

**CITY OF IONIA**  
**Planning Commission**  
**February 14, 2024**  
**Regular Meeting Minutes**

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**CALL TO ORDER**

Chairperson Bailey called the Regular Meeting of the City of Ionia Planning Commission for February 14, 2024, to order at 4:30 PM.

**ROLL CALL**

Present: Commissioners Logan Bailey, Mike Donaldson, Ryan Gregory, Keturah Kelley, Jason Perry, and Judy Swartz.

Absent: Commissioner Tim Lee.

Also Present: City Manager Precia Garland, Assistant to the City Manager Jonathan Bowman, Planning Consultant Bradley Kotrba, Tim McAllister of the Daily News, applicant Greg Cook, applicant Rodney Hensley, and several community members.

**APPROVAL OF AGENDA**

Chairperson Bailey introduced the agenda and noted that the agenda needed to be amended to include the oath of office for newly appointed Commissioner Perry. It was moved by Commissioner Gregory and seconded by Commissioner Kelley to approve the agenda as amended. MOTION CARRIED.

**OATH OF OFFICE**

City Clerk Mary Patrick administered the oath of office to Commissioner Jason Perry for a newly appointed term on the Planning Commission.

**APPROVAL OF MINUTES**

Minutes from the regular meeting of January 10, 2024, were reviewed. It was moved by Kelley, seconded by Gregory to approve the minutes from January 10. MOTION CARRIED.

**PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

AC Development – Site Condominium Application for 533 E. Washington Street

Planning Consultant Kotrba introduced the application and provided background on the development. Recommended changes for the Master Deed and Association Bylaws were provided to the Commission from the City Attorney's Office. A draft ordinance to amend the previously approved AC Development Planned Unit Development (PUD) found in Chapter 1285 of the City's Codified Ordinances was also presented.

It was moved by Commissioner Swartz, seconded by Commissioner Gregory to schedule a public hearing for the next regular Planning Commission meeting on Wednesday, March 13, 2024, on the site condominium application for 533 E. Washington Street and Ordinance Number 584 to amend Chapter 1285: AC Development Planned Unit Development District. MOTION CARRIED

#### Sozo Coffee – Rezoning Application for 310 Cleveland Street

Planning Consultant Kotrba presented the rezoning application submitted by Sozo Coffee for 310 Cleveland Street to rezone the property from B-1, Neighborhood Business District to I-1, Light Industrial District. Kotrba indicated that this property was granted a variance by the Zoning Board of Appeals in January related to nonconforming uses on the property. The rezoning standards were provided to the Commission and discussed.

It was moved by Commissioner Kelley, seconded by Commissioner Donaldson to schedule a public hearing for the next regular Planning Commission meeting on Wednesday, March 13, 2024, on the rezoning application for 310 Cleveland Street enacted through proposed Ordinance Number 585. MOTION CARRIED

#### Zoning Map Discussion

Assistant to the City Manager Bowman and Consultant Kotrba presented maps to the Commission to visualize where nonconformities in the residential zoning districts exist. This work was completed in conjunction with the proposed updates to the residential district ordinance. The Commission reviewed the maps and requested a version showing how many nonconformities would exist if the new regulations for the residential districts were in effect.

#### **COMMISSIONER COMMENTS**

Chairperson Bailey welcomed Commissioner Perry to the Planning Commission.

#### **ADJOURNMENT**

It was moved by Commissioner Kelley and seconded by Commissioner Swartz to adjourn the meeting at 5:35 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,  
for Judy Swartz, Secretary