

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 28, 2025
6:00 PM**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chair Barga led the Pledge of Allegiance

3. ROLL CALL

Present: Chair Walt Barga, Mayor Barbara Yockey, Secretary Frank Demske, Tom Germaine, Shane Collison, Bob Tanis

Absent: Vice-Chair James Blount

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 Demske 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 September 23, 2025

MOTION CARRIED UNANIMOUSLY

6. FINANCIAL REPORT

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

7. CITIZENS FROM THE FLOOR

NONE

Chair Barga asked Wade Trim Planner Habben to use this time on the agenda to educate the members of the Planning Commission and the public that were present, on the NIA (Neighborhood Improvement Authority) and advised that a Public Hearing on the NIA will be held at the next City Commission meeting scheduled for November 4, 2025 at 7:00 PM.

8. PUBLIC HEARING

Before the Public Hearing began Chair Barga stated that there may be a question regarding a couple of members of this board.

Professional Planner Habben read the Planning Commission By-Laws to the Planning Commission regarding this and gave her professional opinion that based on the current by-laws that there was no conflict.

Chair Barga entertained a motion to his board to vote on the question at hand.

MOTION by Tanis seconded by Collison this board finds no conflict and to let them vote on this issue

ABSTAIN: Yockey, Demske

MOTION CARRIED

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A. REZONING REQUEST FROM R-2 (RESIDENTIAL) TO OS-1 (OFFICE)–270 NORTH ALMONT AVENUE

1. NOTICES AND PUBLICATIONS TO RECORD

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

MOTION CARRIED UNANIMOUSLY

2. PUBLIC HEARING **OPEN**

Chair Bargaen opened the Public Hearing at 6:12 PM

3. PUBLIC COMMENT

Several of the public spoke regarding this rezoning, including the applicant Karen Smigelski from Willows Edge.

Planner Habben share her analysis of the request and noted in the packet is her report regarding the rezoning request.

4. PUBLIC HEARING **CLOSED**

Chair Bargaen CLOSED the Public Hearing at 6:55 PM

5. ACTION

MOTION by Gernayne to postpone action for the requested rezoning as there is a lot to consider

MOTION FAILS FOR LACK OF SUPPORT

MOTION Collison seconded by Yockey recommend to the City Commission the **denial** of the requested rezoning from R-2 Single Family Residential to OS-1 Office Space by Willows Edge located at 270 N Almont Avenue because the applicant **does not meet standards** A. (consistency with the Master Plan) or C. (there is an otherwise reasonable return on investment through current zoning) of Section 6.44

MOTION CARRIED UNANIMOUSLY

B. SPECIAL LAND USE APPLICATION-OUTDOOR DISPLAY & SALES 1995 SOUTH CEDAR STREET

1. NOTICES AND PUBLICATIONS TO RECORD

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

MOTION CARRIED UNANIMOUSLY

2. PUBLIC HEARING **OPEN**

Chair Bargaen opened the Public Hearing at 6:58 PM

3. PUBLIC COMMENT

Applicant Ivan Ammori and his representative Bob Tarrant presented their special land use request and answered question regarding the property.

Two members of the public spoke.

Planner Habben presented her analysis of the requested special land use.

4. PUBLIC HEARING **CLOSED**

Chair Bargaen CLOSED the Public Hearing at 7:43 PM

5. ACTION

MOTION Yockey seconded by Tanis to **approve** the requested special land use by Ivan Immori for outdoor storage and display located at 1995 S Cedar Street because the applicant **meets all standards** in Section 5.51 with the **following conditions**:

- Provides revised site plans addressing all outstanding concerns outlined in the Wade Trim October 21, 2025 review letter associated with Phase 1. These include items listed in the analysis portion of the review letter under 1.
- Complete the necessary site plan review process for Phase 2 regarding the expansion of the impervious surface.
- Applicant to provide a solid fence along east property line

MOTION CARRIED UNANIMOUSLY

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C. REZONING FROM B-1 (LOCAL BUSINESS) TO B-3 (GENERAL BUSINESS) 110 EAST CAPAC ROAD

1. NOTICES AND PUBLICATIONS TO RECORD

MOTION by Demske seconded by Tanis to enter all notices and publications into record

MOTION CARRIED UNANIMOUSLY

2. PUBLIC HEARING **OPEN**

Chair Bargaen opened the Public Hearing at 7:46 PM

3. PUBLIC COMMENT

Planner Habben presented her analysis of the rezoning application Brent Ford regarding the gas station located at 110 E Capac that is also included in the Planning Commission board packet.

4. PUBLIC HEARING **CLOSED**

Chair Bargaen CLOSED the Public Hearing at 7:50 PM

5. ACTION

MOTION Demske seconded by Collison to recommend to the City Commission approval of requested rezoning from B-1 Local Business to B-3 General Business by Brent Ford located at 110 E. Capac Road because the applicant meets all standards in Section 6.44.

MOTION CARRIED UNANIMOUSLY

9. UNFINISHED BUSINESS

A. NONE

10. NEW BUSINESS

A. B DISTRICTS AND DRIVE-THROUGH DISCUSSION

Planner Habben shared that there are several items missing from the table of uses and would like to review these as well as evaluate and address compatibility of uses within this table.

MOTION by Collison seconded by Yockey to initiate a text amendment to evaluate and address compatibility issues in the Table of Uses.

MOTION CARRIED UNANIMOUSLY

11. CITIZENS FROM THE FLOOR

NONE

12. ADJOURNMENT

MOTION by Demske seconded by Collison to adjourn the meeting at 7:57 PM

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by:

Dawn E. Sawicki-Franz, City Clerk/Treasurer

Approved by Planning Commission: November 25, 2025

Approved by City Commission: December 02, 2025