

CITY OF IONIA
Planning Commission
April 12, 2023
Regular Meeting Minutes

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for April 12, 2023, to order at 4:30 PM.

ROLL CALL

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

Absent: None.

Also Present: City Manager Precia Garland, Planning Consultant Bradley Kotrba, Parks and Recreation Director Matt Painter, DDA Director Linda Curtis, Evan Sasiela from the *Sentinel Standard*, Derek McGrew and David Hockey from TowerCo and AT&T Mobility, and the owner of 603 W. Adams St.

APPROVAL OF AGENDA

Chairperson Hoppough introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Commissioner Swartz and seconded by Commissioner Bailey to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of March 8, 2023, were reviewed. It was moved by Lee, seconded by Kelley to approve the minutes from March 8. MOTION CARRIED.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Public Hearing to receive comments on the Final Site Plan and Special Land Use request submitted by TowerCo and AT&T Mobility for a Telecommunications Tower at 603 W. Adams Street.

Chairperson Hoppough opened the floor to receive comments on the Public Hearing at 4:32 PM.

City Manager Garland introduced the agenda item and Consultant Kotrba discussed the items on the application that were outstanding from the last meeting. Kotrba also covered the recommended conditions on the proposal.

David Hockey with TowerCo reiterated that the applicant agrees with the staff report and will provide everything required as conditions of approval.

Chairperson Hoppough closed the Public Hearing at 4:42 PM.

Moved by Lee and seconded by Bailey to approve the site plan and special land use permit for a telecommunications tower located at 603 W. Adams Street. This decision is based on the findings that the proposed use and plan comply with the Site Plan Review Standards of Section 1276.07, Wireless Communication Towers Equipment Performance Standards of Section 1280.06 (h), Special Land Use Standards of Chapter 1274, and the Wireless Communication Towers and Equipment Approval Standards of Section 1280.06 (i) of the Code of Ordinances, as discussed, subject to the items noted below as staff conditions.
MOTION CARRIED

Staff Listed Conditions

1. All landscaping must be installed according to the Ordinance within three months of the site work and construction completion.
2. The applicant must comply with local, state, and federal laws, and all applicable permits and fees shall be obtained or paid before the work begins.
3. The updated site plan denotes the linear distances from the south and west property lines as indicated previously in this report.
4. The applicant file for an Ionia Airport Zoning Authority permits or provides evidence from the Authority that it waives the necessity for a permit.
5. A detailed decommissioning plan stating that the owners outline the process and timeline for removing all towers, structures, equipment, electrical cables, fencing, and sub-grade foundation materials up to a maximum depth of the foundations of the project within six months from the date of decommissioning.
6. The applicant also provides an engineer's cost estimate to remove all items outlined in condition five and provides a certified bond, acceptable to the City, to cover the total cost of removal of the facility and replace the land to its original state so it may be used for any legal land use permitted in that zoning district.

OLD BUSINESS

Parks and Recreation Plan – Community Input Survey

Assistant to the City Manager Bowman presented the Community Input Survey that went live on April 1 following suggested updates from the Commission. Consultant Kotrba provided updates on the progress of the Parks and Recreation Plan. A branding guide and sample marketing materials for the survey were also shown.

The Commission commented on the marketing materials and made suggestions to make the messaging clearer.

NEW BUSINESS

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Donaldson and seconded by Commissioner Kelley to adjourn the meeting at 5:22 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary