

**CITY OF IONIA**  
**Planning Commission**  
**October 9, 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 October 9, 2024, to order at 4:30 PM.

**ROLL CALL**

Present: Commissioners Logan Bailey, Mike Donaldson, Keturah Kelley, Tim Lee, and Judy Swartz.

Absent: Commissioners Ryan Gregory and Jason Perry.

Also Present: City Manager Precia Garland and Planning Consultant Bradley Kotrba.

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

**APPROVAL OF MINUTES**

Minutes from the regular meeting of September 11, 2024, were reviewed. It was moved by Lee, seconded by Donaldson to approve the minutes from September 11. MOTION CARRIED.

**PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS**

Public Hearing to receive comments on Ordinance No. 591 to amend and rename Chapter 1262: I-1, Light Industrial District.

Planning Consultant Bradley Kotrba provided a summary of the proposed changes and reasoning behind renaming the district the Technology Innovation Business District.

The Planning Commission has a conversation on the new mixed-use residential components included in the ordinance. The Commission wanted to see a provision added to limit the time in which an accessory residential use could continue on the parcel if the principal use was discontinued.

Chairperson Bailey opened the public hearing to receive comments from the floor at 4:40 PM. The Commission had further conversation on the motion options for Ordinance No. 591. Consultant Kotrba identified that this provision could be added to Section 1262.04 (a)i. Chairperson Bailey closed the public hearing following no comments from the public at 4:44 PM.

It was moved by Commissioner Donaldson and seconded by Commissioner Kelley to have staff amend Ordinance No. 591 to include a provision limiting the accessory residential use if the principal use is discontinued. It was further moved to recommend City Council approval of Ordinance No. 591 an ordinance to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1240 (General Provisions and Definitions), Section 1240.11 (Definitions); Chapter 1246 (Districts Generally and Zoning Map), Section 1246.01; Chapter 1262 (I-1 Light Industrial District); Chapter 1284 (Signs), Section 1284.06 (Signs Not Requiring a Permit); Section 1284.16 (Signs in the I-1 Light Industrial District); Chapter 1289 (Medical Marihuana Facilities), Section 1289.05 (Development Requirements); Chapter 1290 (Adult Use Marihuana Establishments), Section 1290.06 (Development Requirements); Chapter 1291 (AUH-PUD Attached Urban Housing Planned Unit Development District), Section 1291.02 (PUD Authorization); Chapter 1293 (Regulations of Mobile Food Vending Units or Mobile Food Vending Parks), Sections 1293.06 (Permitted Use in the B-1 and B-3 Business Districts, I-1 Light Industrial District, and HSD Health Services District), 1293.07 (Special Land Uses in the B-3 General Business District, I-1 Light Industrial District, and HSD Health Services District), and 1293.08 District Regulations for Mobile Food Vending Parks (Food Truck Parks); and Appendices, Appendix One (Schedule of Regulations) of the Codified Ordinances of the City of Ionia. MOTION CARRIED.

## **OLD BUSINESS**

### Master Plan Workshop with Brownfield Redevelopment Authority

City Manager Garland reminded the Commission of an upcoming special workshop session between the Planning Commission and Brownfield Redevelopment Authority scheduled for Monday, October 21, 2024. Consultant Kotrba added that the meeting will be used to discuss the results of the community engagement activities conducted for the Master Plan and have a conversation on the Deerfield-Riverside Subarea Plan.

## **NEW BUSINESS**

### Hale Park Site Plan Update

City Manager Garland explained the delays that have occurred during the Hale Park renovations due to pool soils being discovered on site. She advised the Commission that the site plan had been redesigned to mitigate these concerns. The Commission discussed the site plan changes.

## **COMMISSIONER COMMENTS**

None.

## **ADJOURNMENT**

It was moved by Commissioner Donaldson and seconded by Commissioner Kelley to adjourn the meeting at 5:20 PM. MOTION CARRIED

Respectfully Submitted,

Jonathan Bowman, Recording Secretary,  
for Judy Swartz, Secretary