



**PLANNING COMMISSION
2022 Annual Report**

TO: Mayor Balice and Councilmembers
FROM: Chairman Hoppough and Planning Commissioners
DATE: February 8, 2023
RE: 2022 Planning Commission Annual Report

The City of Ionia Planning Commission is pleased to provide this Annual Report of its activities for calendar year 2022. 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 12, February 9, March 9, April 13, May 11, June 8, July 13, August 10, October 12, November 9, and December 14, 2022, for a total of 11 meetings. Action was completed on a variety of matters, including the following:

Site Plan/Special Land Use Permits

During 2022 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 HQ Ventures, LLC to operate an Adult-Use Marihuana Retailer Establishment and a Medical Marihuana Provisioning Center at 420 S. Steele Street.
- Approval was granted for a site plan amendment submitted by The Machine Three, LLC to allow for additional accessory buildings for the marihuana establishment at 29 Beardsley Road.
- Approval was granted of a site plan submitted by Mark Purkey, LLC to allow for a gas station expansion at 703 W. Lincoln Avenue.
- Approval was granted for a Special Land Use Permit submitted by Jessica Rich to operate a Level 2 Home Occupation at 921 Hackett Street for the purpose of opening a personal services establishment.

Zoning Ordinance Amendments

During 2022 the Planning Commission drafted and recommended approval to City Council of the following ordinances:

- Ordinance No. 561 – Recommend approval to amend Chapter 1250 entitled “RT Two-Family Residential District” in order to allow two-family dwellings as a use by right in the Planning and Zoning Code.
- Ordinance No. 563 – Recommend approval to rezone 715 W. Lincoln Avenue from the R-1, One-Family Residential District to the B-3, General Business District.
- Ordinance No. 565 – Recommend approval to rezone 77 parcels along East Main Street from the R-1, One-Family Residential District to the RT, Two-Family Residential District in order to bring nonconforming parcels into compliance with the Zoning Code and allow parcels to be eligible for two-family residential.
- Ordinance No. 566 – Recommend approval to amend Chapter 1286 entitled “Miscellaneous Regulations” updating language on accessory structures, fencing, and lot coverage allowances in the Planning and Zoning Code.
- Ordinance No. 567 – Recommend approval to amend the definitions in Chapter 1240 and create a new Chapter 1293 entitled “Regulation of Mobile Food Vending Units or Mobile Food Vending Parks” in the Planning and Zoning Code.
- Ordinance No. 568 – Recommend approval to amend Chapter 1242 entitled “Administration, Enforcement, and Penalty” changing the penalty for zoning violations to municipal civil infractions in the Planning and Zoning Code.
- Ordinance No. 571 – Recommend approval to amend the B-1, B-2, and B-3 Business Districts found in Chapters 1256, 1258, and 1260; to rename Chapter 1255 entitled “Office District” to “HSD, Health Services District”; and to rezone two parcels into the newly created HSD.

Miscellaneous Matters

- Planning Commissioner training for new members.
- Evaluation of properties zoned RT, Two-Family Residential District and alignment of this district with the Future Land Use Map
- Expiration of the Site Plan and Special Land Use Permit of Leoni Wellness, LLC to operate an Adult-Use Marihuana Retailer Establishment and a Medical Marihuana Provisioning Center at 416 Brown Boulevard.
- Discussion on the use of food trucks in the City and a permitting process.
- Revitalization goals for the M-66 and M-21 corridors
- Review of the allowable uses in the business zoning districts and the location of parcels within these zones.
- Discussion on code enforcement and blight within the City of Ionia.

Future Priorities

As the Planning Commission looks ahead to 2023, priority items on its list include:

- Adoption of a new Parks and Recreation 5-year plan
- Beginning a comprehensive Master Plan update
- Revitalization of the M-21 and M-66 corridors
- Evaluation of the residential zoning districts
- Updating outdated sections of the Planning and Zoning Code
- Following through with Master Plan goals

2022 Planning Commission Members and Attendance

The Planning Commission held eleven regular meetings during 2022.

Member Name	Meetings Attended
Logan Bailey	8
Michael Donaldson	4
Ryan Gregory	11
Boomer Hoppough	9
Tim Lee	10
Judy Swartz	9
Ryan Videtich	6

As approved by the Planning Commission at its January 11, 2023, regular meeting.