

CITY OF IONIA
Planning Commission
January 10, 2024
Regular Meeting Minutes

OATH OF OFFICE

Assistant to the City Manager Jonathan Bowman administered the oath of office to Commissioner Ryan Gregory for another term on the Planning Commission.

CALL TO ORDER

City Manager Precia Garland called the Regular Meeting of the City of Ionia Planning Commission for January 10, 2024, to order at 4:32 PM.

ROLL CALL

Present: Commissioners Logan Bailey, Ryan Gregory, Keturah Kelley, and Tim Lee.
Absent: Commissioners Mike Donaldson and Judy Swartz.
Also Present: City Manager Precia Garland, Assistant to the City Manager Jonathan Bowman, Planning Consultant Bradley Kotrba, Tim McAllister of the Daily News, and community member Mason Misiak.

ELECTION OF OFFICERS

Chairperson

It was moved by Commissioner Bailey and seconded by Commissioner Lee to nominate and elect Commissioner Bailey as Chairperson. MOTION CARRIED.

Vice-Chairperson

It was moved by Commissioner Gregory and seconded by Commissioner Kelley to nominate and elect Commissioner Lee as Vice-Chairperson. MOTION CARRIED.

Secretary

It was moved by Commissioner Kelley and seconded by Commissioner Gregory to nominate and elect Commissioner Swartz as Secretary. MOTION CARRIED.

APPROVAL OF AGENDA

Chairperson Bailey introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Commissioner Lee and seconded by Commissioner Kelley to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of December 13, 2023, were reviewed. It was moved by Kelley, seconded by Lee to approve the minutes from December 13. MOTION CARRIED.

PUBLIC COMMENTS

Mason Misiak of 636 1/2 Hackett Street brought concerns to the Commission over nonconforming residential uses in City. He expressed concerns with allowing Accessory

Dwelling Units and emphasized support for allowing duplexes anywhere in the City as long as the minimum zoning requirements are met.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

2023 Planning Commission Annual Report

Assistant to the City Manager Bowman presented a draft 2023 Planning Commission Annual report and requested input. He highlighted new details in the report related to code enforcement, permits, and rental inspections.

It was moved by Commissioner Kelley, seconded by Commissioner Gregory to approve the 2023 Planning Commission Annual Report as presented and to submit it to City Council at its next meeting on February 7, 2024. MOTION CARRIED

Master Plan Introduction

Planning Consultant Kotrba provided an overview of the master planning process and a timeline for the City of Ionia as it begins this project. Kotrba indicated that the Commission should expect a draft of the new plan by fall 2024 following the summer public engagement activities. He noted that the goal is to have the plan approved by City Council in early 2025.

Draft Ordinance – Residential Zoning Update

Assistant to the City Manager Bowman presented a draft ordinance to amend the residential zoning districts and other residential provisions in the ordinance. He highlighted parcel data that was used to identify current lot widths and sizes. The data showed that 33% of residential properties in the R-1 zoning district and 40% in the R-2 zoning district were nonconforming to the current minimum lot width and size requirements in the ordinance. Additionally, a number of properties were identified as having nonconforming residential uses based on utility meter data. Bowman indicated that the draft ordinance would address a large number of these nonconformities, but requested that the Commission determine a compliance goal based on the data.

Kotrba reviewed the minimum zoning requirements in the draft ordinance and mentioned that his office will be creating a map showing the location of residential nonconformities in the City. He noted that a next step will be for the Commission to evaluate the zoning map with the provided data and determine if any properties should be rezoned.

It was moved Commissioner Gregory, seconded by Commissioner Kelley to schedule a special Planning Commission workshop session regarding the residential zoning changes for Wednesday, March 13, 2024, at 5:30 PM following the regular Commission meeting. MOTION CARRIED

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Kelley and seconded by Commissioner Lee to adjourn the meeting at 6:19 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary