

CITY OF IONIA
Planning Commission
July 10, 2019
Regular Meeting Minutes

CALL TO ORDER Vice Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for July 10, 2019 to order at 4:30 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings Ted Paton and Judy Swartz (arrived at 4:45 PM) present. Commissioners Mike Donaldson and Tim Lee were excused.

City Manager Jason Eppler and DDA Director Linda Curtis were also present.

Several members of the public were present.

APPROVAL OF AGENDA Vice Chairperson Hoppough reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Paton to approve the agenda for the July 10, 2019 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the June 12, 2019 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Jennings to approve the minutes of the June 12, 2019 Commission meeting as presented. MOTION CARRIED.

PUBLIC HEARINGS The City Manager reported that the request submitted by Ionia Project 1, LLC to rezone the property at 410 Swartz Court from B-3 General Business District to L-1 Light Industrial District had been withdrawn by the applicant. Regardless, he suggested the Commission receive comments from the public regarding the request.

Vice Chairperson Hoppough called for public comments regarding the withdrawn request pertaining to 410 Swartz Court.

Several Ionia Township residents residing both north and east of 410 Swartz Court stated opposition to a re-zone to the L-1 Light Industrial District. Many expressed concerns over possible devaluation of their properties. A general discussion

was held regarding the City's medical marihuana zoning ordinance amendment and the buffering requirements for provisioning centers.

Vice Chairperson Hoppough introduced Mr. Wayne Tollon regarding his request for the property at 420 South Steele Street to be rezoned from B-3 General Business District to L-1 Light Industrial District. Mr. Tollon reviewed his request with the Commissioners. He stated that if the rezoning is approved and he receives approval for a medical marihuana grow operation, he intends to employ between 27 and 34 full-time employees, most who will be local residents. He also stated that his goal is to provide medical marihuana to local provisioning centers. In terms of building use/layout, he intends to use the first floor for hydroponically grown medical marihuana with the second floor soil grown medical marihuana.

The City Manager noted that the City's Planning Consultant (Jan Johnson) was not present to review her memorandum regarding the Tollon request due to a death in the family. The City Manager reviewed Mrs. Johnson's memorandum with the Commission.

Vice Chairperson Hoppough called for public comments regarding the request pertaining to 420 South Steele Street. Pete Sanford noted that the medical marihuana grow operation at 420 South Steele Street would be a "less intensive" industrial use compared to neighboring Matcor.

PUBLIC COMMENT

Vice Chairperson Hoppough called for general public comments. No comments were offered.

NEW BUSINESS

Ionia Project 1, LLC – Request to Rezone 410 Swartz Court from B-3 General Business to L-1 Light Industrial District: No action required based on the request being withdrawn.

Wayne Tollon – Request to Rezone 420 South Steele Street from B-3 General Business District to L-1 Light Industrial District: The City Manager reviewed in detail Mrs. Johnson's memorandum regarding the rezoning request. Several questions were posed. The Commission held a lengthy discussion regarding the future land use map in the 2019 Master Plan which calls for this property (and others in the Steele/Nash/Brown block) to be used as general commercial. The Commission also discussed the impact the rezoning would have on the Steele Street Corridor Plan.

The City Manager brought particular attention to the portion of Mrs. Johnson's memorandum which contains a detailed analysis of the rezoning request. Specifically, the Commission needs to take following questions/associated responses into consideration in determining if the Commission should recommend approval (or disapproval) of the request to the City Council:

- 1) Can the property reasonably be used under its present zoning classification?
- 2) Is the proposed zoning compatible with other zoning and land uses in the area?
- 3) Is the location proposed appropriate for the range of uses permitted?
- 4) Is the proposed use and rezoning consistent with developments in the area?
- 5) Is the proposed rezoning consistent with both the policies and the uses proposed for that area in the City's Master Plan?
- 6) Does the request constitute spot zoning?

Commissioner Paton stated that he did not believe the request should be approved. He was particularly concerned about the request to rezone not being consistent with the future land use plan in the updated Master Plan.

Commissioners Jennings and Swartz suggested that the Commission discuss this area of the future land use map at a future meeting and determine if the future use in the Steele/Nash/Brown block should be industrial rather than general commercial.

After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to recommend to the City Council that the request submitted by Mr. Wayne Tollon to rezone the property located at 420 South Steele Street from B-3 General Commercial District to L-1 Light Industrial District.

ROLL CALL VOTE: Swartz – Yes
 Cook – Yes
 Jennings – Yes
 Paton – No
 Hoppough – Yes
 MOTION CARRIED.

The City Manager stated that this matter will be on the City Council's August 6, 2019 meeting agenda.

OLD BUSINESS

Ventra Ionia Main Parking Lot Site Plan Approval Request: The City Manager reported that Ventra is in the process of securing the easements for the storm sewer/drain system for the project.

Master Plan Update: The City Manager reported that the Master Plan has been distributed to the appropriate reviewing agencies and the 63 day review period is currently underway. The review period will end prior to the August meeting so the Commission may hold the Public Hearing regarding the Master Plan at its August 14, 2019 meeting and adopt the plan at that time if it so desires. Commissioners requested that a discussion be held with Mrs. Johnson regarding the future land use map (specifically the Steele/Nash/Brown block) before approving the plan.

2020 Reconstruction of Steele Street: The City Manager reported that survey work is complete and the base map for the project has been developed. A meeting was recently held with the City's engineers regarding the project. He further stated that he will soon be meeting with representatives of Matcor to discuss the project.

COMMISSIONER COMMENTS

Vice-Chairperson Hoppough provided an update regarding the Project Rising Tide Housing Sub-Committee. He stated that there are concerns regarding the appearance of the M-66 and M-21 corridors both inside and outside of the City not being particularly inviting and providing a favorable impression of the area. The Sub-Committee will be discussing "carrot" and "stick" options for encouraging property owners to improve their property maintenance practices.

The City Manager reminded the Commission that the position of Vice-Chairperson is currently vacant due to the resignation of Tim Lee from the Planning Commission and Commissioner Hoppough assuming the position of Chairperson. It was moved by Commissioner Jennings, seconded by Commissioner Cook to select Commissioner Hoppough as Chairperson and Commissioner Paton as Vice-Chairperson until the next annual meeting. MOTION CARRIED.

ADJOURNMENT

It was moved by Commissioner Paton, seconded by Commissioner Jennings to adjourn the meeting at 6:07 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary