

CITY OF IONIA
Planning Commission
July 12, 2023
Regular Meeting Minutes

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for July 12, 2023, to order at 4:30 PM.

ROLL CALL

Present: Commissioners Logan Bailey, Boomer Hoppough, Keturah Kelley, Tim Lee, and Judy Swartz.

Absent: Commissioners Mike Donaldson and Ryan Gregory.

Also Present: City Manager Precia Garland, Planning Consultant Bradley Kotrba, Parks and Recreation Director Matt Painter, Tim McAllister from the *Daily News*, and Mason Misiak of 636 Hackett Street.

APPROVAL OF AGENDA

Chairperson Hoppough 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 Bailey to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of June 14, 2023, were reviewed. It was moved by Swartz, seconded by Lee to approve the minutes from June 14. MOTION CARRIED.

PUBLIC COMMENTS

Chairperson Hoppough opened the floor for public comments.

Mason Misiak – 636 Hackett Street

Spoke to the Commission of a concern with the number of legal non-conforming duplexes throughout the City that are located on single-family parcels. As a realtor, he is concerned with the ability of these non-conformities to be sold due to financing challenges as the structures cannot be rebuilt as a multi-family home. He expressed the need to address this issue through rezoning parcels or changing the zoning regulations.

As no additional persons were present for public comments Chairperson Hoppough moved forward with the agenda.

PUBLIC HEARINGS

None.

OLD BUSINESS

Parks and Recreation Plan Update

Consultant Kotrba provided updates on the progress of the Parks and Recreation Plan. Kotrba provided the Commission with a Goals and Objectives Brainstorming Worksheet for each member to fill out and return at the next meeting.

The Commission reached a consensus to leave the community input survey for the parks and recreation master plan open until August 11. A draft of the plan will be brought to the Planning Commission at its regularly scheduled September meeting.

NEW BUSINESS

Low-Density Residential District Discussion

Staff introduced a proposal to reformat the residential zoning districts into low, medium, and high-density residential districts from the traditional R-1, R-2, R-3, RT, RM, and RM-1. The proposal was presented to the Commission and changes were highlighted such as allowing duplexes on corner lots, permitting accessory dwelling units (ADU), and updating the schedule of regulations.

The Commission commented and asked questions on the residential zoning district proposal. A consensus was reached to have staff move forward with gathering additional data on the current minimum zoning requirements for lot width and size for existing parcels in the City and draft an ordinance to update all the residential districts into the low, medium, and high-density residential district categories.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Bailey and seconded by Commissioner Swartz to adjourn the meeting at 6:05 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary