



**CITY OF IONIA**  
**PLANNING COMMISSION**  
**AGENDA**

**4:30 PM Wednesday, April 13, 2022**  
**Ionia City Hall, Council Chambers**

**REGULAR MEETING**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes** – March 9 Regular Meeting
5. **Public Comments**
6. **Public Hearings with Corresponding Action**
  - A. Public Hearing to receive comments on requests for both site plan and special land use permit approval, submitted by HQ Ventures, LLC for permission to operate an adult use marijuana retailer establishment at 420 S. Steele St and comments on the requested amendment to the previously approved site plan for a Medical Marijuana Provisioning Center at the same location.
    - i. **Action Required** – Decision to approve or deny the site plan permit, special land use permit, and amended site plan for 420 S. Steele St.
  - B. Public Hearing to receive comments on the rezoning request for 715 W. Lincoln Ave. from R-1, One-Family Residential District to B-3, General Business District. The aforementioned rezoning would be enacted through proposed Ordinance No. 563.
    - i. **Action Required** – Recommendation to City Council to approve or reject Ordinance No. 563 that amends the Zoning Chapter of the City Code by rezoning the parcel located at 715 W. Lincoln Ave.
  - C. Public Hearing to receive comments on the request from The Machine Three, LLC. to amend the previously approved site plan for a marijuana facility at 29 Beardsley Rd.
    - i. **Action Required** – Decision to approve or deny the amended site plan for 29 Beardsley Rd.
7. **Old Business**
  - A. RT Two-Family Residential District and Future Land Use – Discussion

8. **New Business**
  - A. Potential Food Truck Ordinance – Discussion
9. **Commissioner Comments**
10. **Adjournment**

**Next Meeting – May 11, 2022**

PUBLIC PARTICIPATION POLICY: The City of Ionia Planning Commission 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.