

CITY OF IONIA
Planning Commission
August 14, 2019
Regular Meeting Minutes

- CALL TO ORDER Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for August 14, 2019 to order at 4:32 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Mike Donaldson, Boomer Hoppough and Judy Swartz present. Commissioners Mark Jennings, Tim Lee and Ted Paton were excused.
- City Manager Jason Eppler, DDA Director Linda Curtis and Planning Consultant Jan Johnson were also present.
- Several members of the public were present.
- APPROVAL OF AGENDA Chairperson Hoppough reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Donaldson to approve the agenda for the August 14, 2019 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the July 10, 2019 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Donaldson to approve the minutes of the July 10, 2019 Commission meeting as presented. MOTION CARRIED.
- PUBLIC COMMENTS Chairperson Hoppough called for general public comments. No comments were offered.
- OLD BUSINESS Leoni Wellness, LLC – Site Plan Approval/Special Land Use Permit – 416 Brown Boulevard: The City Manager reported that at the June meeting, the Commission reviewed the request submitted by Leoni Wellness, LLC, for site plan approval/special land use permit approval in order to construct a medical marihuana facility on the vacant property located at 416 Brown Boulevard. He further reported that at the June meeting the Commission approved the special land use permit request having found that the request complies with the approval standards. He also reported that at the June meeting the Commission reviewed the proposed site plan for the project, identified several deficiencies/questions and deferred action on the site plan to a future meeting in order to provide an opportunity for the applicant to update the plan. The applicant submitted an updated site plan dated July 5, 2019 which has been reviewed by the City’s Planning Consultant,

Jan Johnson. Mrs. Johnson prepared a review memorandum dated July 31, 2019 regarding the updated site plan which was forwarded to the Commission for review prior to this meeting. The City Manager introduced Mrs. Johnson and asked that she review with the Commission her latest review memorandum.

In reviewing her memorandum, Mrs. Johnson noted that there were several discretionary items that the Commission needed to address in order to give direction to the applicant. These included:

- Reservation of an easement to the benefit of the City along the west side of the parcel for a linkage to a future boardwalk around the City-owned detention pond located north of the subject property;
- Whether to require that the topographical survey for the site be revised to include 2' intervals for the entire site (as required by the Zoning Ordinance);
- Whether to require architectural drawings/elevations (the applicant has noted that the building will resemble Dr. Payne's dental office located east of the subject property);
- Options for the loading/unloading area;
- Site landscaping (is what is proposed adequate or should it be revised since some plant material is missing);
- Acceptance of the type/style of on-site exterior light fixtures;
- Addition of identifying the location of/labeling of two existing utility easements (to the benefit of the City) on the site plan;
- Donation of surplus property (northern portion of the parcel) to the City for future boardwalk construction.

Mrs. Johnson also noted that, as designed, the applicant will need two variances from the Zoning Board of Appeals (dumpster location – setback and parking lot driveway – setback) so action taken by the Commission should be subject to the applicant securing both variances.

It was moved by Commissioner Cook, seconded by Commissioner Swartz, to approve the request submitted by Leoni Wellness, LLC for Site Plan Approval to construct a building at 416 Brown Boulevard to house a medical marijuana provisioning center based on the site plan complying with the Site Plan Standards of Approval contained in Section 1276.07 of the City Code subject to the following conditions:

- The applicant clarifying its responsibilities with the State of Michigan regarding the 30'x30' restricted

parcel on the property (per the Restrictive Covenant);

- Granting of an easement measuring 15' in width (east-west) along the west property line for the benefit of the City for future pathway/trail construction;
- Elimination of the north/south sidewalk along the west side of the parking lot, as currently shown on the site plan;
- Addition of topographical survey information on the entire site at 2' intervals;
- The submitting of exterior building elevations/architectural drawings (with building material types labeled on the plans) for review and acceptance by the Chairperson and City Manager;
- No changes to the landscape plan – what is shown on the site plan is acceptable to the Commission;
- No changes to the on-site exterior lighting plan – what is shown on the site plan (type/location) is acceptable to the Commission;
- Donation to the City of the surplus portion of the subject property to the City for future use (portion of the property measuring approximately 100'x160') with the City coordinating the property line adjustment;

And subject to final revisions to the site plan being made, consistent with the recommendations prepared by the City's Planning Consultant and outlined in her review memorandum with the City Manager and City's Planning Consultant to determine final compliance

MOTION CARRIED.

Ventra Ionia Main Parking Lot Site Plan Approval Request:

The City Manager stated that an updated site plan for the parking lot project has not been submitted.

2019 Master Plan Update – Future Land Use Map:

The City Manager reported that at the July meeting, the Commission held a lengthy discussion regarding the future land use map proposed for adoption as part of the 2019 Master Plan, expressing some concerns regarding the area along South Steele Street, south of Brown Boulevard. This discussion was held, in part, due to the request submitted by Wayne Tollon for the rezoning of 420 South Steele Street to L-I. At the July meeting the Commission asked that Mrs. Johnson be prepared to assist the Commission in discussing whether the future land use map in this area (in particular, west of South Steele Street) be identified for future industrial development.

Mrs. Johnson reviewed with the Commission both the proposed Future land Use Map and the latest version of the

Steele Street Corridor Plan. Commissioners offered comments. She suggested that the Commission consider a dual designation of the property located west of Steele Street, south of Brown Boulevard and east of Nash Boulevard as commercial/industrial on the Future Land Use Map and revise the associated narrative proposed in the Plan, accordingly. It was the consensus of the Commission to proceed with this recommendation.

The Commission also discussed the adoption of the updated Plan. It was the consensus of the Commission to hold the Public Hearing regarding the Plan at the October 9, 2019 meeting. Depending on comments, the Plan may be adopted at the October meeting.

2020 Reconstruction of Steele Street – Adams Street to M-66:
The City Manager reported that management staff at Matcor were provided an opportunity to provide comments regarding the reconstruction of Steele Street. Their comments/suggestions have been forwarded to the City Engineer in order to consider while construction plans for the project are prepared.

NEW BUSINESS None.

COMMISSIONER COMMENTS

Commissioners discussed the agenda for the September 11, 2019 meeting considering the need to have Beckett & Raeder present the housing study that was completed as part of the Project Rising Tide initiative versus conducting a special meeting to hear the presentation. Commissioners requested, depending on Beckett & Raeder staff availability, that the housing study be presented as part of the September 11, 2019 meeting.

ADJOURNMENT It was moved by Commissioner Donaldson, seconded by Commissioner Swartz to adjourn the meeting at 6:35 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary