

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, APRIL 22, 2025
6:00 PM**

1. CALL TO ORDER

Chair Walt Bargaen called the Regular meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

Bargaen led the Pledge of Allegiance

3. ROLL CALL

Present: Chair Walt Bargaen, Vice-Chair James Blount, Mayor Barbara Yockey, Tom Germaine, John Lengemann, Bob Tanis

Absent: Frank Demske

Also Present: City Manager Craig Horton, Zoning Administrator Lonnie Hayes and Clerk/Treasurer Dawn Sawicki-Franz

4. APPROVAL OF AGENDA

MOTION by Yockey seconded by Tanis to approve the agenda as presented

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES

MOTION by Blount seconded by Yockey to approve the regular Planning Commission meeting minutes of February 25, 2025

MOTION CARRIED UNANIMOUSLY

6. FINANCIAL REPORT

Chair Bargaen asked if there were any questions or comments regarding the Planning Commission's February 2025 and March 2025 financial report and then accepted them as presented

7. CITIZENS FROM THE FLOOR

NONE

8. PUBLIC HEARING

A. 2025 DRAFT CAPITAL IMPROVEMENT PLAN (CIP)

1. NOTICES AND PUBLICAITONS TO RECORD

MOTION by Yockey seconded by Tanis to enter notices and publications to record

MOTION CARRIED UNANIMOSUSLY

2. PUBLIC HEARING – OPEN

Chair Bargaen opened the Public Hearing at 6:02 PM

3. PUBLIC COMMENT

City Manager Horton informed that part of the Master Plan and the Redevelopment Ready Community (RRC) requirement is to have the Planning Commission review and approve the annual Capital Improvement Plan (CIP) and send this plan to the City Commission for their approval. In addition, City Manager Horton explained that this plan also helps with budgeting and supports the need for acquiring grants for needed future projects.

4. PUBLIC HEARING – CLOSED

Chair Bargaen closed the Public Hearing at 6:05 PM

5. ACTION

MOTION by Lengemann and seconded by Blount to approve the Capital Improvement Plan (CIP) as presented and to move it forward to City Commission for their approval

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, APRIL 22, 2025
6:00 PM**

ROLL CALL VOTE

Ayes: Lengemann, Blount, Tanis, Yockey, Germaine, Borgen

Nays: None

Absent: Damske

MOTION CARRIED UNANIMOUSLY

9. UNFINISHED BUSINESS

A. ARTICLE 2: DISTRICTS, DIVISION 3: COMMERCIAL SECTION 2.25: PERMITTED USES

City Manager Horton explained that the City of Imlay City Zoning Ordinance permitted uses table with updates can be found at your table and it contains changes in red ink that are recommended by the planners, including some of the existing businesses that are located in the B-2 district currently.

MOTION by Lengemann seconded by Tanis to adopt the changes as recommended by the planners as presented.

MOTION CARRIED UNANIMOUSLY

B. MASTER PLAN

City Manager Horton explained that the Master Plan is currently in the public viewing time. Clerk/Treasurer Sawicki-Franz shared that the Master Plan is open for public viewing on the front counter of City Hall from March 20, 2025 through May 27, 2025 as required.

NO MOTION, INFORMATIONAL ONLY

10. NEW BUSINESS

A. NONE

11. CITIZENS FROM THE FLOOR

NONE

Zoning Administrator Lonnie Hayes gave an update that Dietech is getting close to C of O territory and may need to deviate from the original site plan and if that is the case, it will be brought back to this Planning Commission for review. If it will need to go to ZBA for approval, then it will go to that board for review.

12. ADJOURNMENT

MOTION by Yockey seconded by Tanis to adjourn the meeting at 6:15 PM

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by:

Dawn Sawicki-Franz, Clerk/Treasurer

Approved by Planning Commission: May 27, 2025

Approved by City Commission: June 03, 2025