

CITY OF IONIA
Planning Commission
January 11, 2023
Regular Meeting Minutes

CALL TO ORDER

City Manager Garland called the Regular Meeting of the City of Ionia Planning Commission for January 11, 2023, to order at 4:31 PM.

ROLL CALL

Present: Commissioners Logan Bailey, Boomer Hoppough, Tim Lee, Judy Swartz, and Ryan Videtich.
Absent: Commissioners Mike Donaldson and Ryan Gregory
Also Present: City Manager Precia Garland, Assistant to the City Manager Jonathan Bowman, Planning Consultant Bradley Kotrba, DDA Director Linda Curtis, Parks and Recreation Director Matt Painter, Design Consultant Paula Lawrence, news representatives, Greg Weaver, and several other members of the public.

ELECTION OF OFFICERS

Chairperson

Vice-Chairperson

Secretary

Motion by Commissioner Lee, seconded by Commissioner Bailey to nominate a slate of officers with Commissioner Hoppough as Chairperson, Commissioner Lee as Vice-Chairperson, and Commissioner Swartz as Secretary. MOTION CARRIED.

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 Bailey and seconded by Commissioner Videtich to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of December 14, 2022, were reviewed. It was moved by Swartz, seconded by Lee to approve the minutes from December 14. MOTION CARRIED.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Public Hearing to receive comments on Ordinance No. 572 that would rezone 17 parcels from the B-1, Neighborhood Business District to the B-3, General Business District.

Chairperson Hoppough opened the floor to receive comments on the Public Hearing at 4:35 PM.

A member of the public asked the Commission if this would change the tax base for parcels.

City Manager Garland responded that the rezoning would not change the tax base.

Following no additional public comments, Chairperson Hoppough closed the Public Hearing at 4:37 PM.

City Manager Garland provided a reminder that the parcels were being considered for rezoning due to their size, location on prominent corridors, and existing uses. Commissioner Lee questioned the inclusion of 447 Baldie Street as it is a residential use. Staff explained that it was included because the property is currently zoned B-1 and the residential use is nonconforming. It was clarified that because the use is nonconforming it could not be rebuilt if destroyed.

It was moved by Commissioner Swartz and seconded by Commissioner Bailey to recommend approval of Ordinance No. 572 by City Council that would rezone 17 parcels from the B-1, Neighborhood Business Zoning District to the B-3, General Business Zoning District as established in Section 1246.01 Districts Established of Chapter 1246, and conforming with Section 1246.02 Districts Generally and Zoning Map District Boundaries of Chapter 1246 - Title Six – Zoning of Part Twelve – Planning and Zoning Code of the City of Ionia Codified Ordinances. MOTION CARRIED

OLD BUSINESS

None.

NEW BUSINESS

2022 Planning Commission Annual Report

Assistant to the City Manager Bowman presented a drafted 2022 Planning Commission Annual report and requested input.

It was moved by Commissioner Videtich, seconded by Commissioner Bailey to approve the 2022 Planning Commission Annual Report as presented and to submit it to City Council at its next meeting on February 1, 2023. MOTION CARRIED

Dog Park – Final Plan Presentation

Paula Lawrence of RJM Design presented the final site plans for the dog park project near the corner of Adams and Steele streets. Commissioners questioned the location of the entrance to the park as it is along the trail and not adjacent to any parking. Garland explained that the City does not own the parking lot to the north of the park, but does own the property to the south. She mentioned that parking could be created on the parcel to the south if needed.

It was moved by Bailey, seconded by Videtich to approve the final site plans for the dog park project located on parcel 34-201-040-000-076-00. MOTION CARRIED

Fred Thwaites Trail – Final Plan Presentation

Paula Lawrence of RJM Design presented the final site plans for the Fred Thwaites Grand River reconstruction project. The Planning Commission discussed the plans and connection opportunities.

It was moved Commissioner Lee, seconded by Commissioner Swartz to approve the final site plans for the Fred Thwaites Grand River Trail. MOTION CARRIED

Preliminary Special Land Use Review - Mobile Food Vending Park at 260 S. Dexter Street

Bowman introduced the special land use request and discussed the submitted documentation in relation to the Mobile Food Vending Unit requirements of Chapter 1293 and the Special Land Use Standards of Chapter 1274.

The applicant Mr. Weaver was in attendance and answered questions from the Commission. The main points concern from the Commission were the separation between the parking and seating areas as well as the removal of the food truck from the property annually once the seasonal permit expiration date. Mr. Weaver discussed the planter boxes to be used as delineators between the parking and seating. He also expressed his intention to find an alternative storage location each year when the seasonal vending permit is not valid.

The consensus of the Commission was that the application was prepared for a final review. It was moved by Bailey, seconded by Swartz to move the special land use application for a Mobile Food Vending Park at 260 S. Dexter Street forward for final review and schedule a public hearing at the next meeting on February 8, 2023. MOTION CARRIED

COMMISSIONER COMMENTS

Congratulations to Commissioner Videtich on his appointment to City Council.

ADJOURNMENT

It was moved by Commissioner Bailey and seconded by Commissioner Videtich to adjourn the meeting at 6:00 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary