

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

**REGULAR MEETING  
THURSDAY, MAY 22, 2025  
6:00 PM**

**1. CALL TO ORDER**

Vice-Chair Charles Boadway called the meeting to order at 6:00 PM

**2. PLEDGE OF ALLEGIANCE**

Vice-Chair Boadway led the Pledge of Allegiance

**3. ROLL CALL**

**Present:** Vice-Chair Charles Boadway, Jonathan Roy, Luke Stempien, Michael Vermeesch, alternate member Earl Gass

**Absent:** Chair Ted Sadler, Robert Haskins, John Lengemann

**Also present:** City Manager Craig Horton, Wade Trim Planner Caitlyn Habben, Clerk/Treasurer Dawn Sawicki-Franz and public

**4. APPROVAL OF AGENDA**

**MOTION** by Gass seconded by Stempien to approve the agenda as presented

**MOTION CARRIED UNANIMOUSLY**

**5. APPROVAL OF MINUTES**

**MOTION** by Gass seconded by Stempien to approve the minutes of the April 24, 2025 regular zoning meeting as presented.

**MOTION CARRIED UNANIMOUSLY**

**6. CITIZENS FROM THE FLOOR**

None

**7. VARIANCE REQUEST PUBLIC HEARING**

None

**8. UNFINISHED BUSINESS**

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

City Manager Horton stated that at the last ZBA Meeting, it was requested to reach out to our City Attorney Robert Seibert for his opinion on the item of variance from section 4.8.i, off-street loading and unloading requirements, screening. Attorney Seibert's opinion is included in the packet for your review and to aid in the decision for this request.

Dan Rivet was present to demonstrate with a drawing showing the location of the variance request.

**MOTION** by Stempien seconded by Vermeesch to deny the variance request from section 4.8.i off-street loading and unloading requirements, regarding screening at 1872 S Cedar Street, Parcel #119-85-234-040-00 due to the fact that the property does abut a residential area and the ordinance does require a screening wall by a solid-ornamental masonry wall at least six (6) feet in height and due to the applicant's inability to show the undue hardship that would allow this board to grant said variance as this includes: standard 1 regarding uniqueness of the property-it is not necessarily burdensome, standard 4 is not self-created and 6 in conflict of the intent of the ordinance. Also, based on Section 6.35: Granting of Variances, the ZBA shall prescribe appropriate conditions

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and safeguards to carry out the requirements of this subsection and shall not grant any variance unless it shall have made a finding of fact based upon the evidence as presented to it in each specific case with specifications listed in Section 6.35.

**ROLL CALL VOTE**

Ayes: Stempien, Vermeesch, Roy, Boadway

Nays: Gass

Absent: Sadler, Haskins, Lengemann

Abstain: None

**MOTION CARRIED**

**9. NEW BUSINESS**

**A. TRAINING WITH WADE TRIM PLANNER - CAITLYN HABBEN**

Wade Trim Planner Caitlyn Habben offered a PowerPoint training presentation with the ZBA Board as requested, due to so many new members being appointed recently. Questions and comments from the ZBA Board members were also answered and addressed during this training time.

**10. OTHER**

**A. NONE**

**11. CITIZENS FROM THE FLOOR**

None

**12. ADJOURNMENT**

**MOTION** by Gass seconded by Stempien to adjourn at 7:36 PM

**MOTION CARRIED UNANIMOUSLY**

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

**Approved by ZBA: October 23, 2025**

**Approved by City Commission: November 04, 2025**