

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

**REGULAR MEETING
THURSDAY, NOVEMBER 20, 2025
6:00 PM**

1. CALL TO ORDER

Chair Ted Sadler called the meeting to order at 6:00 PM

2. PLEDGE OF ALLEGIANCE

Chair Sadler led the Pledge of Allegiance

3. ROLL CALL

Present: Chair Ted Sadler, Vice-Chair Charles Boadway, Shane Collison, Jonathan Roy, Luke Stempien, Michael Vermeesch

Absent: Robert Haskins

Also present: City Manager Craig Horton and Clerk/Treasurer Dawn Sawicki-Franz

4. APPROVAL OF AGENDA

MOTION by Stempien seconded by Collison to approve the agenda as presented
MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES

MOTION by Vermeesch seconded by Stempien to approve the minutes of the October 23, 2025 regular zoning meeting as presented with a question on the New Business A. ZBA Bylaws subcommittee members to be changed.
MOTION CARRIED UNANIMOUSLY

NOTE: The bylaws subcommittee for reviewing the bylaws, was adjusted to add Boadway and remove Vermeesch.

6. CITIZENS FROM THE FLOOR

None

7. PUBLIC HEARING

A. NONE

8. UNFINISHED BUSINESS

A. ZBA BYLAWS

Chair Sadler asked Stempien to report on the meeting of the sub-committee and thanked him for his work on this. Stempien reported that the subcommittee (Chair Sadler, Member Stempien, Member Roy and Member Boadway) met and reviewed the bylaws and referred to a draft from the City Offices and believed that section 1.2, 2.1 and 2.2 could be adjusted even further as the language for these come directly from the zoning ordinances, so if the zoning ordinances get amended in these sections, then automatically these bylaws become outdated and would have to be amended. Stempien suggested adding Section 5.2 Conflict of Laws to be added to say the Imlay City Zoning Ordinance supersedes the provisions of the ZBA bylaws and if any of the bylaws are found in conflict with the Imlay City Zoning Ordinance, upon finding a conflict, the members should amend the bylaws to coincide with the Zoning Ordinance.

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MOTION by Stempien seconded by Roy to postpone the vote on the bylaws to the special meeting already scheduled for the Thursday, December 18, 2025

MOTION CARRIED UNANIMOUSLY

9. NEW BUSINESS

A. NONE

10. OTHER

A. NONE

11. CITIZENS FROM THE FLOOR

NONE

12. ADJOURNMENT

MOTION by Stempien seconded by Roy to adjourn at 6:12 PM

MOTION CARRIED UNANIMOUSLY

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

Approved by ZBA: December 18, 2025

Approved by City Commission: January 06, 2026