

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

**REGULAR MEETING
THURSDAY, APRIL 24, 2025
6:00 PM**

NOTE: Clerk/Treasurer Sawicki-Franz gave the Oath of Office to four new ZBA members before the meeting began: Ted Sadler, Michael Vermeesch, Jonathan Roy and Robert Haskins

1. CALL TO ORDER

Clerk/Treasurer Sawicki Franz called the meeting to order at 6:03 PM

2. PLEDGE OF ALLEGIANCE

Clerk/Treasurer Sawicki-Franz led the Pledge of Allegiance

3. ROLL CALL

Present: Charles Boadway, Robert Haskins, John Lengemann, Jonathan Roy, Ted Sadler, Luke Stempien, Michael Vermeesch

Absent: None

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

4. ELECTION OF OFFICERS

Clerk/Treasurer Sawicki-Franz asked for nominations for the position of ZBA Chairperson

Member Stempien nominated Member Ted Sadler for the position of ZBA Chairperson.

MOTION by Boadway seconded by Vermeesch to elect Member Ted Sadler as the Chairperson to the ZBA Board

MOTION CARRIED UNANIMOUSLY

Clerk/Treasurer Sawicki-Franz then turned the meet over to newly elected Chairperson Sadler

Chairperson Sadler asked for nominations for the position of ZBA Vice-Chairperson.

Member Stempien nominated Member Charles Boadway for the position of ZBA Vice-Chairperson

MOTION by Stempien seconded by Haskins to elect Member Charles Boadway as the Vice-Chairperson for the ZBA Board

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF AGENDA

MOTION by Stempien seconded by Roy to approve the agenda as presented

MOTION CARRIED UNANIMOUSLY

6. APPROVAL OF MINUTES

MOTION by Lengemann seconded by Boadway to approve the minutes of the October 24, 2024 regular zoning meeting as presented.

MOTION CARRIED UNANIMOUSLY

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7. CITIZENS FROM THE FLOOR

None

8. VARIANCE REQUEST – PAUL LAFONTAINE, M-53 PROPERTIES LLC, 1872 S CEDAR STREET, PARCEL ID #119-85-234-040-00

Chairperson Sadler asked the board if any member has a conflict of interest regarding this variance request

Member Haskins asked to be recused from any voting and discussion from this variance request due to his ownership of a business that is a lessee to be sited at this location.

MOTION by Stempien seconded by Vermeesch to allow Haskins to recuse himself from discussion and voting on the variance requests for Mr. Paul E. LaFontaine – M-53 Properties as requested

MOTION CARRIED UNANIMOUSLY

Member Haskins left the meeting at 6:10 PM

A. NOTICES AND PUBLICATIONS TO RECORD

MOTION by Lengemann seconded by Stempien to enter all notices and publications to record

MOTION CARRIED UNANIMOUSLY

B. PUBLIC HEARING-OPEN

Chairperson Sadler opened the Public Hearing at 6:14 PM

Zoning Administrator Hayes shared the information needed for the variances that are before our Board and reminded that the hardship for variance approval cannot be self-inflicted.

Mr. Dan Rivet also displayed diagrams and drawings of the proposed building site and a rendering of the proposed project as well as answered questions from the board.

Much discussion took place.

C. PUBLIC HEARING-CLOSED

Chairperson Sadler closed the Public Hearing at 6:40 PM

D. ACTION

VARIANCE REQUEST: FROM SECTION 4.8.i – OFF-STREET LOADING AND UNLOADING REQUIREMENTS (i) SCREENING

MOTION by Stempien seconded by Boadway to postpone the Variance from Section 4.8.i – off street loading and unloading requirements (screening) to the May 22, 2025 meeting in order to seek the opinion of our City Attorney.

MOTION CARRIED UNANIMOUSLY

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VARIANCE REQUEST: DRIVEWAY DESIGN, CHANNELIZED DRIVEWAYS, DECELERATION LANES AND TAPERS, AND BYPASS LANES (b) DRIVEWAY WIDTH AND RADII: (1) THE TYPICAL DRIVEWAY DESIGN SHALL INCLUDE ONE (1) INGRESS AND ONE (1) EGRESS LANE, WITH A COMBINED MAXIMUM THROAT WIDTH OF THIRTY (30) FEET, MEASURED FROM FACE TO FACE OF CURB

MOTION by Stempien and seconded by Boadway to approve the 18-foot variance for a driveway width located off Cedar Street by Paul LaFontaine for the property located at 1872 S Cedar Steet because it meets all the standards in Section 6.35.a and also meets MDOT requirements.

ROLL CALL

Ayes: Stempien, Boadway, Lengemann, Roy, Vermeesch, Sadler

Nays: None

Absent: None

Abstentions: Haskins

MOTION CARRIED UNANIMOUSLY

VARIANCE REQUEST – SECTION 4.16.b DRIVEWAY SPACING FROM OTHER DRIVEWAYS (b) – MINIMUM DRIVEWAY SPACING FROM OTHER DRIVEWAYS ALONG THE SAME SIDE OF THE STREET SHALL BE DETERMINED BASED ON POSTED SPEED LIMITS ALONG THE PARCEL FOR EACH

MOTION by Lengemann seconded by Stempien to approve the requested 28-foot variance by Paul LaFontaine to build a driveway within the minimum driveway separation from the property to the north located at 1872 S Cedar Steet because it meets all the standards in Sec 6.35.a and the clinic will be removed and this driveway will be eliminated

ROLL CALL

Ayes: Lengemann, Stempien, Vermeesch, Boadway, Roy, Sadler

Nays: None

Absent: None

Abstentions: Haskins

MOTION CARRIED UNANIMOUSLY

VARIANCE REQUEST – FROM (4.2) GENERAL REQUIREMENTS (g) – ADDITIONAL PARKING

With the information that has been provided:

IMLAY RETAIL PARKING USE PER TENANT						
UNIT		USEAGE	SQUARE FEET	EMPLOYEES	PATRONS	TOTAL PARKING REQUIRED
1	MEDITERRANEAN CUISINE	RESTAURANT	1470	5	12	17
2	PIZZA CUISINE	RESTAURANT	1400	8	8	16
3	CABINETS AND COUNTER TOPS	SHOWROOM	1400	3	5	8
4 AND 5	MEDICAL	PHYSICAL THERAPY	2800	7	14	21
5 AND 6	MEDICAL	INTERNAL MEDICINE	2800	6	8	14
8	MEDICAL	PHARMACY	1470	3	8	11
TOTAL			11340	32	55	87

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Regarding this request, it has been determined that a variance for this item is not needed based on tenant use and has been withdrawn by the applicant.

**9. OTHER
A. NONE**

10. ADJOURNMENT

MOTION by Stempien seconded by Vermeesch to adjourn at 6:59 PM
MOTION CARRIED UNANIMOUSLY

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

Approved by ZBA: May 20, 2025
Approved by City Commission: June 03, 2025