

**IMLAY CITY PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, March 18, 2019
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 Walt Bargaen
Commissioner Bob Tanis

Mayor Joi Kempf
Commissioner Ian Kempf
Commissioner Ted Sadler

Absent: Commissioner John Lengemann

Also Present: City Manager Tom Youatt, City Clerk/Treasurer Lynn Eutsler, Jerry Edwards City Zoning/Planning Administrator, Lori Ettema City Planner from Spicer Group, and 3 members of the Community.

4. APPROVAL OF AGENDA

Motion by Bargaen, seconded by I.Kempf, to approve the Agenda as presented.

Motion Carried Unanimously

5. APPROVAL OF MINUTES

Motion by I. Kempf, seconded by Tanis, to approve the January 29, 2019, Regular Meeting Minutes as presented.

Motion Carried Unanimously

6. CITIZENS FROM THE FLOOR

Allen Rosenbalm – wanted status on boarded-up car wash and boarded-up Taquira. City Manager and City Zoning Administrator stated that they sent a letter to the Car Wash owner and are waiting for a response and they have met with the new owner of the Taquira building who is beginning work on the building.

Stu Davis – Mr. Davis stated that he has been asking for restoration reform to be placed on the agenda. The City needs an ordinance or policy for empty/boarded-up windows.

7. PUBLIC HEARING – Special Land Use 131 N. Almont Ave PID # I19-90-800-000-00

Chairman Germayne opened the Public Hearing at 7:08 p.m.

Motion by Bargaen, seconded by I. Kempf, that all notices and applications are entered into the record.

MOTION CARRIED UNANIMOUSLY

Resident Heather Sample presented plans for opening a Child Day Care Center. Good Location, close to a park, kitchen in building qualifies with the State for serving meals, hours approximately 6:30a – 6:30p, number of children is regulated by the State and is based on square footage. Sample believes that there will be 30-35 children. Sample has received the ok from the building owner and the apartment renters that are above the proposed Day Care.

Chairman Germayne closed the Public Hearing at 7:20 p.m.

Motion by I. Kempf, seconded by Sadler, to approve the special land use at 131 N. Almont Ave as a Child Day Care Center as presented.

ROLL CALL VOTE

Ayes: Mayor Kempf, Bargaen, I. Kempf, Sadler, Tanis, Germayne

Nays: None

Absent: Lengemann

MOTION CARRIED UNANIMOUSLY

8. PUBLIC HEARING – Amendment to Article 23 – Landscape Standards and Tree Replacement

Chairman Germayne opened the Public Hearing at 7:22 p.m.

Motion by Bargaen, seconded by I. Kempf, that all notices and applications are entered into the record.

MOTION CARRIED UNANIMOUSLY

City Manager Youatt presented the changes to Article 23.

Chairman Germayne closed the Public Hearing at 7:28 p.m.

Motion by Bargaen, seconded by I.Kempf, to approve the Amendment to Article 23 – Landscape Standards and Tree Replacement as presented.

ROLL CALL VOTE

Ayes: Bargaen, I. Kempf, Sadler, Tanis, Mayor Kempf, Germayne

Nays: None

Absent: Lengemann

MOTION CARRIED UNANIMOUSLY

9. OLD BUSINESS

None

10. NEW BUSINESS

A. Site Plan Review – Springfield Industries PID # I19-83-021-019-20

The Owner of Springfield Terry Czaplicki, presented his plan to expand Springfield Industries with plans for a new building. The building will have a Lodge/Outdoorish appearance.

Architect/Engineer Orin Campbell presented the Site Plan and noted that the building would be of a 35,000 Square Ft Pre-Engineered Structure.

City Planner Lori Ettema and City Planning/Zoning Administrator Jerry Edwards went over several items that needed to be revised to meet City/State Building regulations:

- 1) Parking & Circulation
- 2) Lighting –Change 2 Luminaries to 10.0 Lumens
- 3) Grading, storm water, and drainage
- 4) Concrete Pads at Exit Doors

Motion by Barga, seconded by Sadler, to approve the Site Plan for Springfield Industries as submitted with Administrative Review.

ROLL CALL VOTE

Ayes: I. Kempf, Sadler, Tanis, Mayor Kempf, Barga, Germaine

Nays: None

Absent: Lengemann

MOTION CARRIED UNANIMOUSLY

11. ADJOURNMENT

Motion by Mayor Kempf, seconded by Sadler, to adjourn the meeting at 8:23 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by: _____

Lynn Eutsler, City Clerk/Treasurer

Approved: