



**PLANNING COMMISSION  
2021 Annual Report**

TO: Mayor Balice and Councilmembers  
FROM: Chairman Hoppough and Planning Commissioners  
DATE: February 1, 2022  
RE: 2021 Planning Commission Annual Report

The City of Ionia Planning Commission is pleased to provide this Annual Report of its activities for calendar year 2021. This report is submitted to fulfill Article II, Section 19 of Public Act 33 of 2008 (Michigan Planning Enabling Act) and pursuant to Section 1202.05 of the Ionia Code of Ordinances.

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.”

The Planning Commission met on January 13, February 10, March 10, April 14, April 21 (Special), May 12, June 9, July 14, August 11, September 8, and November 10 of 2021. Action was completed on a variety of matters, including the following:

**Site Plan/Special Land Use Permits**

During 2021 the Planning Commission reviewed the following site plans and special land use requests:

- Approval was granted for a Site Plan and Special Land Use Permit submitted by The Machine, Inc. to operate an Adult-Use Marihuana Retailer Establishment at 29 Beardsley Road.
- A one-year extension of the Special Land Use Permit was granted for DNVK 3, LLC for a Medical Marihuana Provisioning Center located at 406 S. Steele Street.
- Approval was granted for a Site Plan and Special Land Use Permit submitted by The Machine, Inc. to operate an Adult-Use Marihuana Processor Facility at 29 Beardsley Road.
- Approval was granted for a Site Plan and Special Land Use Permit submitted by The Machine, Inc. to operate an Adult-Use Marihuana Grower Facility with 2 Class C Licenses and an Adult-Use Marihuana Grower Establishment with 5 Class C Grow Licenses at 29 Beardsley Road.

- Approval was granted for a Site Plan and Special Land Use Permit submitted by DNVK 3, LLC to operate an Adult-Use Marihuana Retailer Establishment at 406 S. Steele Street.
- A one-year extension of the Special Land Use Permit was granted for Leoni Wellness, LLC for a Medical Marihuana Provisioning Center located at 416 Brown Boulevard.
- Approval was denied for a Site Plan and Special Land Use Permit for a Plant Material Nursery at 260 S. Dexter Street.
- Approval was granted for a Site Plan and Special Land Use Permit submitted by Leoni Wellness, LLC to operate an Adult-Use Marihuana Retailer Establishment at 416 Brown Boulevard.
- A one-year extension of the Special Land Use Permit was granted to Michigan Provisioning Center for a Medical Marihuana Provisioning Center located at 420 S. Steele Street.

### **Zoning Ordinance Amendments**

During 2021 the Planning Commission drafted and recommended approval to City Council of the following ordinances:

- Ordinance No. 552 – Recommend approval of the Austin Pines PUD District as new Chapter 1292 of the Planning and Zoning Code.
- Ordinance No. 553 – Recommend approval of the Attached Urban Housing (AUH) PUD District by amending Chapter 1266 and adding a new Chapter 1291 to the Planning and Zoning Code.
- Ordinance No. 555 – Recommend the rescinding of Chapter 1267 Ionia Springs PUD District of the Planning and Zoning Code and rezoning Lot 7 back to I-1 Light Industrial District.
- Ordinance No. 557 – Recommend approval of the AC Development PUD District at 533 E. Washington Street through adding a new Chapter 1273 AC Development PUD District to the Planning and Zoning Code, based on the findings that the proposed use complies with the Planned Unit Development requirements of Section 1266.04 and the Site Plan Standards of Section 1276.07.
- Ordinance No. 559 – Recommend rezoning of 500 Skyview Drive from B-1 Neighborhood Business District to R-2 One-Family Residential District.
- Ordinance No. 558 – Recommend approval of a new sign ordinance by repealing Chapter 1234 and adding a new Chapter 1284 titled “Signs” to the Planning and Zoning Code.

### **Miscellaneous Matters**

- Discussion regarding B-2 amendments for 1st floor dwellings and Attached Urban Housing Planned Unit Development District.
- Ranking and discussion of goals for the Commission as related to the 2019 Master Plan.
- Presentation from LandUse USA on an Ionia Residential Target Market Analysis.
- Revision of Planning Commission Bylaws.
- Discussion of tackling blight within the City of Ionia.
- Presentation from Ionia Habitat for Humanity on current projects, initiatives, and potential partnerships.

### **Future Priorities**

As the Planning Commission looks ahead to 2022, priority items on its list include:

- Revitalization of the M-21 and M-66 corridors
- Community partnerships to assist with neighborhood blight
- Code enforcement
- Supporting parks and recreation
- Updating outdated sections of the Planning and Zoning Code
- Following through with Master Plan goals

### **2021 Planning Commission Members and Attendance**

The Planning Commission held ten regular meetings and one special meeting during 2021.

<b>Member Name</b>	<b>Meetings Attended</b>
David Cook	7
Michael Donaldson	7
Boomer Hoppough	10
Tim Lee	9
Ted Paton (Resigned)	2
Judy Swartz	10
Ryan Videtich	9

As approved by the Planning Commission at its January 12, 2022 regular meeting.