

CITY OF IONIA
Planning Commission
June 12, 2024
Regular Meeting Minutes

CALL TO ORDER

Chairperson Bailey called the Regular Meeting of the City of Ionia Planning Commission for June 12, 2024, to order at 4:30 PM.

ROLL CALL

Present: Commissioners Logan Bailey, Ryan Gregory, Keturah Kelley, and Jason Perry.

Absent: Mike Donaldson, Tim Lee, and Judy Swartz.

Also Present: City Manager Precia Garland, Assistant City Manager Jonathan Bowman, Planning Consultant Bradley Kotrba, Maleah Rakestraw of Williams & Works, DDA Director Linda Curtis, Tim McAllister of the Daily News, David Powell and Jack Barr representing Enwork, and Josh Reisbig of Central Michigan Building Services.

APPROVAL OF AGENDA

Chairperson Bailey requested the agenda be amended to move the Master Plan agenda item after new business. It was moved by Commissioner Gregory and seconded by Commissioner Kelley to approve the agenda as amended. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of May 8, 2024, were reviewed. It was moved by Kelley, seconded by Perry to approve the minutes from May 8. MOTION CARRIED.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

Residential Zoning Map Amendment – Ordinance No. 589

Assistant City Manager Bowman presented the updated rezoning proposal to rezone 165 parcels throughout the City in an effort to align zoning classifications with the newly created residential districts as approved by the Commission in Ordinance No. 588.

It was moved by Commissioner Kelley and seconded by Commissioner Perry to schedule a public hearing on Ordinance No. 589 for the next regular Planning Commission meeting on Wednesday, July 10 at 4:30 PM. MOTION CARRIED

NEW BUSINESS

Preliminary Site Plan Review – Enwork Expansion at 510 Apple Tree Drive

Staff provided background on the property and request. Planning Consultant Kotrba presented his preliminary review of the site plan. Kotrba highlighted the landscaping, lighting, parking, and waste containers as areas in which the Commission should make further inquiries to the applicant and discuss the required standards.

David Powell, owner of 510 Apple Tree Drive, and Jack Barr of Nederveld responded to questions from the Commission on the proposed site plan. The applicant indicated their intention to work with City staff to meet the requirements but requested leniency on the parking standards because it is believed that 50 of the required 75 spaces would never be used. Powell further explained that this site plan is an initial expansion and two more phases are planned for the near future.

Commissioner Kelley noted that because so many trees will be removed on the site for the expansion there should be an effort to meet the landscaping requirements outlined in the ordinance.

Commissioner Gregory commented that he would be agreeable to allowing less parking spaces as long as there was a planned location to add spaces when there becomes a need.

David Powell told the Commission that a plan showing the intended future expansions could be provided.

Assistant City Manager Bowman shared that the Department of Public Safety has conducted a review of the site plan and did not find any concerns.

It was moved by Commissioner Kelley and seconded by Commissioner Gregory to schedule a public hearing on the site plan for 510 Apple Tree Drive for the next regular Planning Commission meeting on Wednesday, July 10 at 4:30 PM. MOTION CARRIED

Preliminary Site Plan Review – Central Michigan Building Services (CMBS) Expansion at 985 E. Main Street

Assistant City Manager Bowman provided background information on this request including that the building has already been constructed without the City or County Building Department's approval. Consultant Kotrba presented his preliminary review of the site plan. Kotrba highlighted the landscaping, parking, site drainage, and waste container screening as areas in which the Commission should make further inquiries to the applicant and discuss the required standards.

Chairperson Bailey disclosed that the applicant is a distant relative on his wife's side of the family. He indicated his belief that he can be impartial on the request as he is not financially involved with the business or this development.

Josh Reisbig, owner of CMBS, addressed the Commission explaining that the property is in unique circumstances due to its location at the edge of City limits. He noted that the property is split between the City and Ionia Township, and that he is working to ensure all required approvals are received.

Assistant City Manager Bowman shared that the Department of Public Safety has conducted a review of the site plan and did not find any concerns.

Commissioner Gregory and Kelley commented on the need to include all required parking spaces.

It was moved by Commissioner Kelley and seconded by Commissioner Gregory to schedule a public hearing on the site plan for 985 E. Main Street for the next regular Planning Commission meeting on Wednesday, July 10 at 4:30 PM. MOTION CARRIED

OLD BUSINESS CONTINUED

Master Plan

Consultant Kotrba and Maleah Rakestraw of Williams & Works gave an update on the Master Plan. A reminder of all the community engagement opportunities was provided along with marketing materials.

Commissioner Gregory left the meeting at 5:30 PM leaving the Commission without a quorum.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Kelley and seconded by Commissioner Perry to adjourn the meeting at 5:42 PM. MOTION CARRIED

Respectfully Submitted,

Jonathan Bowman, Recording Secretary,
for Judy Swartz, Secretary