

**IMLAY TOWNSHIP
PLANNING COMMISSION SPECIAL MEETING MINUTES
July 8, 2025 - 8:00 PM**

ATTENDANCE

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

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

Absent- None.

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

CALL MEETING TO ORDER

Chairperson Thompson called the meeting to order at 8:00 pm with the Pledge of Allegiance.

APPROVAL OF AGENDA

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

CITIZEN'S COMMENTS

None

PUBLIC HEARING

- A) **Master Plan** – Discussion was held. Zoning descriptions were clarified. Planning Commission would like to revise the Future Land Use Map to show Newark Road as Moderate Residential between Imlay City and Bowman Road instead of Business.
- B) **Rezoning 7847 Imlay City Rd** – Applicant attorney stated they would invest \$1.5 million in the property for a gas station/convenience store, which will benefit the community and boost local economy.

ACTION ITEMS

- A) **Master Plan**– Commissioner Schoenherr submitted grammatical revisions on the Master Plan to Planner Habben for review. Commissioner LaCross made a motion to adopt resolution for Master Plan as discussed and revised and to recommend to Township Board for adoption; seconded by Commissioner Schoenherr. **Motion Carried.**
- B) **Rezoning 7847 Imlay City Rd** – Commissioner LaCross made a motion to

recommend to the Township board the approval of variances for 7847 Imlay City Rd as it meets approval standards 7.11.8; seconded by Chairperson Thompson. **Motion Carried.**

OLD BUSINESS

- C) **Ordinance Update** – Reviewed Article 7 of the Zoning Ordinance. The Planning Commission removed the commercial vehicle clause in section 7.20 D; as well as a clause covering potholes and standing water in section 7.60 K.

ADJOURN

Motioned by Commissioner Brousseau; seconded by Commissioner Schoenherr to adjourn; **Motion Carried** Meeting Adjourned at 9:00pm.

RESPECTFULLY SUBMITTED

Michon Thompson, Chairperson

Allysa Caudillo, Recording Secretary