

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, APRIL 24, 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
Vice Chairman Stu Davis
Mayor Walt Bargaen

Commissioner Ted Sadler
Commissioner Mike Romine
Commissioner John Lengemann

Absent: Commissioner Jason Schwab

Also Present: City Manager Tom Youatt, DDA Director Dana Walker, Zoning Administrator Jerry Edwards, City Clerk/Treasurer Lynn Eutsler, and Greg Dennis of Midwest Commercial Construction

4. APPROVAL OF AGENDA

Motion by Mayor Bargaen, seconded by Romine to approve the Agenda as presented.

Motion Carried Unanimously

5. APPROVAL OF MINUTES

Motion by Mayor Bargaen, seconded by Romine to approve the Regular Meeting Minutes of February 27, 2018 and the ZBA Minutes of March 15, 2018.

Motion Carried Unanimously

6. CITIZENS FROM THE FLOOR

None

7. OLD BUSINESS

None

8. NEW BUSINESS

A. Site Plan Review – Gallop Brush 558 Morrice Drive

Greg Dennis of Midwest Commercial Construction, LLC presented a revised Site Plan for an expansion of the existing warehouse. The new Site Plan has met all requirements with one exception as follows: To be compliant, they are to have 90 parking spaces provided. They have 85, and are asking that the board accept that as sufficient. Gallop Brush owns 9 acres of land and currently has 24 employees and will be adding 5-6 new employees.

Zoning Administrator Jerry Edwards has reviewed and recommends the board approve a deferment to add the additional 5 parking spaces, if needed, in the future.

Motion by Davis, seconded by Sadler to approve a Deferment to add an additional 5 parking spaces, if needed, in the future.

MOTION CARRIED UNANIMOUSLY

Motion by Mayor Bargaen, seconded by Sadler to accept the Site Plan as Presented.

ROLL CALL VOTE

AYES: Bargaen, Lengemann, Romine, Davis, Sadler, Germaine

NAYS: None

Absent: Schwab

MOTION CARRIED UNANIMOUSLY

B. Review Development Guide

DDA Director Dana Walker, City Manager Tom Youatt, Mayor Walt Bargaen, Zoning Administrator Jerry Edwards, and Website Monitor Shannon Hamel, have been working together to create a Development Guide for Imlay City, recommended by the Michigan Economic Development Corporation. A Development Guide provides a general overview of the City of Imlay City's development approval process. It is meant to help residents, developers, investors, and others understand the review and approval process for any size project from concept through occupancy. The City of Imlay City has filed a "self - evaluation" application with the State of Michigan and hope to have it reviewed in October or November. This guide is one of the qualifications for that approval and we would like to have it in place when the State reviews the City of Imlay City for Certification as a Redevelopment Ready Community. This Certification allows the City to apply for grants at State level. The City is moving forward while waiting for the State Certification. The board thought the Development Guide was very well done and commended Dana and those who worked on it.

Motion by Lengemann, seconded by Sadler, to approve the Development Guide as presented.

MOTION CARRIED UNANIMOUSLY

9. ADJOURNMENT

Motion by Lengemann, seconded by Bargaen, to adjourn the meeting at 7:30 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by: _____

Lynn Eutsler, City Clerk/Treasurer

Approved: