

**IMLAY TOWNSHIP  
PLANNING COMMISSION MINUTES  
May 11, 2021- 7:30 PM**

**ATTENDANCE-**

**Roll Call-** Recording Secretary Stephens called roll call. Chairperson Farkas declared a quorum of the Commission present.

**Present-** Chairperson Farkas, Vice Chairperson Cantrell. Secretary Brousseau Commissioners Goodreau, Parsch, Thompson, Martin, Super, Stoldt

**Absent-** None

**Others Present-** Planner Habben, Recording Secretary Stephens, Supervisor Hoeksema, and members of the public.

**CALL MEETING TO ORDER**

Chairperson Farkas called the meeting to order at 7:30 pm with the Pledge of Allegiance.

**APPROVAL OF AGENDA**

A request to add Text Amendments to the Old Business part of the agenda was made. Commissioner Goodreau motion to approve the agenda as amended, Seconded by Vice Chairperson Cantrell. **Motion Carried.**

**APPROVAL OF MINUTES**

Commissioner Goodreau requested a change to Condominium Subdivision Approval, Part R, the word "waived" be removed.

Commissioner Parsch requested the spelling of her name be corrected in Agenda Item C.

Commissioner Goodreau moved to approve the minutes of the April 13, 2021 as corrected, seconded by Vice Chairperson Cantrell. **Motion Carried.**

**CITIZEN'S COMMENTS**

1. Citizen Comments - none

**NEW BUSINESS**

- A. **Sundance Shores** – The developer resubmitted the plans with the requested changes.
  - a. Planner Habben revisited the resubmitted plans and gave the Commission her recommendations.

Commissioner Goodreau made the motion to recommend to the Township Board to approve the site plan for Sundance Shores development located at 2410 Bowman Road based on the following findings of fact:

- The proposed development meets the intent of the Open Space Preservation Option by protecting important natural and environmental features located onsite.
- The proposed development's driveway is located and designed to allow safe ingress and egress on the site.

- The proposed development is found to provide safe and convenient maneuverability for vehicles and pedestrians and maintains a harmonious relationship with the surrounding properties.

Vice Chairperson Cantrell Seconded. **Motion Carried.**

**B. B & B Storage Site Plan –**

Vice Chairperson Cantrell made the motion to recommend to the Township Board to approve the site plan for B & B Storage located at 205 Graham Road based on the following findings of fact:

- The existing driveway location provides adequate ingress and egress for vehicles.
- The proposed development provides safe and convenient maneuverability for vehicle and pedestrian traffic and is harmonious with the surrounding industrial area.

Further, in order to ensure compliance with these standards, the following conditions are part of the motion to approve:

- To address all the outstanding concerns noted in the April 30, 2021 review letter.

Commissioner Martin Seconded. **Motion Carried.**

**OLD BUSINESS**

1. **Text Amendments** – Commissioner Parsch made the motion to have a Public Hearing on the Text Amendments. Commissioner Thompson Seconded. **Motion Carried.**

**OPERATIONAL MONITORING**

1. **Township Board Report-** none
2. **Planner’s Report-** none
3. **Building Report-** none
4. **Correspondence and Communications-**none

**ADJOURNMENT**

Chairperson Farkas made a motion to adjourn the meeting at 8:37pm; seconded, Commissioner Super. **Motion carried.**

**RESPECTFULLY SUBMITTED**

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Rick Farkas, Chairperson

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Kelly Brousseau, Secretary

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Cristy Stephens, Recording Secretary