

April 25, 2017

Minutes of the Regular Meeting
of the Planning Commission
Tuesday, April 25, 2017

1. Call to Order

Vice-Chairman Stu Davis called the regular meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Vice-Chairman Stu Davis led the Pledge of Allegiance.

3. Roll Call

Present: Vice-Chairman Stu Davis, Mayor Walt Bargaen, Jason Schwab and Ted Sadler

Absent: Chairman Tom Germaine, John Lengemann, and Mike Romine

Also Present: City Manager Tom Youatt; DDA Director Dana Walker; Rance Magee, Caitlyn Cotsonika, Louis Caporuscit, and Rnen Magee representing the proposed business, and four members of the community.

4. Approval of Agenda

Moved by Bargaen, seconded by Sadler, to approve the agenda as presented. **Motion Carried 4 – yeas; 0 - nays**

5. Approval of Minutes

Moved by Bargaen, seconded by Schwab, to approve the minutes of the Regular Meeting held Tuesday, October 25, 2016. **Motion Carried 4 – yeas; 0 – nays**

6. Citizens From the Floor - None

7. Old Business – None

8. Public Hearing - Special Land Use – For the purpose of allowing a Recreation Facility in a B-2 (Central Business District), 100 E. Third Street I19-60-000-000-00

Moved by Bargaen, seconded by Schwab, all notices and publications for the public hearing be made a part of the record. **Motion Carried 4 – yeas; 0 – nays**

Vice-Chairman Davis opened the public hearing at 7:03 p.m.

Mr. Rance Magee, Ms. Caitlyn Cotsonika, and Mr. Louis Caporuscit presented information regarding an escape room they are requesting be placed in 100 E. Third. The escape/puzzle room was described as a room you are in where you get clues to figure out a puzzle within a set time. The room is not locked, there is an emergency exit.

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City Manager Tom Youatt inquired as to whether they had any experience running an escape room. Mr. Magee stated he has experience running a haunted house but not an escape room. This would be new to him but he has been to many himself.

Vice-Chairman Davis inquired if the escape room would be for young children. Mr. Magee responded that it is for young people maybe 10 years old and up. It is family oriented, four to eight people in a group.

Mayor Walt Barga asked if there would be a rotation of puzzles. Mr. Magee stated they would have different themed puzzles that they would rotate every five or six months. Mr. Caporuscit stated this type of business would make Imlay City a destination point. Mr. Magee said there are groups that follow these types of businesses and will travel to have the experience. Currently there are escape rooms in Oxford and Washington Township and he just heard one is opening in Port Huron.

Vice-Chairman Davis stated he has heard positive interest in having an escape room in Imlay City.

Jeanette Chick, Almont, questioned if they had a plan or a Power Point to show what they were planning. Mr. Magee showed the information that was included in the Planning Commission packet.

Jeanette Chick, Almont, questioned why the letter that was sent to people in the area stated this would be an indoor/outdoor recreation. Mayor Barga stated that was the zoning category this type of business would fall under and that it is a very broad category. Mr. Magee stated that it would not be outdoors. He also said the upstairs renters were excited about the puzzle room.

Kelly Villaneuva, Imlay City, spoke in support of approving the escape room. She believes it would be a wonderful thing to have in our community. It would bring people into Imlay City.

Rance Magee stated the participants would have 60 minutes to solve the puzzles.

Kelly Villaneuva, Imlay City, asked what their hours of operations would be. Mr. Magee stated they were thinking Thursday, Friday, Saturday and Sunday 4:00 p.m. to 10:00 or 11:00 p.m. Maybe later if they have reservations. Sunday they would close earlier.

Vice-Chairman Davis asked how many groups would be able to participate at a time. Mr. Magee said they would start with one puzzle room and would add the second room.

City Manager Tom Youatt questioned if you would need to make reservations. Mr. Magee said that reservations would be required. Ms. Cotsonika stated people/groups travel to different cities to try new puzzles. There are good plots behind them. Commissioner

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Sadler questioned how much it would cost. Mr. Magee said other escape rooms charge \$20.00 to \$30.00 a person. They are planning on charging \$20.00 a person.

Kelly Villaneuva, Imlay City, asked if they would offer birthday party packages with cake and ice cream. Mr. Magee said he would look into offering that. Mr. Caporuscit stated other locations have a lot of business from corporate parties.

Commissioner Sadler questioned if they would offer food or drinks. Mr. Magee stated they would not.

Mayor Walt Bargen asked Mr. Youatt if approving this special land use for indoor/outdoor parks and recreation use would change any other zoning. Mr. Youatt explained a copy of Article 20 Special Land Uses were given to each of the commissioners. If approved it would be for this business only.

DDA Director Dana Walker spoke in support of approving the escape room. She stated this is exactly what we need in Imlay City. People will travel from other towns. Walker stated Mr. Magee is a business owner in town already. Mr. Magee stated he is also looking into working with other businesses in town to see if they would give gift cards that would be hidden in the puzzle room for the participants to find. Commissioner Sadler commented that there is a Monopoly game based on Imlay City they might want to look at.

Shannon Hamel, Imlay City, spoke in support of approving the escape room. She stated there is not much for teens to do in town. Her and her friends are going next month to Royal Oak to an escape room and thinks it would be nice to be able to stay local for this kind of entertainment.

Commissioner Sadler questioned when they anticipated opening. Mr. Magee stated they were hoping for May 15th but June 1st at the latest. They wanted to be open before the end of school so they could get interest from the young people.

Vice-Chairman Davis closed the public hearing at 7:16 p.m.

Moved by Bargen, seconded by Schwab, to approve the Special Land Use Request submitted by Rance Magee, for the purpose of having a recreational use in a B-2 (Central Business District) for Rance Magee's occupancy located at 100 E. Third Street, Imlay City, MI on property identified as I19-60-000-000-00.

ROLL CALL VOTE

Yeas: Bargen, Davis, Schwab, Sadler

Nays: None

Motion Carried 4 – yeas; 0 – nays

9. New Business - None

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10. Adjournment

Moved by Bargaen, seconded by Sadler to adjourn the meeting at 7:17 p.m. **Motion Carried 4 – yeas; 0 - nays**

Respectfully Submitted by:

Anne McAvoy, Deputy City Clerk/Utility Billing Clerk

Approved: July 24, 2017