

**IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Tuesday, November 27, 2018  
7:00 P.M.**

**1. CALL TO ORDER**

Chairman Germayne called the Regular meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chairman Germayne led the Pledge of Allegiance

**3. ROLL CALL**

Present: Chairman Germayne  
Commissioner Mike Romine  
Commissioner Walt Bargaen

Mayor Joi Kempf  
Commissioner Ted Sadler  
Commissioner John Lengemann

Also Present: City Manager Tom Youatt, City Clerk/Treasurer Lynn Eutsler, Mike Carpenter of Rowe Engineering, Alan Bean of Spicer Group, 4 members of the Community, and one member of the Media.

**4. APPROVAL OF AGENDA**

**Motion** by Sadler, seconded by Romine to approve the Agenda with the addition of New Business 8.B. as presented.

**Motion Carried Unanimously**

**5. APPROVAL OF MINUTES**

**Motion** by Romine, seconded by Bargaen to approve the Special Meeting Minutes of July 10, 2018.

**Motion Carried Unanimously**

**6. CITIZENS FROM THE FLOOR**

Alan Rosenbalm – Would like the Planning Commission to look into the condition of the Sidewalks on Titus St. They are in very bad shape.

**7. OLD BUSINESS – None**

## **8. NEW BUSINESS**

### **A. Site Plan Review – 571 E. Borland Parcel # I19-83-207-000-00**

Mike Carpenter (Rowe Engineering) and Alan Bean (Spicer Group) went over the Site Plan for the new Fire Hall. They went over the Zoning Boards Variance approvals and denials.

City Manager Youatt stated that 75% of the parcel will be building, parking lot, and cement. Not much green space.

Motion by Lengemann, seconded by Bargaen to approve the Site Plan with the following condition: The City needs to submit a revised site plan which is in compliance with the 3 variances that were denied and the 2 variances that were approved by the Zoning Board of Appeals.

### **ROLL CALL VOTE**

Ayes: Bargaen, Lengemann, Romine, Kempf, Sadler, Germaine

Nays: None

**MOTION CARRIED UNANIMOUSLY**

### **B. Makers Market Zoning**

Commissioner Bargaen stated that the Michigan Municipal League had made a presentation about Maker Market Zoning. Would like to see it happen for Imlay City. Maker Market Zoning would allow light manufacturing in the rear of a retail establishment. The Zoning Ordinance would have to be changed to allow Split Zoning in the same building.

## **9. ADJOURNMENT**

**Motion** by Lengemann, seconded by Bargaen, to adjourn the meeting at 7:56 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted by: \_\_\_\_\_

Lynn Eutsler, City Clerk/Treasurer

Approved: