



**PLANNING COMMISSION  
2019 Annual Report**

TO: Mayor Balice and Councilmembers  
FROM: Chairman Hoppough and Planning Commissioners  
DATE: March 1, 2020  
RE: 2019 Planning Commission Annual Report

The City of Ionia Planning Commission is pleased to provide this Annual Report of its activities for calendar year 2018. This report is being submitted in fulfillment of Article II, Section 19 of Public Act 33 of 2008 (Michigan Planning Enabling Act) and pursuant to Section 6 of the Planning Commission's By-Laws and Rules of Procedure.

The Municipal Planning Enabling Act states that "a planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development."

Calendar year 2019 proved to be a busy one for your Planning Commission. Of particular interest is the following:

**Site Plan/Special Land Use Permit Reviews and Others**

During 2019 the Planning Commission reviewed the following site plans/special land use requests, all pertaining to some aspect of medical marihuana:

- DNVK 3, LLC, Medical Marihuana Provisioning Center, 526 Hall Street: Special land use permit denied.
- DNVK 3, LLC, Medical Marihuana Provisioning Center, 406 South Steele Street: Special land use permit and site plan approved.
- Leoni Wellness, LLC, Medical Marihuana Provisioning Center, 416 Brown Boulevard: Special land use permit and site plan approved.
- Ionia Project 1, LLC, Medical Marihuana Provisioning Center, 410 Swartz Court: Special land use permit approved. Site plan approval in process.
- Ionia Project 2, LLC, Medical Marihuana Provisioning Center, 283 South Steele Street: Special land use permit denied.

- Pure Roots, LLC, Medical Marihuana Provisioning Center, 916 East Lincoln Avenue: Special land use permit and site plan approved.
- PRW Ventures, Medical Marihuana Provisioning Center, 300 South Steele Street: Special land use permit denied.
- The Machine, LLC, Medical Marihuana Grow, Processing and Provisioning Center, 29 Beardsley Road: Special land use permits and site plan approved.

The Planning Commission also reviewed a site plan submitted by Ventra for the construction of a parking lot on property owned by Ventra, located west of Beardsley Road and north of East Washington Street. During the review process, Ventra withdrew its request.

The Planning Commission also provided input regarding the reconstruction of Steele Street (Adams Street to Dexter Street) which is scheduled to be completed during 2020. The Commission recommended a “road diet” whereby the three lane cross section will be reduced to two lanes. They also recommended the construction of a new 5’ wide sidewalk along the west side of the street and a 10’ multi-purpose path along the east side.

**City Code Amendments**

During 2019 the Planning Commission drafted and recommended approval to City Council of the following ordinances:

- 1) An amendment to the City Code permitting and enacting standards for medical marihuana facilities in the City (so called “opt in” ordinance). Ultimately, the proposed amendment was enacted by the City Council.
- 2) An amendment to the City Code to rezone the property located at 420 South Steele Street (former Ionia Auto Glass) from B-3 General Business District to L-1 Light Industrial District. The proposed amendment failed to receive majority support from the City Council.

**Master Plan - Update**

During 2019 the Planning Commission completed its efforts to update the City’s 2012 Master Plan. The new 2019 Master Plan was adopted by the Commission at its October 9, 2019 meeting.

**Looking Ahead to 2020**

As the Planning Commission looks ahead to its tasks for 2020, items on its list include:

- Begin implementing the short-term recommendations contained in the updated Master Plan.
- Begin implementing the recommendations contained in the Housing Market Analysis as prepared as part of the City’s participation in Project Rising Tide.

**2019 Planning Commission Members and Attendance**

The Planning Commission held ten meetings during 2019.

<u>Commissioner</u>	<u>Attended</u>
Dave Cook	9/11
Mike Donaldson	6/11
Boomer Hoppough	9/11
Mark Jennings	8/11
Gordon Kelley	3/5 (partial term)
Tim Lee	7/10 (partial term)
Ted Paton	6/7 (partial term)
Judy Swartz	9/11

As approved by the Planning Commission at its February 12, 2020 regular meeting.