

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

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for March 9, 2022 to order at 4:33 PM.

ROLL CALL

Present: Commissioners, Ryan Gregory, Boomer Hoppough, Tim Lee, Judy Swartz, and Ryan Videtich.
Absent: Logan Bailey and Mike Donaldson
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. No changes were requested. It was moved by Commissioner Swartz and seconded by Commissioner Lee to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of February 9 were reviewed. It was moved by Swartz, seconded by Lee to approve the minutes from February 9. MOTION CARRIED.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

Preliminary Site Plan and Special Land Use Review for establishing an Adult-Use Marijuana Retailer Establishment at 420 S. Steele St. and Site Plan Review to amend a previously approved Site Plan for Medical Marijuana Provisioning Center at 420 S. Steele St.

City Manager Garland introduced the agenda item and Planning Consultant Kotrba outlined the standards related to the request. A statement from the Department of Public Safety was provided that determined there were no issues related to the International Fire Code of 2012 for the proposed development. Staff commented that the application is more complete at this time and will be ready for final review next month.

The Commission discussed the site plan and related standards. Topics of interest included the Security Plan and traffic patterns on the site. Commissioner Lee brought forth a concern that the applicant has not communicated with Matcor Automotive about the shared driveway between the two properties. Consultant Kotrba offered to communicate this

concern with the applicant and mentioned that a shared use agreement might be necessary. He said that he will have the applicant's attorney connect with Matcor Automotive prior to the final plan review.

It was moved by Commissioner Swartz and seconded by Commissioner Gregory to schedule a public hearing and final plan review for 4:30 PM, Wednesday, April 13, 2022 at City Hall to hear comments on the adult-use site plan and special land use with amended medical marijuana site plan located at 420 S. Steele Street. MOTION CARRIED.

RT Two-Family Residential District and Future Land Use Discussion

Assistant to the City Manager Bowman introduced the agenda item by describing recent inquiries that have questioned if portions of E. Main Street could be rezoned from R-1 Single-Family Residential District to RT Two-Family Residential District. It was explained that the Future Land Use Map shows this area as High Density Residential which is fulfilled through the RT District.

The Commission discussed the area in question and how it is a transition space for the City. The M-21 corridor was also mentioned, but it was determined that properties located on this street are dedicated as Medium Density Residential on the Future Land Use Map and that does not correspond to the RT District. Questions were raised on how a potential rezoning would affect the zoning requirements of the lots. Staff responded that the RT District requires smaller lot sizes and front yard widths for single-family structures as compared to the R-1 District. The proposal could bring existing nonconforming structures into zoning compliance with these more relaxed standards.

Concerns of how many properties could benefit from the proposed change was discussed. Commissioner Videtich posed a question on what the intended result would be and if this would become a reality. Staff commented that the Commission needs to determine the desired future outcome for this section of the City in connection with the Master Plan. The Commission determined that it is interested in rezoning on E. Main from Jefferson to the east boundary of the City. City staff will bring additional property information for this area to the next meeting.

NEW BUSINESS

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Videtich and seconded by Commissioner Swartz to adjourn the meeting at 5:59 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary