

**CITY OF IONIA**  
**Planning Commission**  
**May 8, 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 May 8, 2024, to order at 4:30 PM.

**ROLL CALL**

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

Absent: Judy Swartz

Also Present: City Manager Precia Garland, Assistant to the City Manager Jonathan Bowman, Planning Consultant Bradley Kotrba, and member of the public.

**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 Perry and seconded by Commissioner Kelley to approve the agenda as presented. MOTION CARRIED.

**APPROVAL OF MINUTES**

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

**PUBLIC COMMENTS**

Mitchell Simmons – 725 Branch Street

Mitchell Simmons requested that the Planning Commission consider allowing rebuild letters for nonconforming properties. He noted his intent to continue attending Commission meetings until there is an update on this issue.

**PUBLIC HEARINGS**

Public Hearing to receive comments on Ordinance No. 588 to amend the residential zoning requirements throughout the City's Zoning Code.

Assistant to the City Manager Bowman and Planning Consultant Kotrba introduced the agenda item and highlighted a few changes since the Planning Commission last reviewed the draft ordinance. The new changes were requested by the City Attorney to ensure that the new zoning district names are used throughout the Zoning Code.

Chairperson Bailey opened the public hearing to receive comments from the floor at 4:52 PM. Subsequently, Chairperson Bailey closed the public hearing following no comments from the public at 4:52 PM.

It was moved by Commissioner Donaldson and seconded by Commissioner Kelley to recommend that City Council approves Ordinance No. 588, an ordinance to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1240 (General Provisions and Definitions), Section 1240.10 (Rules of Construction) and Section 1240.11 (Definitions); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1246 (Districts Generally and Zoning Map), Subsection 1246.01; to amend and rename Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1248 (R-1, R-2, and R-3 One-Family Residential Districts); to amend and rename Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1250 (RT Two-Family Residential District); to combine, amend, and rename Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1252 (RM Multiple-Family Residential District); and Chapter 1254 (RM-1 Multiple Family Residential District); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1256 (B-1 Neighborhood Business District); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1258 (B-2 Central Business District; to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1260 (B-3 General Business District); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1262 (I-1 Light Industrial District), Section 1262.02; to amend and rename Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1269 (East Main Preservation District); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1270 (Open Space Neighborhoods), Section 1270.03 (Development Requirements), to Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1274 (Special Land Uses); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1282 (Off-Street Parking and Loading), Section 1282.01 (Off-Street Parking Requirements); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1284 (Signs), Subsection 1284.12 (Signs in Residential Districts), to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1286 (Miscellaneous Regulations), Subsection 1286.01 (Accessory Buildings), to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1286 (Miscellaneous Regulations), Subsection 1286.02 (Landscaping), to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1286 (Miscellaneous Regulations), Subsection 1286.10 (Home Occupations), to add a new section to Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1286 (Miscellaneous Regulations), titled Section 1286.14 (Accessory Dwelling Units); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1289 (Medical Marijuana Facilities), Section 1289.05 (Development Requirements); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1290 (Adult Use Marijuana Establishments), Section 1290.06 (Development Requirements); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1291 (AUH-PUD Attached Urban Housing Planned Unit Development District), Section 1291.02 (PUD Authorization); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1293 (Regulation of Mobile Food Vending Units or Mobile Food Vending Parks), to amend and rename Section 1293.05 (Permitted Use in the R-1, R-2, and R-3 One-Family Districts, RT - Two-Family District, RM, and RM-1 Multiple-Family Districts, and the RHD - East Main Preservation District), to amend Section 1293.06 (Permitted Use in the B-1 and B-3 Business Districts and the I-1-Light Industrial District), Subsection (c), to amend and rename Section 1293.07 (Special Land Uses in the O Office District, B-3 General Business District, and the I-1 Light Industrial District), and to amend Section 1293.08 District Regulations for Mobile Food Vending Parks (Food Truck Parks); to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Appendices, Appendix One (Schedule of

Regulations); and to amend the official Zoning Map of the City of Ionia, Ionia County, Michigan accordingly of the official Code of the City of Ionia, Michigan. MOTION CARRIED

### **OLD BUSINESS**

#### Master Plan - Online Community Survey

The Commission reviewed the final draft of the online community survey created by staff to receive public input for the Master Plan.

It was moved by Commissioner Kelley and seconded by Commissioner Perry to approve the dissemination of the online community survey from May 15 to August 15 with the addition of a final free response question for people to give additional feedback. MOTION CARRIED

Assistant to the City Manager Bowman and Consultant Kotrba informed the Commission on the planned community engagement activities for the Master Plan and shared marketing materials made by Williams and Works for the planning process.

### **NEW BUSINESS**

#### Residential Zoning Map Amendment – Ordinance No. 589

Staff presented a proposal to rezone 104 parcels. Of these parcels, 31 were within the East Main Preservation District and needed to be rezoned into the Medium Density Residential District due to the newly created East Main Preservation Overlay District. One parcel was zoned Health Services District and the property owner requested it to be rezoned to residential because it had been converted back into a residential home. The remaining 72 parcels were zoned R-1, One-Family Residential and will be the proposed Low-Density Residential District. Staff recommend these parcels be rezoned into the Medium Density Residential District to remove a high number of nonconforming multi-family residential uses. Staff indicated the need to review the RM and RM-1 zones further to see if any additional parcel should be rezoned based on the conversion to High-Density Residential.

It was moved by Commissioner Kelley and seconded by Commissioner Gregory to table Ordinance No. 589 until staff have reviewed the RM and RM-1 zones. MOTION CARRIED

### **COMMISSIONER COMMENTS**

None.

### **ADJOURNMENT**

It was moved by Commissioner Kelley and seconded by Commissioner Donaldson to adjourn the meeting at 5:30 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,  
for Judy Swartz, Secretary