

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 26, 2025
6:00 PM**

1. CALL TO ORDER

Vice-Chair James Blount called the Regular meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

Vice-Chair Blount led the Pledge of Allegiance

Vice-Chair Blount asked all to remain standing and to observe a moment of silence in memory of one of our honorable and long-standing members of the Planning Commission, John Lengemann, who recently passed.

3. ROLL CALL

Present: Vice-Chair James Blount, Mayor Barbara Yockey, Shane Collison, Frank Demske, Tom Germaine, Bob Tanis

Absent: Chairman Walt Bargaen

Also Present: City Manager Craig Horton, Zoning Administrator Lonnie Hayes, Wade Trim Professional Planner Caitlyn Habben, Clerk/Treasurer Dawn Sawicki-Franz and public

4. APPROVAL OF AGENDA

MOTION by Collison seconded by Demske to approve the agenda as presented

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES

MOTION by Yockey seconded by Demske to approve the regular Planning Commission meeting minutes of June 24, 2025

MOTION CARRIED UNANIMOUSLY

6. FINANCIAL REPORT

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

7. CITIZENS FROM THE FLOOR

NONE

8. ELECTION OF OFFICERS

MOTION by Demske seconded by Yockey to postpone the Election of Planning Commission Officers until the next scheduled meeting – September 23, 2025.

MOTION CARRIED UNANIMOUSLY

9. PUBLIC HEARING

A. REZONING PARCEL I19-66-300-000-00 240 N MAIN STREET

1. NOTICES AND PUBLICATIONS TO RECORD

MOTION by Yockey seconded by Germaine to enter all notices and publications into record

MOTION CARRIED UNANIMOUSLY

2. PUBLIC HEARING OPEN

Vice-Chair Blount opened the Public Hearing at 6:04 PM

3. PUBLIC COMMENT

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Planner Habben referenced the letter that the Planning Commission received from the applicant stating their willingness to place conditions on the zoning to allow R-2 (one family residential) zoning uses plus the bed and breakfast in the RM-1 (multiple family residential) zoned area.

Applicant April Peterson spoke of her intentions and her request. The Planning Commission asked questions regarding this proposal and the applicant and Habben answered their questions. Zoning Administrator Hayes also explained the conditional zoning option.

4. PUBLIC HEARING CLOSED

Vice-Chair Blount closed the Public Hearing at 6:27 PM

5. ACTION

MOTION by Yockey seconded by Collison to recommend approval of the requested conditional rezoning of 240 N Main Street I19-66-300-000-00 from R-2 Single Family Residential to RM-1 Multiple Family Housing because the applicant meets all standards in Section 6.44 with the following conditions:

- The applicant voluntarily limits uses allowed on the subject property to a Bed and Breakfast Establishment and other uses also allowed in the R-2 Single Family Residential zoning district, and;
- The applicant voluntarily agreed to the condition of the zoning to be reported to the Lapeer County Register of Deeds

ROLL CALL VOTE

Ayes: Yockey, Collison, Tanis, Gernayne, Demske, Blount

Nays: None

Absent: Bagen

MOTION CARRIED UNANIMOUSLY

10. UNFINISHED BUSINESS

A. SHORT-TERM RENTAL

Planner Habben shared the information that was directed for review and to develop a text amendment to the Zoning Ordinance and Police Power Ordinance to consider allowing short term rentals in the downtown and residential zoning districts.

MOTION by Collison seconded by Tanis to set a public hearing for September 23, 2025 for the short term rental text amendment as discussed

MOTION CARRIED UNANIMOUSLY

11. NEW BUSINESS

A. NONE

12. CITIZENS FROM THE FLOOR

NONE

13. ADJOURNMENT

MOTION by Yockey seconded by Tanis to adjourn the meeting at 7:29 PM

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by:

Dawn Sawicki-Franz, Clerk/Treasurer

Approved by Planning Commission: September 23, 2025

Approved by City Commission: October 07, 2025