

**IMLAY TOWNSHIP
PLANNING COMMISSION MINUTES
May 13, 2025 - 7:30 PM**

ATTENDANCE Roll Call- Secretary Caudillo called roll. A quorum was present.

Present- Chairperson Thompson, Co-Chairperson Goodreau, Commissioners Schoenherr, LaCross, Super, Priehs, Childers.

Absent-Commissioner Brousseau.

Others Present- Planner Habben, Recording Secretary Caudillo, and members of the public.

CALL MEETING TO ORDER

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

APPROVAL OF AGENDA

Commissioner Schoenherr made a motion to approve the agenda, seconded by Commissioner Goodreau. **Motion Carried.**

CITIZEN'S COMMENTS

None

ACTION ITEMS

- A) **Lopez Landscaping**– Discussion was held on the site plan for 200 Graham Road. The site plan is within permitted use under the trade category for this zoning. The Planning Commission finds floor plan with existing buildings sufficient and recommends waiving the building face material and elevation drawings. Lopez Landscaping will provide water and sewer supply documentation at a later date. There will be outdoor storage and staging area behind the building. The parking lot is proposed without curbs. The Planning Commission recommends waiving curbs and landscape islands, fence and screening requirements, and irrigation requirements. Commissioner Schoenherr made a motion to recommend to the Township Board for approval of 200 Graham Road Site Plan as it meets all standards in section 801; contingent upon water and sewer acknowledging waiver of landscape screening 5.7 & 5.6. Seconded by Commissioner Goodreau. **Motion Carried.**
- B) **Zoning Ordinance Update**– Audit of zoning ordinance is almost complete. The Ag Zoning District will have a minimum lot size of 1.5 acres with 15 foot side yard setbacks and 30 foot rear yard setbacks. Attached garages can be up to 70 percent of the first floor of the house in square feet. Looking at removal of the Residential Commercial Vehicle ordinance, which currently only allows one

commercial vehicle per property. The Planning Commission recommends allowing site plan review and special land use to be overseen by the Planning Commission. The zoning committee will be looking into the masonry dumpster enclosure requirement and may be willing to change the required material with side and rear placement; as well as gravel parking lots with new provision to allow storage of merchandise display, maneuvering area, and parking. May look into allowing any ag property parking lot to be all gravel.

Commissioner Schoenherr made a motion to adjourn; seconded by Commissioner LaCross.
Motion Carried. Meeting adjourned at 9:40pm

RESPECTFULLY SUBMITTED

Michon Thompson, Chairperson

Allysa Caudillo, Recording Secretary