



## ZONING BOARD OF APPEALS - AGENDA

Monday, September 13, 2021

City Hall – 6:30 PM

1. **Call to Order**
2. **Roll Call** (Members Cook, Denny, Kirgis and Waterman)
3. **Approval of Agenda**
4. **Approval of Minutes** - July 12, 2021 Zoning Board of Appeals and Sign Board of Appeals
5. **Public Hearing** A Public Hearing to receive comments on the request from Leoni Wellness LLC. located at 416 Brown Boulevard, for the following non-use variances:
  - A. A variance from Section 1286.01(c) (2) and (3) and the Schedule of Regulations in Appendix I all of which require an accessory structure to be set back 10 feet from a side lot line. The applicant wishes to place a dumpster one foot from the side lot line and is therefore requesting a variance of nine feet.
  - B. A variance from Section 1282.01 (a) which requires all off street parking areas to be set back a minimum of five feet from the side lot line. The applicant wishes to construct a new parking lot adjacent to the side lot line and is therefore requesting a variance of five feet.
6. **Public Comments**
7. **Old Business**  
None
8. **New Business**
  - A. 416 Brown Boulevard – Leoni Wellness LLC. Request for Non-Use Variances
  - B. Zoning Board of Appeals Bylaws
9. **Member Comments**
10. **Adjournment**

**PUBLIC PARTICIPATION POLICY:** The City of Ionia Zoning Board of Appeals encourages public comment on agenda and non-agenda items. Those desiring to speak should do so under Public Comments at the beginning of the meeting. After that point during the meeting public comments are not normally allowed. The Chairperson may limit the amount of time allowed for each person wishing to make comments during the meeting.