

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MAY 27, 2025
6:00 PM**

1. CALL TO ORDER

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: Chairman Walt Bargaen, Vice-Chair James Blount, Mayor Barbara Yockey, Frank Demske, Tom Germaine, Bob Tanis

Absent: John Lengemann

Also Present: City Manager Craig Horton, Zoning Administrator Lonnie Hayes, Spicer Community Planner Michael Daily-Martin, Spicer Community Planner Faith Vignola, Wade Trim Professional Planner Caitlyn Habben, Clerk/Treasurer Dawn Sawicki-Franz and public

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 Yockey seconded by Tanis to approve the regular Planning Commission meeting minutes of April 22, 2025

MOTION CARRIED UNANIMOUSLY

6. FINANCIAL REPORT

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

7. CITIZENS FROM THE FLOOR

NONE

8. PUBLIC HEARING

A. MASTER PLAN

1. NOTICES AND PUBLICATIONS TO RECORD

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

MOTION CARRIED UNANIMOUSLY

2. PUBLIC HEARING OPEN

Chair Bargaen opened the Public Hearing at 6:03 PM

3. PUBLIC COMMENT

Wade Trim Professional Planner Habben explained that we are nearing the end of the process of the Master Plan for the City. During this process notices were sent out to our surrounding jurisdictions with no response, which is common. The City did receive feedback from the RRC (Redevelopment Ready Communities) that requested additional detail for downtown redevelopment target properties, including an address list, that are currently underutilized and to be identified in the Master Plan. Bargaen noted the credits page to be corrected and Yockey requested that the Polly Ann Trail be identified with the color green like the other parks, as opposed to red on the current map included. Habben agreed and will address these for the final draft to go to City Commission. Bargaen asked for comment from the public with no response.

4. PUBLIC HEARING CLOSED

Chair Bargaen closed the Public Hearing at 6:07 PM

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5. ACTION – RESOLUTION 2025-10 PLANNING COMMISSION ADOPTION AND RECOMMENDATION OF IMLAY CITY MASTER PLAN

MOTION by Demske seconded by Blount to approve the Planning Commission adoption and recommendation of the Imlay City Master Plan Resolution 2025-10

ROLL CALL VOTE

Ayes: Demske, Blount, Tanis, Germaine, Yockey, Bargaen

Nays: None

Absent: Lengemann

MOTION CARRIED UNANIMOUSLY

B. REZONING OF PARCEL I19-11-030-001-00 AG (AGRICULTURE) TO I-2 (GENERAL INDUSTRIAL)

1. NOTICES AND PUBLICATIONS TO RECORD

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

MOTION CARRIED UNANIMOUSLY

Commissioner Germaine stated that his family has ties to property that is adjoining this property and would like this board to vote to record that no conflict of interest is present.

MOTION by Yockey seconded by Blount that Commissioner Tom Germaine is not found to have a conflict based on family property that is nearby the area that has requested to be rezoned

ROLL CALL VOTE

Ayes: Yockey, Blount, Demske, Tanis, Bargaen

Nays: None

Absent: Lengemann

Abstention: Germaine

MOTION CARRIED

2. PUBLIC HEARING **OPEN**

Chair Bargaen opened the Public Hearing at 6:12 PM

3. PUBLIC COMMENT

Chad Stoldt presented the information regarding the property requested to be rezoned. Stoldt stated that it is currently being farmed and will continue to be farmed until it necessitates a change for moving forward.

All questions were answered and comments were heard including questions regarding more intense buffering that is required along the Polly Ann Trail.

4. PUBLIC HEARING CLOSED

Chair Bargaen closed the Public Hearing at 6:20 PM

5. ACTION

MOTION by Yockey seconded by Demske that the Planning Commission recommends approval of the requested rezoning from R-1, One Family Residential District to I-2, General Industrial District as submitted by Stoldt Farm Properties LLC and Quality Growth LLC for the following parcel ID #19-11-030-001-00 based on the following reasons:

1. The requested rezoning meets the intent of the future land use map as the properties are identified as Industrial/commercial PUD.
2. The parcel requested for the zoning is located on major thoroughfares.

ROLL CALL VOTE

Ayes: Yockey, Demske, Tanis, Germaine, Blount, Bargaen

Nays: None

Absent: Lengemann

MOTION CARRIED UNANIMOUSLY

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C. REZONING OF PARCEL I19-11-030-005-00 AG (AGRICULTURE) TO I-2 (GENERAL INDUSTRIAL)

1. NOTICES AND PUBLICATIONS TO RECORD

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

MOTION CARRIED UNANIMOUSLY

2. PUBLIC HEARING OPEN

Chair Barga opened the Public Hearing at 6:12 PM

3. PUBLIC COMMENT

Chair Barga **OPENED** the Public Hearing at 6:22 PM

Chair Barga stated that this is the same scenario as the prior rezoning request and asked if there are any further questions from the Commission or the from the public. There were none, and entertained a motion at that time.

4. PUBLIC HEARING CLOSED

Chair Barga **CLOSED** the Public Hearing at 6:23 PM

5. ACTION

MOTION by Yockey seconded by Tanis that the Planning Commission recommends approval of the requested rezoning from R-1, One Family Residential District to I-2, General Industrial District as submitted by Stoldt Farm Properties LLC and Quality Growth LLC for the following parcel ID #19-11-030-005-00 based on the following reasons:

1. The requested rezoning meets the intent of the future land use map as the properties are identified as Industrial/commercial PUD.

2. The parcel requested for the zoning is located on major thoroughfares.

ROLL CALL VOTE

Ayes: Yockey, Tanis, Gernayne, Dmske, Blount, Barga

Nays: None

Absent: Lengemann

MOTION CARRIED UNANIMOUSLY

9. UNFINISHED BUSINESS

A. RFP FOR PLANNING AND ZONING SERVICES

City Manager Horton explained that the City of Imlay City had gone out with an RFP for Planning and Zoning services due to the fact that our current planner Spicer, had informed the City that they no longer would be able to provide such services to the City and we would need to look for a new planner. Spicer Planner Daily Martin and Vignola expressed their pleasure of working with the City and offered their assistance to ensure a smooth transition going forward.

MOTION by Dmske seconded by Tanis to take the advice of our City Manager and enter into a contract with Wade Trim for planning and zoning services per the RFP and recommended this to the City Commission for approval.

ROLL CALL MOTION

Ayes: Dmske, Tanis, Yockey, Gernayne, Blount, Barga

Nays: None

Absent: Lengemann

MOTION CARRIED UNANIMOUSLY

10. NEW BUSINESS

A. SHORT-TERM RENTALS

City Manager Horton explained that the topic of Short-Term Rentals will be coming to the Planning Commission in the future and will need to be reviewed.

NO MOTION, INFORMATIONAL ONLY

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11. CITIZENS FROM THE FLOOR
NONE

12. ADJOURNMENT
MOTION by Demske seconded by Yockey to adjourn the meeting at 6:37 PM
MOTION CARRIED UNANIMOUSLY

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

Approved by Planning Commission: June 24, 2025
Approved by City Commission: July 15, 2025