

**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 Broadway, 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 Broadway 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 Broadway) 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zoning ordinances, so if the zoning ordinances get amended in these sections, then automatically these bylaws become outdated and would have to be amended.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**