Malzahn then referred to the packet where the RRC Roadmap lists the tasks

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and whether the tasks are partially aligned, fully aligned or have documents that are needed as it relates to our City. The Master Plan and a Planning Commission Handbook are just two of the necessary items needed to be in motion to begin to qualify.

NO MOTION, DISCUSSION ONLY

C. CITIZEN PLANNER TRAINING

City Manager Horton reported that Administrative Assistant Mills has informed the City Commission, the Planning Commission, DDA and the Zoning Board of Appeals that this upcoming training offered by the MSU Extension Office and is available and requires a commitment of six weeks of Wednesday evenings starting in September held at the Imlay City Fire Hall on Borland Road at a cost that will be covered by the City from the training budget.

NO MOTION, DISCUSSION ONLY

9. CITIZENS FROM THE FLOOR

None

10. ADJOURNMENT

MOTION by Bargaen supported by Kempf to adjourn the meeting at 6:49PM.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by:

Dawn Sawicki-Franz, City Clerk/Treasurer

Approved by Planning Commission: July 25, 2023

Approved by City Commission: August 01, 2023