

CITY OF IONIA
Planning Commission
February 9, 2022
Regular Meeting Minutes

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for February 9, 2022 to order at 4:30 PM.

ROLL CALL

Present: Commissioners Logan Bailey, Ryan Gregory, Boomer Hoppough, Tim Lee, and Judy Swartz.

Absent: Mike Donaldson and Ryan Videtich

Also Present: Planning Consultant Brad Kotrba, City Manager Precia Garland, Assistant to the City Manager Jonathan Bowman, and DDA Director Linda Curtis.

APPROVAL OF AGENDA

Chairperson Hoppough introduced the agenda and asked if there were any requested changes. Due to time constraints and two commissioners being absent, it was discussed that the old business discussion item should be tabled until the next meeting. It was moved by Commissioner Lee and seconded by Commissioner Bailey to table agenda item 7A “RT Two-Family Residential District and Future Land Use – Discussion” and approve the agenda as amended. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of January 12 were reviewed. It was moved by Swartz, seconded by Lee to approve the minutes from January 12. MOTION CARRIED.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Public Hearing to receive comments on Ordinance No. 561 that amends Chapter 1250 – RT Two-Family Residential District, Section 1278.02 – Nonconforming Lots, and Appendix I – Schedule of Regulations.

Chairperson Hoppough opened the floor to receive comments on the Public Hearing.

City Manager Garland introduced Ordinance No. 561 and explained the reason behind the proposed changes, the primary reason being to allow two family residential structures as a use by right, rather than by special land use permit.

Chairperson Hoppough closed the Public Hearing at 4:36 PM following no public comments.

The Commission discussed nonconforming lots, nonconforming structures, and permitted uses in the RT Two-Family District. The conversion of single-family homes to two-family homes was also mentioned.

It was moved by Lee and seconded by Swartz to recommend to City Council the approval of Ordinance No. 561 as presented that amends Chapter 1250 – RT Two-Family Residential District, Section 1278.02 – Nonconforming Lots, and Appendix I – Schedule of Regulations. MOTION CARRIED.

OLD BUSINESS

None.

NEW BUSINESS

Preliminary Site Plan and Special Land Use Review for establishing an Adult-Use Marijuana Retailer Establishment at 420 S. Steele St. – Discussion.

City Manager Garland introduced the agenda item with the past history of marijuana approval for the site and knowledge of changing developers. Consultant Kotrba informed the Commission on his discussions with the applicant.

It was determined that there was too much missing information from the Site Plan and Special Land Use Application for the Planning Commission to move forward with the request. The timeline for the final site plan review and required public hearing will be determined by the date the applicant submits all needed information.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Gregory and seconded by Commissioner Swartz to adjourn the meeting at 5:05 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary