



**IONIA CITY COUNCIL  
REGULAR MEETING MINUTES  
7:00 PM, November 6, 2024  
CITY HALL COUNCIL CHAMBERS**

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Mayor John Milewski called the meeting of the Ionia City Council to order at 7:00 PM, and led with the Pledge of Allegiance.

**ROLL CALL**

Roll call revealed a Quorum with Councilmembers Dawn Ketchum, Jeff Winters, Margot Cook, Tim Lee, Richard Starr, Tom Millard, Brenda Cowling, Troy Waterman, and Mayor John Milewski present.

**I. APPROVAL OF AGENDA**

Councilmember Cowling made a motion, seconded by Councilmember Cook, to approve the agenda as presented. **MOTION CARRIED BY VOICE VOTE**

**II. APPROVAL OF MINUTES – October 2, 2024, Regular Meeting**

Councilmember Millard made a motion, seconded by Councilmember Winters, to approve the October 2, 2024, Regular Meeting minutes as presented. **MOTION CARRIED BY VOICE VOTE**

**III. PROCLAMATIONS**

Mayor John Milewski read the “Proclamation Honoring Betsy Lennemann” on the occasion of her retirement with over 30 years of service with the City of Ionia.

***Proclamation Honoring Betsy Lennemann  
November 6, 2024***

**WHEREAS**, Betsy Lennemann has served the City of Ionia with dedication, professionalism, and care for over 30 years, beginning her career on March 28, 1994, as an Accounting Clerk and serving in numerous roles, including Accounts Payable, Utility Billing, and Payroll; and

**WHEREAS**, throughout her tenure, Betsy displayed a wealth of knowledge, embodying thoroughness and attention to detail, ensuring her job functions were completed with exceptional accuracy and reliability; and

**WHEREAS**, Betsy's commitment went beyond her day-to-day duties, reflected in her service as Union Steward and Union Chair for the Clerical Employees Chapter of Local Union 1910, AFSCME Michigan, providing support, advocacy, and guidance to her colleagues; and

**WHEREAS**, Betsy demonstrated flexibility and a team-oriented spirit with her willingness to lend a hand in the front office, contributing positively to City Hall's work environment and productivity; and

**WHEREAS**, through her vast experience and understanding of multiple roles, Betsy Lennemann provided invaluable support and guidance, greatly contributing to the City of Ionia's success and serving as a trusted and respected member of the Ionia team; and

**WHEREAS**, after three decades of dedicated public service, Betsy recently decided it is time to retire and pursue other interests, leaving behind a lasting example for future employees at City Hall to follow;

**NOW, THEREFORE, BE IT PROCLAIMED** that I, John R. Milewski, Mayor of the City of Ionia do hereby recognize and honor Betsy Lennemann for her distinguished 30-year career. With profound appreciation for her many years of service, the City extends best wishes to Betsy for a retirement filled with joy, relaxation, and all the happiness she has so greatly earned.

---

John R. Milewski, Mayor  
City of Ionia

#### **IV. PUBLIC COMMENTS**

Local resident Dan Trierweiler commented on his disappointment with the promotion and ultimate cancellation of the Teddy Petty tribute band. Councilmember Millard agreed, and said that the sponsoring company could have done a better job with promotion and time of cancellation. Mayor Milewski closed the public comments at 7:07 PM.

#### **V. PUBLIC HEARINGS & ASSOCIATED ACTIONS**

None

#### **VI. COMMUNICATIONS**

##### **(VI-1) Tree Lighting and Twinkle Town Parade – Application for Street Closing and Food Truck**

Council reviewed an application submitted by Ionia Area Chamber of Commerce for the annual Tree Lighting and Twinkle Town Parade to be held on Friday, December 6, 2024. The application requests closure of Main Street within the Central Business District, plus sections of Depot Street from 4 PM to 8 PM, to accommodate various activities and one food truck as part of the event. City Code requires that any food truck proposing to operate on public land or public right-of-way must first receive a special event food vending permit approved by the City Council.

The proposed food truck is proposed for location on N. Depot Street (north of the Christmas tree) and will be required to provide the required application materials to vend as part of this event. City staff are reviewing the details and find approval of the requested street closure and food truck operation on city right-of-way to be appropriate, at the discretion of the City Council and contingent upon final staff review.

Councilmember Ketchum made a motion, seconded by Councilmember Lee, to approve the application for street closure with a mobile food vending unit for December 6, 2024, in conjunction with the Tree Lighting and Twinkle Town Parade event, contingent upon final staff approval.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman & Milewski

NAYS: None

**MOTION CARRIED**

#### **VII. CITY MANAGER'S REPORT**

**(VII-1) Conduct First Reading and Set Public Hearing to Receive Comments on Ordinance No. 591 – An Ordinance to Amend & Rename Chapter 1262: I-1, Light Industrial District**

The Ionia Planning Commission conducted a public hearing on October 10, 2024 and subsequently recommended consideration of Ordinance No. 591 by the City Council, which proposes to amend and rename Chapter 1262 from the “Light Industrial District” to the “T – Technology Innovation Business District.” The ordinance aims to modernize this district to permit new technology-based uses that are needed in the Ionia community.

Councilmember Millard made a motion, seconded by Councilmember Starr, to conduct a first reading and set a public hearing for **December 4, 2024, at 7:00 PM**, regarding 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- 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.

Roll Call Vote: AYES: Ketchum, Winters, Lee, Starr, Millard, Cowling, Waterman & Milewski

NAYS: Cook

**MOTION CARRIED**

**CITY OF IONIA  
IONIA COUNTY, MICHIGAN  
(Ordinance No. 591)**

At a regular meeting of City Council for the City of Ionia, Michigan held at City Hall on \_\_\_\_\_, 2024, beginning at 7:00 P.M., City Council Member \_\_\_\_\_ made a motion to adopt this Ordinance, which by motion was supported by Council Member \_\_\_\_\_.

**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 (REGULATION 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.**

The CITY OF IONIA (the “City”) HEREBY ORDAINS:

**Section 1. Amendment of Part Twelve, Title Six, Chapter 1240, Section 1240.11.** Part Twelve, Title Six, Chapter 1240, Section 1240.11 “Definitions” of the Codified Ordinances is hereby amended to add the following definitions and numbered accordingly.

(1a) Additive Manufacturing: 3D printing and related technologies for the production of custom parts and prototypes.

(3d) Advanced Manufacturing: High-tech manufacturing facilities utilizing automation, robotics, and advanced materials.

(3e) Artificial Intelligence (AI) and Machine Learning: Development centers for AI algorithms, machine learning applications, and data analysis.

(7a) Area Median Income (AMI): The area median income (AMI) is a method that describes the midpoint of an area’s income distribution, where 50% of the households earn above the median and 50% below the median. Therefore, 100% AMI is the median income point used for calculation. For the purposes of this Ordinance, the Area Median Income (AMI) is determined by the AMI calculated annually for Ionia County’s Income and Rent Limits that is released by the Michigan State Housing and Development Authority based on the AMI calculation released by the U.S. Department of Housing and Urban Development. The area median range is typically defined as between 80% to 120% of the area's median income for Ionia County for the purposes of receiving publically subsidized residential tax credits for the construction of affordable housing.

(11a) Biotechnology and Life Sciences: Labs and production facilities for biotech research, pharmaceutical manufacturing, and related activities.

(19a) Clean Technology Manufacturing: Facilities for the production of renewable energy components, such as solar panels, wind turbines, and energy-efficient systems.

(24a) Contractor’s Offices and Storage Yards: Facilities used by contractors for business operations, project management, storage of materials, equipment, and vehicles related to their contracting work.

(25a) Craft Breweries and Distilleries: Small-scale production of alcoholic beverages with associated tasting rooms and retail sales.

(25b) Craft Industries: Production and distribution of crafts, artworks, and related small-scale manufacturing.

(25c) Cybersecurity: Facilities specializing in cybersecurity research, development, and operations.

(25d) Data Centers: Facilities used for the storage, management, and processing of digital data.

(34c) E-commerce Fulfillment Centers: Facilities dedicated to the storage, packaging, and distribution of products sold via e-commerce platforms.

(38a) Event Center, Industrial: Venues for hosting industrial trade shows, exhibitions, and other large-scale events.

(41b) Film Production: Studios for the production of movies, television shows, and multimedia content.

(43a) Food and Beverage Processing: Facilities for the processing, packaging, and distribution of food and beverage products, excluding slaughterhouses.

(44a) Furniture Manufacturing: Manufacturing and assembly of household and office furniture.

(55a) Industrial Training Centers: Facilities offering vocational training and education in industrial trades.

(55b) Information Technology (IT) Services: Centers for software development, IT support, and related services.

(74a) Medical Device Manufacturing: Production of medical instruments, devices, and diagnostic equipment.

(76a) Metal Fabrication, Light: The process of creating metal parts, components, and products from thin or lightweight metal materials through cutting, bending, shaping, welding, and assembling. This type of fabrication is focused on producing smaller, less structurally demanding items.

(85a) Nanotechnology: Research and production facilities focused on the manipulation of matter at the nanoscale for various applications.

(94a) Pet Care Services: Facilities for the grooming, boarding, and daycare of pets, excluding overnight boarding.

(94b) Pharmaceutical Production: Manufacturing and packaging of pharmaceuticals and medical supplies.

(96a) Printing and Publishing Establishments: Facilities primarily engaged in the production, printing, and distribution of printed materials. This includes a variety of printed media such

as books, newspapers, magazines, brochures, business forms, labels, advertising materials, and digital publications. These establishments may also offer related services such as binding, graphic design, and digital printing.

(99e) Research and Development (R&D) Laboratories: Facilities dedicated to research, development, and testing of new products and technologies across various industries.

(110) Storage, Personal: A structure to be used, or intended to be used, for private noncommercial, nonindustrial storage uses, also commonly referred to as mini-storage, often featuring climate control and enhanced security. This type of storage does not permit sales activities.

(110a) Storage, Vehicle: Facilities for the storage of vehicles, including fleet storage.

(114a) Technology and Electronics Assembly: Assembly and light manufacturing of computers, electronics, and related components.

(116a) Textile Manufacturing: Production of textiles and apparel.

(119a) Warehouse, Mini: Small-scale storage facilities for businesses and individuals, often featuring climate control and enhanced security.

(119b) Wholesale Businesses: Establishments primarily engaged in the sale of goods in large quantities to retailers, industrial, commercial, institutional, or professional users, or to other wholesalers and related subordinated services.

**Section 2. Amendment of Part Twelve, Title Six, Chapter 1246.** Part Twelve, Title Six, Chapter 1246 “Districts Generally and Zoning Map,” Section 1246.01 “Districts Established” of the Codified Ordinances is hereby amended to read in its entirety as follows:

**1246.01 DISTRICTS ESTABLISHED.**

For the purpose of this Zoning Code, the City of Ionia is divided into the following districts:

**Residential Districts**

LDR Low-Density Residential District  
MDR Medium-Density Residential District  
HDR High-Density Residential District

**Nonresidential Districts**

B-1 Neighborhood Business District  
B-2 Central Business District  
B-3 General Business District  
HSD Health Services District  
~~TI-1~~ Light Industrial Technology Innovation Business District

## Overlay Districts

EMP East Main Preservation Overlay District

**Section 3. Amendment to Part Twelve, Title Six, Chapter 1262.** Part Twelve, Title Six, Chapter 1262 “I-1 Light Industrial District” of the Codified Ordinances is hereby renamed “T – Technology Innovation Business District” and amended to read in its entirety as follows:

### Chapter 1262

#### ~~I-1 LIGHT INDUSTRIAL~~ T - TECHNOLOGY INNOVATION BUSINESS DISTRICT

1262.01 Intent.

1262.02 Principal Uses ~~P~~ermitted.

1262.03 Special ~~H~~and Uses.

1262.04 ~~Required conditions. Mixed-Use Provision.~~

1262.05 Development and Performance Standards.

1262.06~~5~~ Area and ~~B~~bulk Rrequirements.

#### 1262.01 INTENT.

The ~~I-1 Light Industrial~~ T Technology Innovation Business District is intended to primarily accommodate wholesale activities, warehouses, and industrial operations whose external and, physical effects are restricted to the ~~area of the~~ District only and ~~in no manner affect in a detrimental way any of which do not detrimentally impact~~ the surrounding districts. The ~~I-1~~ District is so structured as to permit ~~the, along with any specified uses,~~ processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared materials. Certain uses are deemed to be more intensive industrially than those identified for the purposes of this District. Examples of uses considered inappropriate for the T-Technology Innovation Business District may include, but are not limited to, those facilities that process raw materials in bulk form to be shipped off-site and other similar heavy industry uses as determined by the Zoning Administrator. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

The general goals of this District include, among others, the following specific purposes:

~~(1) To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of manufacturing and related uses.~~

~~(2) To protect abutting Residential Districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development.~~

(a) To foster economic growth by providing suitable locations for technology innovation activities that create jobs, generate tax revenue, and contribute to the City's economic vitality.

(a)(b) To promote manufacturing development ~~that which~~ is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable nuisances associated with more intensive industry influences.

- ~~(c) To promote the most desirable use of land in accordance with a well-constructed plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue. To ensure that technology innovation uses are compatible with surrounding land uses and zoning districts by enforcing appropriate development standards and operational controls.~~
- ~~(d) To promote the efficient use of land and infrastructure by clustering technology innovation uses in designated areas, thereby optimizing infrastructure investments and minimizing land use conflicts.~~
- ~~(b)(e) To support businesses involved in research and development, high technology, and advanced manufacturing, thereby promoting innovation and modernization within the industrial sector.~~

## **1262.02 PRINCIPAL USES PERMITTED.**

In ~~a Light Industrial~~ the Technology Innovation Business District, no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (a) Artificial Intelligence (AI) and Machine Learning
- (b) Biotechnology and Life Sciences
- (c) Business Offices associated with an on-site principal use
- (d) Commercial Greenhouses and Nurseries
- (e) Commercial Kennels
- (f) Commercial Laundry and Dry Cleaning
- (g) Contractor's Offices and Storage Yards
- (h) Craft Industries
- (i) Cybersecurity
- (j) Data Centers
- (k) Essential Services
- (l) Film Production
- (m) Food and Beverage Processing
- (n) Government Facility
- (o) Industrial Training Centers
- (p) Information Technology (IT) Services
- (q) Light manufacturing, processing, and assembly operations including additive manufacturing, advanced manufacturing, clean technology manufacturing, furniture manufacturing, medical device manufacturing and assembly, technology and electronics assembly, textile manufacturing, and other similar uses
- (r) Limited retail sales, provided they are accessory to a principal permitted use
- (s) Metal Fabrication, Light
- (t) Nanotechnology
- (u) Pet Care Services
- (v) Pharmaceutical Production
- (w) Printing and Publishing Establishments

(x) Research and Development Laboratories

(y) Storage including commercial, outdoor, personal, and vehicle

(z) Warehouse, Mini

(aa) Warehousing and Distribution Facilities

(bb) Wholesale Businesses

~~(a) Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building.~~

~~(b) Any of the following uses when the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, or processing shall be obscured by a fence or wall on those sides abutting a residential or business district and in any front yard abutting a public thoroughfare in accordance with Section 1286.06 except as may be otherwise provided in this Zoning Code. In the I-1 Light Industrial District, the extent of such fence or wall in their best judgment and reasonable discretion may be determined by the Planning Commission based on usage. Such a fence or wall shall not be less than four feet six inches in height and may, depending upon land usage, be required to be eight feet in height, and shall be subject further to the requirements of Chapters 1278 through 1286. A chain-link fence, with intense evergreen shrub planting, may be considered a privacy fence. The height shall be determined in the same manner as the fence or wall height is above set forth.~~

~~a. Warehousing and wholesale establishments, and trucking facilities.~~

~~b. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge, and machine shops.~~

~~c. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood, and yarns.~~

~~d. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.~~

~~e. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.~~

~~f. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.~~

~~g. Laboratories—experimental, film, or testing.~~

~~h. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.~~

~~i. Central dry cleaning plants or laundries, provided that such plants shall not deal directly with a consumer at retail.~~

- ~~j. All public utilities, including buildings, necessary structures, storage yards and other related uses.~~
- ~~(c) Warehouse, storage and transfer and electric and gas service buildings and yards, public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations. Water supply and sewage disposal plants. Water and gas tank holders. Railroad transfer and storage tracks. Railroad rights of way. Freight terminals.~~
- ~~(d) Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all Residential or Business Districts, and on any yard abutting a public thoroughfare. In any I-1 District, the extent of such fence or wall may be determined by the Planning Commission on the basis of usage. Such fence or wall shall not be less than five feet in height, and may, depending on land usage, be required to be eight feet in height. A chain link type fence, with heavy evergreen shrubbery inside of said fence, shall be considered to be an obscuring fence.~~
- ~~(e) Municipal uses such as water treatment plants, and reservoirs, sewage treatment.~~
- ~~(f) Commercial kennel.~~
- ~~(g) Greenhouses.~~
- ~~(h) Trade or industrial schools.~~
- ~~(a)(cc) Other uses of a similar and no more objectionable character to the above uses as determined by the Zoning Administrator.-~~
- ~~(b)(dd) Accessory buildings, structures and uses incidental to any of the above permitted uses; e.g., workforce day care facilities, employee recreation facilities, storage buildings, and other similar uses in conformity with Section 1240.11(1), that are customarily incident to any of the above permitted uses.~~

### 1262.03 SPECIAL LAND USES.

The following uses may be permitted as a special land use by the Planning Commission subject to the general and specific requirements of [Chapter 1274](#).

- (a) Agricultural Processing Facilities.
- (b) Auto engine and body repair, and undercoating shops when completely enclosed.
- (c) Craft Breweries and Distilleries.
- (d) E-commerce Fulfillment Centers
- (e) Event Center, Industrial
- (a)(f) Heavy Equipment Sales and Rental
- ~~(1) Lumber and planning mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the I-1 District.~~

- ~~(2) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.~~
- ~~(3) Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities (such as, but not limited to, lumber yards, building materials, outlets and garage sales, upholsterer, cabinet market, outdoor boat or house trailer, automobile, or agricultural implement sales).~~
- (g) Mixed-Use Provision as outlined in Section 1262.04
- (h) Testing and Certification Labs.
- ~~(b)(i)~~ Other uses of a similar character to the above uses.

## **1262.04 MIXED-USE PROVISION**

These mixed-use provision aims to incorporate accessory residential uses into the Technology Innovation Business District in order to create vibrant, mixed-use, live-work opportunities that support both economic development and community living; fostering a diverse and dynamic environment. Residential uses are not allowed as a principal use and are solely permitted when accessory and subordinate to the principal enterprise technology uses found in this chapter and for rent only.

### (a) Development and Design Standards for Accessory Residential Uses

#### i. Compatibility

- (1) Residential developments should be designed to be compatible with principal enterprise technology uses in terms of building materials, scale, and character.
- (2) The proposed residential use must not negatively impact the technology innovation or similar enterprise operations or result in undue hardship for those businesses.
- (3) The residential use shall not be permitted as a principal use and, instead, is limited to being accessory to the property's principal enterprise technology use.
- (4) Any such residential use shall be bound to the principal enterprise technology land use on the parcel which shall be documented in a form capable of being recorded and reasonably satisfactory to the City Council and City Attorney.
- ~~(4)~~(5) Residential uses shall not operate as the principal land use on the site and it is a condition of any residential mixed use approval that if the principal enterprise technology use vacates the parcel, the residential use must cease operations on the parcel if no new principal enterprise technology user moves into the site within 12 months. This period to cease operations may be extended upon application of the property owner to the City and the Planning Commission finds reasonable justification (e.g, circumstances beyond the control of the property owner) for the extension request.

#### ii. Loading Areas

- (1) Loading and service areas for industrial uses should be designed to minimize impact on residential occupants.

iii. Noise Mitigation

~~(2)~~(1) Residential units must include soundproofing measures to mitigate noise from adjacent industrial activities.

iv. Residential Density

(1) Density shall be based on the size of the principal building.

<u>Principal Building Size (Sq. Ft.)</u>	<u>Maximum Number of Allowed Housing Units</u>
<u>Up to 10,000 sq. ft.</u>	<u>2 units</u>
<u>10,001-20,000 sq. ft.</u>	<u>4 units</u>
<u>20,001-30,000 sq. ft.</u>	<u>6 units</u>
<u>30,001-40,000 sq. ft.</u>	<u>8 units</u>
<u>40,001-50,000 sq. ft.</u>	<u>10 units</u>
<u>50,001-60,000 sq. ft.</u>	<u>12 units</u>
<u>60,001-70,000 sq. ft.</u>	<u>14 units</u>
<u>70,001-80,000 sq. ft.</u>	<u>16 units</u>
<u>80,001-90,000 sq. ft.</u>	<u>18 units</u>
<u>90,001-100,000 sq. ft.</u>	<u>21 units</u>
<u>100,001+ sq. ft.</u>	<u>25 units</u>

(2) A density bonus of an additional two (2) units per 25,000 square feet of principal building space will be allowed if 20% of the units are designated as affordable workforce housing with approved MSHDA LIHTC, 1602, TCAP, MSHDA Direct Lending or other similar program, which must meet the AMI monthly rental limit requirements for federal or state application.

v. Safety Measures

(1) Adequate lighting, secure entrances, and other safety measures must be incorporated to ensure resident safety.

~~(3)~~(2) Adequate infrastructure and services must be available to support the residential use.

vi. Separate Entrances

~~(4)~~(1) Residential and non-residential uses must have separate, clearly marked entrances.

(b) Approval Criteria

i. Need: Demonstration of need for workforce housing or other forms of residential within the Technology Innovation Business District and the identified property.

ii. Impact: Analysis of the potential impact on existing industrial uses, including traffic, parking, and operational compatibility.

iii. Health and Safety: Evaluation of measures taken to protect the health and safety of residents, including noise mitigation and other relevant environmental safeguards.

ii.iv. Community Integration: Consideration of how the residential use integrates with the surrounding community and contributes to a mixed-use environment.

v.

**1262.0504 REQUIRED CONDITIONS DEVELOPMENT AND PERFORMANCE STANDARDS.**

- (a) Air Quality: Emissions of smoke, dust, and other particulate matter shall comply with all applicable state and federal air quality standards.
- (b) Hazardous Materials: The storage, handling, and disposal of hazardous materials shall comply with all applicable local, state, and federal regulations. The applicant shall demonstrate that reasonable precautions will be made to prevent hazardous substances from entering the soil, surface water, or groundwater including:

  - i. Sites at which hazardous substances are stored, used, or generated shall be designed to prevent spills and unpermitted discharges to the air, surface of the ground, groundwater, lakes, streams, rivers, or wetlands.
  - ii. Secondary containment for above ground areas where hazardous substances are stored or uses shall be provided. Secondary containment shall be sufficient to store the substances for the maximum anticipated period necessary for the recovery of any released substances.
  - iii. General purpose floor drains shall only be allowed if they are approved by the responsible agency for connection to a public sewer system, and on-site closed holding tank (not a septic system) or regulated through a State of Michigan groundwater discharge permit.
  - iv. All applicable requirements for the keeping of, emergency response for, transport and disposal of hazardous substances shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.
  - v. Underground storage tank installation, operation, maintenance, closure, and removal shall be in accordance with the requirements of the Michigan Licensing and Regulatory Affairs Storage Tank Division and the Department of Environment, Great Lakes, and Energy.
  - vi. Bulk storage facilities for pesticides and fertilizers shall follow requirements of the Michigan Department of Agriculture.
- (c) Landscaping and Screening

  - i. A landscaped buffer of at least 10 feet in width shall be provided along all property lines adjacent to residential districts.
  - ii. Screening in the form of a solid fence or wall, not less than six feet in height, shall be provided along property lines abutting residential districts.
  - iii. All outdoor storage shall be screened from the view of any public thoroughfare in addition to the adjacent residential districts. The extent of the screening may be determined by the Planning Commission based on the intended use.
- (d) Noise: Noise levels shall not exceed those standards established by local ordinance and state law.
- (e) Odor: No use shall emit any odor that is detectable at the property line and deemed objectionable by reasonable persons.
- (f) Vibration: No use shall generate vibrations that are perceptible without instruments at any point along the property line.

~~(1)  
Any use established in the I-1 District after the effective date of Ordinance 204 (5-19-71) shall be operated so as to comply with the performance standards set forth in this Zoning Code.~~

**1262.065 AREA AND BULK REQUIREMENTS.**

See Appendix I, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lots by permitted land use and providing minimum yard setback requirements.

**Section 4. Amendment of Part Twelve, Title Six, Chapter 1284, Section 1284.06.** Part Twelve, Title Six, Chapter 1284 “Signs,” Section 1284.06 “Signs Not Requiring a Permit” of the Codified Ordinances is hereby amended to read in its entirety as follows:

**1284.06 SIGNS NOT REQUIRING A PERMIT.**

The following signs shall not require a permit but shall be subject to all other applicable regulations of this chapter:

- (a) Flags, provided that not more than four flags are permitted per lot. Flags located in residential districts and the B-2 Central Business District are permitted to be no larger than three feet by five feet in dimension or 15 square feet in area. Flags located in all other districts are permitted up to eight (8) feet by twelve (12) feet in dimension or ninety-six (96) square feet in area.
- (b) Sign message changes on signs with changeable copy or other similarly adjustable reader boards, or replacing a sign panel in an existing sign structure provided that it does not structurally alter the sign.
- (c) Temporary signs on residential lots, including garage or yard sale signs.
- (d) Window signs.
- (e) Sidewalk (sandwich board) signs.
- (f) Incidental signage displaying access, hours of operation, safety, hazards, or emergency content is permitted without permit upon the dimensional regulations of this provision, provided the size of each sign does not exceed four (4) square feet in area, six (6) feet in height, and contains no commercial speech. The number of incidental signs that distinguish locations for incidental purposes such as, but not limited to, "curbside pick-up" and "order pick-up" are subject to the size of the parcel on which the signage will be placed by the following schedule:

<b>Signs Permitted for Nonresidential Uses in the B-1, B-2, B-3business, HSDeath Services, and TIndustrial Districts</b>					
Type	Maximum Number	Maximum Area	Maximum Height	Illumination Permitted	Minimum Setback

<b>Access or Directional</b>	2 per ingress/egress location	4 sq. ft.	6 ft.	Yes	5 ft. from the right-of-way and lot lines	
<b>Safety, Emergency, or Hazard</b>	As necessary	4 sq. ft.	6 ft.	No	5 ft. from the right-of-way and lot lines	
<b>Incidental Convenience Signs (curbside pick-up, order pick-up, etc.)</b>	Parcels less than 14,999 sq. ft.	3	4 sq. ft.	6 ft.	No	5 ft. from the right-of-way and lot lines
	Parcels between 15,000 sq. ft. and 29,999 sq. ft.	5				
	Parcels between 30,000 sq. ft. and 43,560 sq. ft. (1 ac.)	7				
	Parcels between 1 acre and 2 acres	10				
	Parcels greater than 2 acres	No limit				

**Section 5. Amendment and Renaming of Part Twelve, Title Six, Chapter 1284, Section 1284.16.**

Part Twelve, Title Six, Chapter 1284 “Signs,” Section 1284.16 “Signs in the I-1 Light Industrial District” of the Codified Ordinances is hereby renamed “Signs in the T – Technology Innovation Business District” and amended to read in its entirety as follows:

**1284.16 SIGNS IN THE ~~I-1 LIGHT INDUSTRIAL~~ T - TECHNOLOGY INNOVATION BUSINESS DISTRICT.**

Each establishment in the ~~I-1 Light Industrial~~ T - Technology Innovation Business District is permitted to have the following signs as regulated herein.

Signs Permitted in the <del>I-1</del> District					
Type	Maximum Number	Maximum Area	Maximum Height	Illumination Permitted	Minimum Setback

<b>Wall Sign</b>	N/A	50% of wall area of 150 sq. ft., whichever is less	N/A	Yes	N/A
<b>And</b>					
<b>Monument Sign</b>	1 frontage per	50 sq. ft.	6 ft.	Yes	5 ft. from front lot line or right-of-way; 10 ft. from side lot line building/use

(a) Additional Signs. In addition to the above, one permanent monument sign not to exceed 32 square feet in area and six feet in height sign may be provided at each entrance to an establishment if such entrances are on separate streets or are least 500 feet apart.

**Section 6. Amendment of Part Twelve, Title Six, Chapter 1289, Section 1289.05.** Part Twelve, Title Six, Chapter 1289, Section 1289.05 of the Codified Ordinances is hereby amended to read as follows:

**1289.05 DEVELOPMENT REQUIREMENTS.**

(a) Medical marihuana facilities as defined herein are permitted with special land use approval in the following zoning districts:

- (1) Grower facilities are permitted only in the ~~I-1 Light Industrial~~ T – Technology Innovation Business District.
- (2) Processor facilities are permitted only in the ~~I-1 Light Industrial~~ T – Technology Innovation Business District.
- (3) Provisioning center facilities are permitted only in the B-1 Neighborhood Business District, the B-3 General Business District, and the ~~I-1 Light Industrial~~ T – Technology Innovation Business District.
- (4) Provisioning centers shall not be permitted on land recommended for Central Business District land use or East Main Preservation Overlay land use on the currently adopted Future Land Use Map of the City.
- (5) Secure transporter facilities are permitted only in the B-1 Neighborhood Business District, the B-3 General Business District, and the ~~I-1 Light Industrial~~ T – Technology Innovation Business District. Secure transporter facilities shall not be permitted on lands recommended for Central Business District land use or East Main Preservation Overlay land use on the currently adopted Future Land Use Map of the City.
- (6) Safety compliance facilities are permitted only in the B-1 Neighborhood Business District, the B-3 General Business District, and the ~~I-1 Light Industrial~~ T – Technology Innovation Business District. Safety compliance facilities shall not be permitted on lands recommended for Central Business District land use or East

Main Preservation Overlay land use on the currently adopted Future Land Use Map of the City.

- (7) A medical marihuana facility permitted as a special land use in the B-1 Neighborhood Business District or the B-2 Central Business District shall not be permitted as a principal use by right in the B-3 General Business Zoning District but shall be subject to special land use approval in the B-3 zoning district.
  - (8) Parking shall be as required by Chapter 1282 of the City of Ionia Zoning Ordinance, with the exception that all parking for a medical marihuana facility shall be subject to Section 1289.05(d) herein.
  - (9) Landscaping shall be as required by Section 1286.02 of the City of Ionia Zoning Ordinance.
  - (10) Exterior lighting shall be as required by Section 1286.03 of the City of Ionia Zoning Ordinance with the exception that any additional or alternate lighting, as recommended by the City of Ionia Public Safety Director, shall be provided.
  - (11) Signs shall be as required by Chapter 1284 of the City of Ionia Code of Ordinances; and by any requirements of the City of Ionia Zoning Ordinance; with the exception that where the regulations of this Chapter 1289 shall conflict with any other regulations for signs of the City of Ionia, or shall be more restrictive than the requirements of any other regulations for signs of the City of Ionia, the regulations of this Chapter 1289 shall apply.
- (b) The following development regulations shall apply to all medical marihuana facilities:
- (1) Any medical marihuana facility approved as a special land use in any zoning district shall be subject to all requirements for uses in that zoning district, and shall be subject to all other applicable regulations including but not limited to requirements for accessory buildings and uses; landscaping; screening; lighting; access; and signs. Where the regulations of this Chapter 1289 shall conflict with any other regulations of the City of Ionia Zoning Ordinance or shall be more restrictive than the requirements of any other regulations for the City of Ionia, the regulations of this Chapter 1289 shall apply.
  - (2) Any medical marihuana facility approved as a special land use shall be subject to all requirements for review and the standards for approval according to Chapter 1274 Special Land Uses.
  - (3) Medical marihuana facilities may be permitted in a structure that contains multiple tenants, provided the medical marihuana use is approved as a special land use; meets all applicable occupancy restrictions; and that the medical marihuana facility meets all requirements of the Medical Marihuana Facilities Licensing Act, PA 281 of 2016, M.C.L.A. §§ 333.27101 et seq.; and all rules promulgated by the Michigan Licensing and Regulatory Affairs Department, including by not limited to security. Marihuana facilities shall be partitioned from any other marihuana facility, activity, business, or dwelling.
  - (4) Any combination of medical marihuana facilities may operate as separate marihuana facilities at the same location, provided the marihuana facility meets all requirements of the Medical Marihuana Facilities Licensing Act, PA 281 of 2016, M.C.L.A. §§ 333.27101 et seq.; and all rules promulgated by the Michigan Licensing and Regulatory Affairs Department, including by not limited to requirements for partitioned facilities, separate entrances and exits, separation of inventory, record keeping, transfer of marihuana, and point of sale operations.

Each marihuana facility operating at the same location shall have distinct and identifiable areas with designated structures that are contiguous. A licensed provisioning center operating at the same location with any other licensed medical marihuana facility shall have retail entrances and exits clearly identified.

- (5) One or more owners may own medical marihuana facilities at the same location; one or more licensees may be licensed to operate medical marihuana facilities at the same location.
  - (6) No medical marihuana provisioning center shall be located within another business.
  - (7) No medical marihuana facility shall be located in an un-zoned area.
- (c) Location and buffering requirements:
- (1) No medical marihuana provisioning center shall be located within the following:
    - a. One thousand (1,000) feet of an operational school as defined herein and within one thousand (1,000) feet of school property or a library that constitutes a drug-free zone as required by the Michigan Public Health Code § 333.7410.
    - b. Five hundred (500) feet of the following buffered uses:
    - c. Public playground as defined herein;
    - d. Park as defined herein;
    - e. Commercial child care facility that is required to be licensed or registered with the State of Michigan Department of Health and Human Services or its successor agency;
    - f. Church.
  - (2) For the purpose of calculating the buffering distance requirements of this section, the distance shall be measured as the distance along a horizontal straight line beginning at the nearest point to the buffered use on the parcel line of the parcel upon which a provisioning center is proposed, to the nearest point on the parcel line of the parcel upon which the buffered use is located.
  - (3) For provisioning centers located within a multi-tenant commercial retail structure or center, the distance to a buffered use shall be measured from the closest boundary line of the occupied property of the provisioning center to the closest parcel or boundary line of the occupied property of the buffered use. Property for a multi-tenant retail structure shall not include the parking area of the structure.
- (d) Parking associated with any medical marihuana facility shall be on the same lot or parcel as the facility, or on a contiguous lot under the same ownership or control as the owner of the lot or parcel on which the medical marihuana facility is located, and shall not be permitted to be on a non-contiguous lot.

**Section 7. Amendment of Part Twelve, Title Six, Chapter 1290, Section 1290.06.** Part Twelve, Title Six, Chapter 1290, Section 1290.06 of the Codified Ordinances is hereby amended to read as follows:

**1290.06 DEVELOPMENT REQUIREMENTS.**

- (a) Marihuana establishments as defined herein are permitted with special land use approval in the following zoning districts:

- (1) Marihuana grower establishments are permitted only in the ~~I-1 Light Industrial~~ Technology Innovation Business District.
  - (2) Marihuana processor establishments are permitted only in the ~~I-1 Light Industrial~~ Technology Innovation Business District.
  - (3) Marihuana retailer establishments are permitted only in the B-1 Neighborhood Business District, the B-3 General Business District, and the ~~I-1 Light Industrial~~ Technology Innovation Business District.
  - (4) Marihuana retailer establishments shall not be permitted on land recommended for Central Business District land use or East Main Preservation Overlay land use on the currently adopted Future Land Use Map of the City.
  - (5) Secure transporter establishments are permitted only in the B-1 Neighborhood Business District, the B-3 General Business District, and the ~~I-1 Light Industrial~~ Technology Innovation Business District. Secure transporter establishments shall not be permitted on lands recommended for Central Business District land use or East Main Preservation Overlay land use on the currently adopted Future Land Use Map of the City.
  - (6) Safety compliance facility establishments are permitted only in the B-1 Neighborhood Business District, the B-3 General Business District, and the ~~I-1 Light Industrial~~ Technology Innovation Business District. Safety compliance facility establishments shall not be permitted on lands recommended for Central Business District land use or East Main Preservation Overlay land use on the currently adopted Future Land Use Map of the City.
  - (7) A marihuana establishment permitted as a special land use in the B-1 Neighborhood Business District or the B-2 Central Business District shall not be permitted as a principal use by right in the B-3 General Business Zoning District but shall be subject to special land use approval in the B-3 zoning district.
- (a) Parking shall be as required by Chapter 1282 of the City Code, with the exception that all parking for a marihuana establishment shall be subject to Section 1290.06(h) herein.
  - (b) Landscaping shall be as required by Section 1286.02 of the City Code.
  - (c) Exterior lighting shall be as required by Section 1286.03 of the City Code with the exception that any additional or alternate lighting as recommended by the City's Public Safety Director shall be provided.
  - (d) Signs shall be as required by Chapter 1284 of the City Code; and by any requirements of the City Code; with the exception that where the regulations of this Chapter 1290 shall conflict with any other regulations for signs of the City or shall be more restrictive than the requirements of any other regulations for signs of the City, the regulations of this Chapter 1290 shall apply.
  - (e) The following development regulations shall apply to all marihuana establishments:
    - (1) Any marihuana establishment approved as a special land use in any zoning district shall be subject to all requirements for uses in that zoning district, and shall be subject to all other applicable regulations including but not limited to requirements for accessory buildings and uses; landscaping; screening; lighting; access; and signs. Where the regulations of this Chapter 1290 shall conflict with any other

- regulations of the City Code, or shall be more restrictive than the requirements of any other regulations for the City, the regulations of this Chapter 1290 shall apply.
- (2) Any marihuana establishment approved as a special land use shall be subject to all requirements for review and the standards for approval according to Chapter 1274 Special Land Uses.
  - (3) Marihuana establishments may be permitted in a structure that contains multiple tenants, provided the marihuana use is approved as a special land use; meets all applicable occupancy restrictions; and that the marihuana establishment meets all requirements of the Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq., as amended (MRTMA), and all rules promulgated by the Michigan Department Licensing and Regulatory Affairs, including but not limited to security. Marihuana establishments shall be partitioned from any other marihuana establishment, activity, business, or dwelling.
  - (4) Operation at the same location and equivalent licenses shall be regulated as follows:
    - a. Any combination of marihuana establishments may operate as separate marihuana establishments at the same location, provided the marihuana establishment meets all requirements of the Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq., as amended (MRTMA); and all rules promulgated by the Michigan Department of Licensing and Regulatory Affairs, including but not limited to requirements for partitioned establishments, separate entrances and exits, separation of inventory, record keeping, transfer of marihuana, and point of sale operations.
    - b. Each marihuana establishment operating at the same location shall have distinct and identifiable areas with designated structures that are contiguous. Each marihuana establishment specific to the marihuana license shall have distinct and identifiable areas with designated structures that are on the same parcel or contiguous parcels. A licensed retailer operating at the same location with any other licensed marihuana establishment shall have retail entrances and exits clearly identified.
    - c. A licensee that has any combination of marihuana licenses may operate separate marihuana businesses at the same location, provided each business is permitted in the zoning district in which the marihuana business is proposed. A stacked license is considered a single marihuana business for the purposes of operation at the same location; however, a stacked license shall not be considered a single marihuana establishment for the purposes of the annual fee required to be paid to the City.
    - d. A laboratory licensed as a marihuana safety compliance facility establishment may be co-located with an existing accredited laboratory that is not a licensed safety compliance facility establishment with approval by the Agency according to criteria required by the Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq., as amended (MRTMA) and Rules.
    - e. A marihuana grower establishment, marihuana processor establishment, and a marihuana retailer establishment shall not be prohibited from operating within a single facility or from operating at a location shared with a marihuana facility operating pursuant to the Medical Marihuana Facilities Licensing Act, PA 281 of 2016, M.C.L.A. §§ 333.27101 et seq., as amended (MMFLA).

- f. A person who holds equivalent licenses with common ownership as defined herein, may operate those equivalent licenses at the same location, according to the requirements of the Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq., as amended (MRTMA) and Rules, and in accordance with this Chapter 1290.
  - g. A licensee with common ownership of a marihuana retailer and a medical marihuana provisioning center and operating equivalent licenses at the same location shall physically separate the entire inventories and the items on display for sale so that individuals may clearly identify medical marihuana products from adult-use marihuana products.
  - h. A person who holds equivalent licenses with common ownership under the Acts, and operates at the same location, is not required to have any of the following:
    - i. Separate business suites, partitions, or addresses.
    - ii. Separate entrances and exits.
    - iii. Distinct and identifiable areas with designated structures that are contiguous and specific to the state license and the state operating license.
    - iv. Separate point of sale area and operations.
  - i. One or more owners may own marihuana establishments at the same location; one or more licensees may be licensed to operate marihuana establishments at the same location.
- (5) No marihuana retailer shall be located within another business.
- (6) No marihuana establishment shall be located in an un-zoned area.

(f) Location and Buffering Requirements:

- (1) With the exception of a marihuana retailer as permitted under the Michigan Regulation and Taxation of Marihuana Act, no marihuana establishment as permitted by the Michigan Regulation and Taxation of Marihuana Act shall be required to be located 1,000 feet from a pre-existing public or private school providing education in kindergarten or any grades 1 through 12.
- (2) No marihuana retailer shall be located within the following:
  - a. One thousand (1,000) feet of an operational school as defined herein, and within one thousand (1,000) feet of school property or a library as defined by the Michigan Public Health Code § 333.7410.
  - b. Five hundred (500) feet of the following buffered uses:
    - i. Public playground as defined herein;
    - ii. Park as defined herein;
    - iii. Commercial child care establishment that is required to be licensed or registered with the State of Michigan Department of Health and Human Services or its successor agency;
    - iv. Church as defined by Section 1240.11 of the City Code.
  - c. For the purpose of calculating the buffering distance requirements of this section, the distance shall be measured as the distance along a horizontal straight line beginning at the nearest point to the buffered use on the parcel line of the parcel upon which a marihuana retailer is proposed, to the nearest point on the parcel line of the parcel upon which the buffered use is located.
  - d. For marihuana retailers located within a multi-tenant commercial retail structure or center, the distance to a buffered use shall be measured from the

closest boundary line of the occupied property or unit of the marihuana retailer to the closest parcel or boundary line of the occupied property of the buffered use. Property for a multi-tenant retail structure shall not include the parking area of the structure.

- (g) Parking associated with any marihuana establishment shall be on the same lot or parcel as the establishment or on a contiguous lot under the same ownership or control as the owner of the lot or parcel on which the marihuana establishment is located and shall not be permitted to be on a non-contiguous lot.

**Section 8. Amendment of Part Twelve, Title Six, Chapter 1291, Section 1291.02.** Part Twelve, Title Six, Chapter 1291, Section 1291.02 of the Codified Ordinances is hereby amended to read as follows:

**1291.02 PUD AUTHORIZATION.**

A rezoning to AUH-PUD may be approved for any size parcel in all zoning districts with the exception that a rezoning to AUH-PUD shall not be permitted in the following zoning districts:

- (a) MDR – Medium-Density Residential District, with the exception that parcels that front East or West Lincoln Avenue (M-21) may be approved for rezoning to AUH-PUD according to the recommendations of the City of Ionia Master Plan;
- (b) HDR – High-Density Residential District;
- (c) MDR – Medium-Density Residential District with the exception that on parcels which abut East or West Lincoln Avenue (M-21) or that front North State Street (M-66) may be approved for rezoning to AUH-PUD according to the recommendations of the City of Ionia Master Plan;
- (d) EMP - East Main Preservation Overlay District;
- (e) F-Fairgrounds District;
- (f) ~~I-1 Light Industrial~~ T – Technology Innovation Business District;
- (g) A rezoning to AUH-PUD shall not be permitted on any parcel currently zoned B-2 Central Business District, B-3 General Business District, or PUD-2 Resurrection Life Planned Unit Development District which abuts Main Street, North Steele Street, South Steele Street, North Depot Street, South Depot Street, North Kidd Street, South Kidd Street, or any public or private alley with access to Main Street, according to the goals and objectives recommended by City of Ionia Downtown Development Authority Development Plan.

**Section 9. Amendment and Renaming of Part Twelve, Title Six, Chapter 1293, Sections 1293.06 and 1293.07.** Part Twelve, Title Six, Chapter 1293 “Regulation of Mobile Food Vending Units or Mobile Food Vending Parks,” Section 1293.06 “Permitted Use in the B-1 and B-3 Business Districts, I-1 Light Industrial District, and HSD Health Services District” of the Codified Ordinances is hereby renamed “Permitted Use in the B-1, B-3, HSD, and T Districts” and Section 1293.07 “Special Land Uses in the B-3 General Business District, I-1 Light Industrial District, and HSD Health Services

District” of the Codified Ordinances is hereby renamed “Special Land Uses in the B-3, HSD, and T Districts.” Sections 1293.06 and 1293.07 are amended in entirety as follows:

**1293.06 PERMITTED USE IN THE B-1, ~~AND B-3-BUSINESS DISTRICTS, I-1-LIGHT INDUSTRIAL DISTRICT, AND HSD, AND T-HEALTH SERVICES DISTRICTS.~~**

- (a) Subject to the provisions of this Chapter, mobile food vending units may operate as a temporary accessory use on any lot in the district, except that lots with nonconforming residential uses shall follow the requirements of Section 1293.05.
- (b) A permit is required as noted in Section 1293.03.
- (c) Mobile food vending units shall be setback at least ten (10) feet from all property lines, buildings, and structures on the property. The units shall be oriented such that the food vending window faces toward the principal structure on the lot and shall comply with the applicable regulations for mobile food vendors

**1293.07 SPECIAL LAND USES IN THE B-3, ~~GENERAL BUSINESS DISTRICT, I-1 LIGHT INDUSTRIAL DISTRICT, AND HSD, HEALTH SERVICES AND T DISTRICTS.~~**

Mobile food vending parks are intended to create spaces where a mobile food vending unit(s) can make improvements to a property in support of recurring seasonal food vending. Mobile food vending parks are not considered an accessory use, thus do not require a permanent principal structure on site.

- (a) Mobile food vending parks shall be permitted by special land use permit only when conforming with all requirements outlined in Section 1293.08.
- (b) Notwithstanding any other provision of this Chapter, an application for a mobile food vending park special use shall not require a site plan conforming to the requirements in Chapter 1274.

**Section 10. Amendment of Part Twelve, Title Six, Chapter 1293, Section 1293.08.** Part Twelve, Title Six, Chapter 1293, Section 1293.08 of the Codified Ordinances is hereby amended to read as follows:

**1293.08 DISTRICT REGULATIONS FOR MOBILE FOOD VENDING PARKS (FOOD TRUCK PARKS).**

- (a) An applicant must submit a detailed drawing showing the proposed location of the mobile food vending unit(s), accessory structures, and any fixtures (tables, trash cans, etc.) that would accompany it. The plans must include all dimensional distances from any adjoining property lines, buildings, or structures. All mobile food vending parks are special land uses and must be reviewed and approved by the City of Ionia Planning Commission.
- (b) Mobile food vending parks shall be permitted only in the B-3 Business Districts, and ~~I-1 Light Industrial~~ T – Technology Innovation Business Districts.
- (c) Buffering Requirements.

- (1) When adjoining a residential district, a six-foot-high wall, fence, or dense vegetation strip shall be erected and maintained along the connecting interior lot line.
  - (2) All lighting shall be shielded from adjacent residential districts.
- (d) Performance Standards.
- (1) A parking plan must be submitted with the application for Planning Commission review identifying a designated parking area separated from the mobile food vending park space. The use of a fence or vegetation strip to separate the two areas is encouraged.
  - (2) A minimum of one (1) but no more than five (5) mobile food vending units may be parked on a site at any given time. There shall be designated locations defined on the site plan submitted within the mobile food vending park for the parking of mobile food vending units. Each mobile food vending unit may have no less than ten feet of separation from other mobile food vending units.
  - (3) A seasonal food vending permit will be required annually for each mobile food vending unit located in the mobile food vending park.
  - (4) Mobile food vending parks shall provide an aesthetically pleasing environment that includes seating elements.
  - (5) Mobile food vending parks shall have restrooms available for patrons on-site.
  - (6) Accessory structures are permitted per Chapter 1286.01 and must be designated on any site plan submitted for a special land use.
  - (7) The hours of operation for a mobile food vending unit shall be limited to 6:00 a.m. to 11:00 p.m.
  - (8) The property owner or his/her designee is responsible for the orderly setup of the mobile food vending units, site cleanliness, and site compliance with all rules and regulations during business hours. Contact information for the owner or designee shall be made available to City staff.
  - (9) At least one electrical outlet shall be required at each designated mobile food vending unit site unless the mobile food vending unit is able to self-generate electricity.
  - (10) Lighting shall be as necessary to illuminate the mobile food vending park for patrons and staff. Flashing/blinking lights shall be prohibited.
  - (11) The mobile food vending park shall be kept clear of litter, food scraps, or other debris. Sweeping debris or spilled materials into the gutters of public streets shall be prohibited.

- (12) At least one waste receptacle shall be provided for each mobile food vending unit and shall be emptied whenever full and at park closing. The mobile food vending park shall also be equipped with a large commercial dumpster into which bags from individual waste receptacles can be deposited. The commercial dumpster shall be appropriately screened.
- (13) Tables, chairs, and umbrellas shall be of durable commercial-grade materials, sufficiently weighted to avoid displacement by the wind.
- (14) Signage is permitted when placed directly on mobile food units, so long as it does not extend above or beyond the mobile vending unit itself. The vendor must otherwise follow the City's sign ordinance (Chapter 1284), including regulations for sidewalk signs (e.g., sandwich board signs).
- (15) After expiration of the seasonal food vending permit the mobile food vending unit must be removed from the property. Storage of mobile food vending units will not be permitted on-site during the off-season.

**Section 11. Amendment of Part Twelve, Title Six, Appendices, Appendix I.** Part Twelve, Title Six, Appendices, Appendix I table of the Codified Ordinances is hereby amended to read as follows:

**APPENDIX I - SCHEDULE OF REGULATIONS**

Zone District by Typology and Unit Size	Minimum Zoning Lot Size		Maximum Height	Minimum Yard Setbacks			Minimum Floor Area Per Residential Unit	Maximum Lot Area Covered (By All Buildings)
	Area in Sq. Ft.	Width in Feet	Height in Feet	Front Yard	Side Yard	Rear Yard	Area in Sq. Ft.	Area in Maximum Percentage of Total Lot Area
LDR – Low-Density Residential								
Single-Unit	4,000 sq. ft.	40 ft.	30 ft.	20 ft.	Minimum 6 feet on one side and 10 feet on the other (16 feet total).	20 ft. (b)	700 sq. ft. min.	40 % max. coverage
Two-Unit (corner lot only)	8,000 sq. ft.	65 ft.						
MDR – Medium-Density Residential								
Single-Unit	4,000 sq. ft.	40 ft.	35 ft.	20 ft.	Minimum 10 feet on each side (20 feet total).	20 ft. (b)	600 sq. ft. min.	45% max. coverage
Two-Unit	5,000 sq. ft.	50 ft.						
Three-Unit	7,500 sq. ft.	75 ft.						
Multifamily (up to 8 total units)	15,000 sq. ft (i)	125 ft. (i)						
HDR – High-Density Residential								
Multifamily (4 units or greater)	15,000 sq. ft. (i)	125 ft. (i)	45 ft.	30 ft. (c)	Minimum 20 feet on each side (40 feet total).	50 ft. (c)	500 sq. ft. min.	55% max. coverage
EMP – East Main Preservation Overlay	8,000 sq. ft.	65 ft.	35 ft.	Average setback distance (ft.) of neighboring	Minimum 12 feet on each side (24 feet total). (b)	35 ft.	500 sq. ft.	40% max. coverage

				houses to either side or around the corner				
B-1 – Neighborhood Business	n/a	n/a	30 ft.	25 ft. (e)(f)	20 ft. (e)	20 ft. (e)	500 sq. ft. min.	n/a
B-2 – Central Business	n/a	n/a	40 ft.	0 ft. (no setback)	n/a	n/a	500 sq. ft. min.	n/a
B-3 – General Business	n/a	n/a	n/a	30 ft.(e)(f)	20 ft. (e)	20 ft.(e)	500 sq. ft. min.	n/a
<del>I-1 – Light Industrial</del> <u>T – Technology Innovation Business</u>	n/a	n/a	<del>50</del> 40 ft.	30 ft.(g)(h)	20 ft. (g)(h)	20 ft. (g)(h)	<del>n/a</del> 500 sq. ft.	n/a
HSD – Health Services	n/a	n/a	35 ft.	25 ft. (e)(f)	20 ft. (e)	20 ft. (e)	500 sq. ft. min.	n/a

**Section 12. Severability.** Should any portion of this Ordinance be declared to be invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect any other portion or provision of this Ordinance, which shall remain valid and in full force and effect.

**Section 13. Effective Date.** This Ordinance shall become effective upon the expiration of seven (7) days after this Ordinance’s adoption, or a summary thereof, appears in the newspaper as provided by law.

**(VII-2) Local Development Finance Authority – Development and Tax Increment Financing Plan for Orchard View Industrial Park**

The City of Ionia Local Development Finance Authority (LDFA) was created by the Ionia City Council on May 26, 1993, pursuant to 1986 PA 261, as amended, which was later recodified and became part of PA 57 of 2018, as amended. The Act authorizes the LDFA to propose a Development and Tax Increment Financing (TIF) Plan for the purpose of facilitating economic development within its district.

The LDFA proposes a Development and TIF Plan to reconstruct Apple Tree Drive, which is crumbling after 30 years of use, as well as to extend it as originally envisioned to the east boundary of the Orchard View Industrial Park, ending in a cul-de-sac. These improvements will facilitate the expansion activities of Enwork, an office furniture manufacturer, which located to the park in 2022 and now has plans to expand its manufacturing operations. The estimated cost of all eligible Plan activities is \$1.8 million and the required TIF capture period is projected at 18 years.

The LDFA board voted at its October 15, 2024, meeting to recommend the new LDFA Development and TIF Plan to the Ionia City Council for approval. To consider plan approval, the City Council must first set a public hearing and direct that proper notice of that meeting be given, as described in the Act.

Councilmember Millard made a motion, seconded by Councilmember Ketchum, to set a public hearing for **Wednesday, December 4, 2024, at 7:00 PM**, and directed that proper notice be given, pursuant to PA 57 of 2018, as amended, to conduct a public hearing regarding the LDFA’s Development and Tax Increment Financing Plan for Orchard View Industrial Park.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman & Milewski  
NAYS: None

**MOTION CARRIED**

Resolution 2024-19

CITY OF IONIA  
RESOLUTION APPROVING A DEVELOPMENT AND  
TAX INCREMENT FINANCING (TIF) PLAN  
FOR THE CITY OF IONIA PURSUANT TO AND  
IN ACCORDANCE WITH THE PROVISIONS OF ACT 57 OF THE  
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 2018, AS AMENDED

At a regular meeting of the City Council of the City of Ionia, 114 South Kidd Street, Ionia, Michigan on December 4, 2024 at 7:00 p.m.

PRESENT: Council Members  
ABSENT:  
MOTION BY:  
SECOND BY:

WHEREAS, the Local Development Finance Authority (the “Authority”) of the City of Ionia, pursuant to and in accordance with the provisions of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the “Act”), has prepared and recommended a Development

and Tax Increment Financing Plan (the “Plan”) for approval by the City Council of the City of Ionia; and

WHEREAS, the City Council of the City of Ionia provided public notice, as published in *The Daily News*, a local newspaper of general circulation, on November 9 and November 23 regarding its scheduled public hearing to consider the Plan; and

WHEREAS, the Authority has fully informed the taxing jurisdictions levying taxes about the fiscal and economic implications of the proposed tax increment financing plan in accordance with Section 412(5) of the Act; and

WHEREAS through this public notice and hearing, the Ionia City Council has provided individuals and the affected taxing jurisdictions a reasonable opportunity to express their views and recommendations regarding the Plan, in accordance with Section 416 of the Act; and

WHEREAS, the Ionia City Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Development and Tax Increment Financing Plan as set forth in Sections 412(1), (2), and (3) and 415(2) of the Act;
- C. The proposed method of financing the public facility is feasible and the Authority has the ability to arrange the financing; and
- D. The development is reasonable and necessary to carry out the purposes of this part; and
- E. The amount of captured assessed value estimated to result from adoption of the plan is reasonable; and
- F. The Development Plan is in reasonable accord with the approved master plan of the City of Ionia; and
- G. Public services, such as fire and police protection and utilities, are adequate to service the public facility and development district; and
- H. Improvements as will be facilitated by the Plan to improve streets and utilities are reasonable and necessary to encourage economic development within the development district and the City; and

WHEREAS, having reviewed the Plan and considered the views and recommendations of the public and affected taxing jurisdictions, the Ionia City Council may proceed with approval of the Plan.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. **Plan Approved.** Pursuant to the authority vested in the Ionia City Council by the Act, the Plan is hereby approved in the form attached as Exhibit “A” to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

**(VII-3) Purchase of Employee Health/Dental/Vision/Life Insurance**

The City’s employee health care insurance is renewed annually at the beginning of the calendar year. The 2025 rate increase was just received and is proposed to increase 8.8% year over year (YoY). Year over year rates compare in detail as follows:

		<b>Priority Health - 2024</b>			
	<b>Rate per Month</b>	<b>Certificates</b>	<b>Total Cert/Mo.</b>	<b>Annual Rate</b>	
<b>Single</b>	\$ 456.95	7	\$ 3,198.65	\$ 38,383.80	
<b>Single (65+)</b>	\$ 663.12	1	\$ 663.12	\$ 7,957.44	
<b>Two-Person</b>	\$ 1,096.68	12	\$ 13,160.16	\$ 157,921.92	
<b>Family</b>	\$ 1,370.85	25	\$ 34,271.25	\$ 411,255.00	
<b>TOTALS</b>	<b>\$ 3,587.60</b>	<b>45</b>	<b>\$ 51,293.18</b>	<b>\$ 615,518.16</b>	
		<b>Priority Health - 2025</b>			
	<b>Rate per Month</b>	<b>Certificates</b>	<b>Total Cert/Mo.</b>	<b>Annual Rate</b>	
<b>Single</b>	\$ 497.38	10	\$ 4,973.80	\$ 59,685.60	
<b>Single (65+)</b>	\$ 714.12	1	\$ 714.12	\$ 8,569.44	
<b>Two-Person</b>	\$ 1,193.71	8	\$ 9,549.68	\$ 114,596.16	
<b>Family</b>	\$ 1,469.58	26	\$ 38,209.08	\$ 458,508.96	
<b>TOTALS</b>	<b>\$ 3,874.79</b>	<b>45</b>	<b>\$ 53,446.68</b>	<b>\$ 641,360.16</b>	
		<b>HSA Contribution</b>			
<b>Single</b>	\$ 3,300.00	9	\$ 29,700.00		
<b>Two-Person</b>	\$ 6,600.00	7	\$ 46,200.00		
<b>Family</b>	\$ 6,600.00	25	\$ 165,000.00		
		41	\$ 240,900.00		
				<b>Increase YoY</b>	
<b>Total Healthcare Spend</b>			<b>\$ 882,260.16</b>	<b>\$ 23,542.00</b>	

A structural change began with last year’s healthcare plan, mandated by the IRS. The IRS mandates minimum embedded deductibles for high deductible health plans (HDHPs). The minimum deductible was increased to \$3,300 per single/\$6,600 per two person/full family coverage from \$3,200/\$6,400. The plan includes an HSA contribution equal to the embedded deductible, which led to an overall, year over year gross increase for health plan benefits of \$23,542, or 2.74%.

Assuming that the City continues to elect the 80/20 cost share as it has done since 2011 under PA 152, its actual cost for health insurance in 2025 would be as follows:

$\$882,260.16 \times 0.80 = \$705,808.13$  All insureds @ 80% cost share  
 $\$882,260.16 \times 0.20 = \$176,452.03$  All insureds @ 20% cost share

$\$740,792.28 \times 0.80 = \$592,633.82$  City only share (excludes HC & retirees)  
 $\$740,792.28 \times 0.20 = \$148,158.46$  City employee only share (excludes HC & retirees)

Quotes were also obtained for dental and vision insurance coverage. Rates were quoted with no rate increase compared to the prior year for vision (now both holding steady for the past three years). Dental rates increased modestly by 3.4%, the first increase since 2021, as follows:

<b>2025-Delta Dental</b>				
	<b>Rate per Month</b>	<b>Certificates</b>	<b>Total Cert/Mo.</b>	<b>Annual Rate</b>
<b>Single</b>	\$ 41.07	11	\$ 451.77	\$ 5,421.24
<b>Two-Person</b>	\$ 75.39	8	\$ 603.12	\$ 7,237.44
<b>Family</b>	\$ 134.59	26	\$ 3,499.34	\$ 41,992.08
<b>TOTALS</b>	<b>\$ 251.05</b>	<b>45</b>	<b>\$ 4,554.23</b>	<b>\$ 54,650.76</b>
<b>2025-VSP Vision</b>				
	<b>Rate per Month</b>	<b>Certificates</b>	<b>Total Cert/Mo.</b>	<b>Annual Rate</b>
<b>Single</b>	\$ 6.81	11	\$ 74.91	\$ 898.92
<b>Two-Person</b>	\$ 10.39	8	\$ 83.12	\$ 997.44
<b>Family</b>	\$ 18.63	26	\$ 484.38	\$ 5,812.56
<b>TOTALS</b>	<b>\$ 35.83</b>	<b>45</b>	<b>\$ 642.41</b>	<b>\$ 7,708.92</b>
<b>DENTAL + VISION</b>				<b>\$ 62,359.68</b>

Finally, the City provides basic group term life and long-term disability insurance for all City employees as specified in the City of Ionia Personnel Policy manual and/or collective bargaining agreements. This year’s annual renewal rate proposed by Lincoln Financial for all coverage is \$17,128. This reflects a 5% increase over the prior year. An executive summary of all proposed insurance policies was reviewed by Council.

Councilmember Lee made a motion, seconded by Councilmember Winters, to approve the renewal proposal from Priority Health for 2025 employee health insurance, along with Delta Dental and VSP for dental and vision insurance, and Lincoln Financial for life and disability insurance, respectively, with rates as detailed above.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman & Milewski  
 NAYS: None

**MOTION CARRIED**

**(VII-4) PA 152 – Annual Election**

Michigan Public Act 152, the “Publicly Funded Health Insurance Contribution Act” was passed in 2011. The Act limits public employers’ contributions to employee healthcare. The City is required to annually determine how it will comply with the Act. Choices include:

1. Abiding by the hard cap spending limit (per section 3 of the act)
2. Implementing the 80% employer; 20% employee cost share (per section 4 of the act)
3. Exempting itself from PA 152 compliance for the next plan year (requires a 2/3 vote of the Council).

The City has consistently implemented the 80/20 cost share with all employee groups since passage of PA 152, as reflected by its inclusion in all collective bargaining agreements and the City of Ionia Personnel Policy Manual. If the City approves the quote by Priority Health for 2025 health insurance, its cost will be \$592,633.82 (80% of premiums and HSA account contributions for City only participants). The maximum allowed spend under the hard cap for 2025 calculates to \$716,417.81, placing the City’s total plan costs \$123,783.99 under the maximum allowed, with the 80/20 cost share.

Without the 80/20 cost share and assuming the City paid 100%, the total health insurance cost would have been \$740,792.28, which exceeds the annual hard cap spending limit by \$24,374.47.

Councilmember Winters made a motion, seconded by Councilmember Cowling, to approve Resolution 2024-18, which would implement the 80/20 cost share for the healthcare plan year beginning January 1, 2025.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman & Milewski  
NAYS: None

**MOTION CARRIED**

Resolution No. 2024-18

**CITY OF IONIA**  
**COUNTY OF IONIA, MICHIGAN**

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 6th day of November, 2024, at 7:00 p.m.

PRESENT: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, and Mayor Milewski

ABSENT: None

The following preamble and resolution were offered by Councilmember Winters and seconded by Councilmember Cowling:

**RESOLUTION TO ADOPT 80/20 COST SHARING OPTION AS SET FORTH IN 2011 PUBLIC ACT 152, THE “PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT”**

**WHEREAS**, 2011 Public Act 152 (the “Act”) was passed by the State Legislature and signed by the Governor on September 24, 2011;

**WHEREAS**, the Act contains three options for complying with the requirements of the Act;

**WHEREAS**, the three options are as follows:

1. Section 3 - “Hard Caps” Option - limits a public employer’s total annual health care costs for employees based on coverage levels, as defined in the Act;
2. Section 4 - “80/20” Option - limits a public employer’s share of total annual health care costs to not more than 80%. This option requires an annual majority vote of the governing body;
3. Section 8 - “Exemption” Option - a local unit of government, as defined in the Act, may exempt itself from the requirements of the Act by an annual 2/3 vote of the governing body;

**WHEREAS**, the City Council of the City of Ionia has decided to adopt the 80/20 option as its choice of compliance under the Act;

**NOW, THEREFORE, BE IT RESOLVED** the City Council of the City of Ionia elects to comply with the requirements of 2011 Public Act 152, the “Publicly Funded Health Insurance Contribution Act”, by adopting the 80/20 option for the medical benefit plan coverage year January 1, 2025 through December 31, 2025.

Upon a call of the roll, the vote was as follows:

AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, Milewski  
NAYS: None  
ABSENT: None

**RESOLUTION 2024-18 DECLARED ADOPTED.**

**(VII-5) Berlin Township Sanitary Sewer Maintenance Agreement**

The City of Ionia and Berlin Township have been partners in a Sanitary Sewer Maintenance Agreement since 2006. This agreement has been extended multiple times since 2006 and will expire at the end of 2024.

After reviewing the agreement with Berlin Township, it was determined both parties are interested in amending the current agreement to extend it for a ten-year term (2025 – 2035). Council reviewed the proposed agreement.

Councilmember Cook made a motion, seconded by Councilmember Winters, to approve the “Amendment to Sanitary Sewer Maintenance Agreement Between the City of Ionia and Township of Berlin,” for a term of ten years, beginning January 1, 2025 and ending December 31, 2034.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman & Milewski  
NAYS: None

**MOTION CARRIED**

**(VII-6) Contract Amendments – Complete Distribution System Materials Inventory (CDSMI) – Potholing Project**

Earlier this year, the City was successful in receiving a Technical, Managerial and Financial Support (TMF) grant in the amount of \$600,000 to provide funding for compiling a Complete (Water) Distribution System Materials Inventory (CDSMI). Grant funding remains to continue potholing activities next spring.

Engineering firm Prein & Newhof (P&N) was approved by the City in March to assist in undertaking the required work for inventorying and verifying service line materials. As part of this process, P&N developed plans and specifications for potholing and solicited bids on the city’s behalf. They were as follows:

<b>Bidder</b>	<b>Location</b>	<b>Bid Amount</b>
Duke’s Root Control	Elgin, IL	\$261,491.80
National Industrial Maintenance	East Chicago, IL	\$260,760.00
Pipeline Management Company	Milford, MI	\$288,687.00
Plummer’s Environmental Services	Byron Center, MI	\$184,725.00
Waste Recovery Systems	Wyoming, MI	\$177,640.00

On May 1, City Council amended the bid for this project to Waste Recovery Systems (WRS) for \$177,640 and \$114,727 has been paid for work performed to date. There is \$227,173 still left in grant funds for additional potholing. WRS is agreeable to performing additional potholing next spring, contingent upon an adjustment in pricing.

Options available are to rebid the remaining potholing project work, or approve a change order to increase pricing as requested by WRS. The pros and cons of each option were analyzed and P&N

surmised the advantages of issuing a change order outweigh the disadvantages expected from rebidding the project. Furthermore, the revised pricing appears to be fair and is still competitive with the second low-bidder and would likely stretch the remaining grant funds further than incurring the additional administrative costs caused by rebidding.

Councilmember Winters made a motion, seconded by Councilmember Millard, to agree to the pricing increase requested by WRS via change order, which would increase the average potholing price from \$317 to \$411 per service. Funds have been budgeted for this expense in the Water Fund, 591-561.000-801.000 and revenues from the grant totaling \$227,173 remain to pothole approximately 522 additional services.

Roll Call Vote: AYES: Winters, Cook, Lee, Starr, Millard, Cowling, Waterman & Milewski  
NAYS: Ketchum

### **MOTION CARRIED**

#### **(VII-7) Staff Reorganization – City Clerk Position**

On November 7, 2023, the electorate of the City of Ionia voted to modernize the city’s organizational structure by amending the Ionia City Charter regarding the City Clerk position, changing the position from elected to appointed. This change takes effect when the current clerk’s term ends in 2026 or if it is vacated sooner. Furthermore, the new charter language in **Section 2.08 City Clerk** states, “The City Council shall appoint the City Clerk on the basis of education, ability, training, and experience.”

City Clerk Mary Patrick has announced her intention to leave office prior to the end of her current term, on or around February 28, 2025. During Mary’s tenure, many more demands were placed on the City Clerk position due to significant changes in election law. Aiding Mary during this time, in de-facto “Deputy Clerk,” role has been Assistant City Manager Jonathan Bowman. Along with Mary, Jonathan has completed all the required training and certification required to perform the full election duties of City Clerk, has helped conduct City of Ionia elections since 2022, and is knowledgeable regarding all the additional responsibilities of the City Clerk position. Council reviewed Jonathan’s resume indicating that he is a 2020 graduate of Grand Valley State University and possesses a master’s degree in public administration.

After considering Jonathan’s education, abilities, training, and experience, it was recommended that staffing be reorganized at the City of Ionia to create the position of Assistant City Manager/City Clerk and appoint Jonathan Bowman to this position.

In accordance with Section 2.08 of the Ionia City Charter, Councilmember Millard made a motion, seconded by Councilmember Winters, to approve appointing Jonathan Bowman to the position of Assistant City Manager/City Clerk, effective March 1, 2025, or at the time of Mary Patrick’s departure from office as elected City Clerk, whichever date occurs sooner.

Roll Call Vote: AYES: Winters, Cook, Lee, Starr, Millard, Cowling, Waterman & Milewski  
NAYS: Ketchum

### **MOTION CARRIED**

## **VIII. APPOINTMENTS**

### **(VIII-1) Board of Review Appointment**

Per Section 2.03 Mayor of the City Charter of the City of Ionia, it is the duty of the mayor to appoint, with the advice and consent of the City Council, the members of citizen advisory boards and commissions. The following individual has been recommended by Mayor John Milewski to begin service on the following board, subject to council approval:

**Board of Review – (3 year terms)**

Jani Millard – Unexpired Term through 12/31/25

Upon Councilmember Millard’s request to abstain from voting, Councilmember Starr made a motion, seconded by Councilmember Lee to approve his request.

**MOTION CARRIED BY VOICE VOTE**

Councilmember Starr made a motion, seconded by Councilmember Cowling, to appoint Jani Millard to serve on the Board of Review for the unexpired term ending December 31, 2025.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Cowling, Waterman & Milewski

NAYS: None

ABSTAIN: Millard

**MOTION CARRIED**

**IX. CITY DEPARTMENT REPORTS & MINUTES FROM BOARDS & COMMISSIONS**

Written reports provided to Council.

**X. GOOD OF THE ORDER/CITY COUNCILMEMBER COMMENTS**

**City Manager Precia Garland:** Recognizes that while staff have gone through significant changes, they are top-notch, making her proud and feeling fortunate to work with a great group of people.

**Mayor John Milewski:** (1) “Meander on Main” was declared a success with more people attending than were pre-registered; (2) Kudos to the Ionia High School Marching Band on its performance; (3) Will be attending an IRUA meeting; (3) Attending CPR class that we arranged by Public Safety Director Corey McDiarmid; (4) Suggested that council members share information on personal sites about the dog park and Hale Park status as it would go a long way towards keeping the public informed; (5) Tree Lighting and Twinkle Town Parade will be held December 6, 4:00-8:00 PM.

**City Clerk Mary Patrick:** (1) Happy that the November 5 election went smoothly, with election workers producing perfect numbers at the end of the evening. Thanked the many people that worked to ensure a successful election: Chris Hyzer, Corey McDiarmid, Matt Painter, Keegan Rice, Department of Public Works staff, Sarah Hamp; Michael Donaldson; (2) Worked with City Manager Garland to determine a departure date that will allow a smooth transition; (3) Appreciates that the office of the City Clerk will benefit with the continuity of an appointed clerk, and Jonathan is an excellent choice who will be able to hit the ground running.

**Brenda Cowling:** (1) Sirens on Halloween were missed; (2) Being able to vote early was nice.

**Dawn Ketchum:** (1) Hopes that the Ionia Varsity Volleyball team brings home a district win; (2) Noted that the Halloween sirens weren’t heard as usual.

**Tom Millard:** (1) Clerk Patrick and Deputy Clerk Bowman made a great team and were a pleasure to work with, providing excellent training, organization, and smoothly run elections. Voters in yesterday’s election were very upbeat; (2) Commended Precia on her course of action to reorganize and make much needed changes.

**Rich Starr:** It was great to see such good community support and turnout to see the Ionia Marching Band at Ford Field. They put on a great show.

**XI. CLOSED SESSION**

None.

**XII. ADJOURNMENT**

Councilmember Cook made a motion, seconded by Councilmember Cowling, to adjourn. The meeting was adjourned at 8:21 PM by Voice Vote.

Submitted by:

Mary Patrick  
Ionia City Clerk