

September 27, 2016

Minutes of the Regular Meeting
of the Planning Commission
Tuesday, September 27, 2016

1. Call to Order

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

2. Pledge of Allegiance

Chairman Tom Germayne led the Pledge of Allegiance.

3. Roll Call

Present: Chairman Tom Germayne, Vice-Chairman Stu Davis, John Lengemann, Mike Romine, Ted Sadler and Jason Schwab

Absent: Mayor Walt Bargaen

Also Present: Zoning Administrator Jerry Edwards; and Roger and Terri Stout representing the Front Row Bar & Grill

4. Approval of Agenda

Moved by Lengemann, seconded by Davis, to approve the agenda as presented. **Motion Carried 6 – yeas; 0 - nays**

5. Approval of Minutes

Moved by Davis, seconded by Schwab, to approve the minutes of the Regular Meeting held Tuesday, June 28, 2016. **Motion Carried 6 – yeas; 0 – nays**

6. Citizens From the Floor - None

7. Old Business – None

8. New Business

**A. Special Land Use – Front Row Bar & Grill, 234 E. Third Street
I19-59-700-000-00**

Moved by Davis, seconded by Lengemann, all notices and publications for the public hearing be made a part of the record. **Motion Carried 6 – yeas; 0 – nays**

Chairman Germayne opened the public hearing at 7:07 p.m.

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Zoning Administrator Jerry Edwards reported on the Special Land Use request from Front Row Bar & Grill for the addition of outdoor seating in the B-2, Central Business District. Edwards noted the petitioners were present at the meeting, the request is complete with illustrations and the City Planner's comments are included in the packet. Edwards further noted it would be appropriate at this time to hear the presentation from the petitioners.

Roger Stout, of the Front Row Bar & Grill, presented his request for the addition of outdoor seating that would benefit Imlay City and add foot traffic to the downtown. Mr. Stout explained his desire to expand with an outdoor eatery in addition to the establishment inside. Commissioner Lengemann inquired as to the number of outdoor seats that would be added, noting only eight seats were depicted on the drawings. Mr. Stout noted that seats in addition to the eight would be added, and he wanted to ensure appropriate setbacks before finalizing seating numbers.

Commissioner Davis inquired as to whether the request meets all regulations. Zoning Administrator Jerry Edwards noted the Outdoor Service Permission Approval Order from the Michigan Liquor Control Commission (MLCC) and further noted that seating would be regulated by the Building Code.

Commissioner Lengemann referenced the "Notice of Deficiency Final Inspection Letter" from the MLCC regarding the request and inquired as to any existing deficiencies. Commissioner Romine, having had recent experience with the process, stated that the MLCC deems any project "deficient" until it receives its final inspection approval.

Some discussion took place regarding the potential benefits that projects like this can have on the downtown as a whole.

Chairman Germayne inquired as to whether there existed any concerns regarding the request. Zoning Administrator Jerry Edwards noted the concerns of the City Planner regarding parking spaces, but added that since the establishment was in the B-2, Central Business District, all parking could be eliminated. Roger Stout responded that they have similar concerns to any establishment with an outdoor eatery and intend to monitor the outdoor area.

Chairman Germayne closed the public hearing at 7:12 p.m.

Moved by Lengemann, seconded by Davis, to approve the Special Land Use Request submitted by Front Row Bar & Grill, LLC, for the purpose of having an outdoor eatery in a B-2, Central Business District, located at 234 E. Third Street, Imlay City, MI on property identified as I19-59-700-000-00.

ROLL CALL VOTE

Yeas: Lengemann, Romine, Davis, Schwab, Sadler, Germayne

Nays: None

Motion Carried 6 – yeas; 0 – nays

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9. Adjournment

Moved by Lengemann, seconded by Davis to adjourn the meeting at 7:14 p.m. **Motion Carried 6 – yeas; 0 - nays**

Respectfully Submitted by:

Nicole F. Frost, City Clerk/Treasurer

Approved: October 25, 2016