

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

CALL TO ORDER

Chairperson Bailey called the Regular Meeting of the City of Ionia Planning Commission for July 10, 2024, to order at 4:30 PM.

ROLL CALL

Present: Commissioners Logan Bailey, Keturah Kelley, Jason Perry, Tim Lee, and Judy Swartz.

Absent: Commissioners Mike Donaldson and Ryan Gregory.

Also Present: City Manager Precia Garland, Assistant City Manager Jonathan Bowman, Planning Consultant Bradley Kotrba, Tim McAllister of the Daily News, Jack Barr representing Enwork, Josh Reisbig of Central Michigan Building Services, and several members 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 Lee and seconded by Commissioner Perry to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of June 12, 2024, were reviewed. It was moved by Perry, seconded by Kelley to approve the minutes from June 12. MOTION CARRIED.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Public Hearing to receive comments on Ordinance No. 589 to rezone 165 parcels to various residential zoning districts.

Assistant City Manager Bowman presented Ordinance No. 589 which would rezone 165 residential 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.

Chairperson Bailey opened the public hearing at 4:38 PM.

Cathy Christensen of 206 Yeomans Court asked if her property could be allowed to remain a four-unit home in the Medium-Density Residential District. Bowman responded that because her property is within 750 feet of the B-2 District four unit residential would be allowed as a special land use.

Christine Crosby of 429 Center Street asked for clarification as to which property is be rezoned near her property. Bowman answered that the City is required to notify property

owners within 300 feet of a rezoning if there are not at least 11 adjacent parcels being rezoned. He noted that there are a few parcels to the west of her property on Baldie Street that are included in the rezoning proposal. He further explained that the properties on Baldie Street are proposed to be rezoned from High-Density Residential to Medium-Density Residential.

Following the comments, Chairperson Bailey closed the public hearing at 4:44 PM.

It was motioned by Commissioner Kelley and seconded by Commissioner Perry to recommend the approval of Ordinance 589 to City Council. Ordinance No. 589 would rezone parcels from EMP, East Main Preservation Overlay District, to MDR, Medium-Density Residential District with the additional designation of EMP, East Main Preservation Overlay District; and to rezone a parcel from B-1, Neighborhood Business District, to MDR, Medium-Density Residential District with the additional designation of EMP, East Main Preservation Overlay District; and to rezone a parcel from HSD, Health Services District to MDR, Medium-Density Residential District; and to rezone parcels from LDR, Low-Density Residential District, to MDR, Medium-Density Residential District; and to rezone a parcel from B-1, Neighborhood Business District, to MDR, Medium-Density Residential District; and to rezone parcels from HDR, High-Density Residential District, to LDR, Low-Density Residential District; and to rezone parcels from HDR, High-Density Residential District, to MDR, Medium-Density Residential District; and to correspondingly amend the official Zoning Map as provided for in Part Twelve (Planning and Zoning Code), Title Six (Zoning), Section 1246.02 (District Boundaries) of the codified ordinances of the City of Ionia. MOTION CARRIED.

Public Hearing to receive comments on the site plan review submitted by Enwork for an expansion at 510 Apple Tree Drive.

Assistant City Manager Bowman indicated that an updated site plan featuring the landscaping and parking discussed at the previous Commission meeting was not completed in time by the applicant for the meeting. It was explained that these elements do not significantly change the site design, however it was requested that after the public hearing the Commission table final approval of the site plan until an updated plan is provided for review.

Chairperson Bailey opened the public hearing at 4:46 PM.

Duane Stalker of 850 N. State Road asked for clarification as to where on the property the expansion is planned as his property is adjacent on the western side. Bowman indicated that the expansion was planned to the east of the existing building at 510 Apple Tree Drive.

Chairperson Bailey closed the public hearing at 4:52 PM following no additional comments.

It was moved by Commissioner Lee and seconded by Commissioner Kelley to table the site plan review request for 510 Apple Tree Drive until a revised site plan is submitted by the applicant. MOTION CARRIED.

Public Hearing to receive comments on the site plan review submitted by Central Michigan Building Services for an expansion at 985 E. Main Street.

Planning Consultant Kotrba detailed the updates made to site plan by the applicant since the preliminary review by the Commission. Kotrba indicated that all items requested were included in the revised site plan.

Chairperson Bailey opened the public hearing at 4:56 PM and subsequently closed the public hearing at 4:56 PM following no comments from the public.

It was moved by Commissioner Kelley and seconded by Commissioner Perry to approve the site plan review for a building expansion at 985 E. Main Street. This decision is based on the findings that the proposed plan complies with the Site Plan Approval Standards of Chapter 1276 as detailed and discussed in the staff report, subject to the approval by staff of the remaining site plan issues and the following conditions.

1. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia.
2. Building materials shall be compatible with the existing buildings on the site.
3. Any outdoor light fixtures shall be directed downward and be fully cut-off features and meet the standards listed in Section 1286.04 of the City Code of Ordinances.
4. Landscaping requirements are waived by the Planning Commission based on existing site conditions.
5. Three more parking spaces shall be provided to meet the ordinance standard.
6. All proposed signs must meet the standards listed in Section 1284.07 of the Code of Ordinances
7. A final site plan must be submitted to City staff for administrative approval that includes all required items.

MOTION CARRIED.

OLD BUSINESS

None.

NEW BUSINESS

None.

COMMISSIONER COMMENTS

Chairperson Bailey thanked City staff for all the work done to update and simplify residential zoning.

Assistant City Manager Bowman gave a reminder to the Commission about the Deerfield-Riverside Community Engagement Session for the Master Plan happening at the Armory on July 30 from 6:00-8:00 PM.

Commissioner Kelley commented that she hopes everyone enjoys the fair.

ADJOURNMENT

It was moved by Commissioner Kelley and seconded by Commissioner Lee to adjourn the meeting at 5:00 PM. **MOTION CARRIED**

Respectfully Submitted,

Jonathan Bowman, Recording Secretary,
for Judy Swartz, Secretary